

### Section 4.3.4. Rural Cluster Zone (RC)

#### A. Intent Statement

The intent of the RC zone is to provide designated areas of the County for a compatible mixture of agricultural uses and very low-density residential development, to promote agriculture, and to protect scenic and environmentally sensitive areas. The RC zone permits an optional method Cluster Development alternative to provide greater flexibility in achieving a compatible mixture of agricultural and residential uses and to protect scenic and environmentally sensitive areas without jeopardizing farming or other agricultural uses.

#### B. RC Zone, Standard Method Development Standards

<b>1. Lot and Density</b>	<b>Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone</b>
<b>Lot</b>	
Lot area (min)	5 acres
Lot width at front building line (min)	300'
Lot width at front lot line (min)	300'
<b>Density (max)</b>	
Density (units/acre)	1/5
<b>Coverage (max)</b>	
Lot	10%
<b>Specifications for Coverage</b>	
a.	On a lot or parcel where agricultural products are grown predominantly in greenhouses, a maximum lot coverage of 40% is permitted if: (1) any increase above 10% lot coverage consists entirely of greenhouses; and (2) a site plan is approved under Section 7.3.4.
b.	The total impervious surface area of any proposed preliminary plan must not exceed any impervious surface area limits recommended by the master plan. A preliminary plan approved before December 24, 2012 may be built or altered if the coverage of any lot is 10% of the lot or less, without a limit on total impervious surface area.

Section 4.3.4.B. RC Zone, Standard Method Development Standards (cont'd)

	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone
<b>2. Placement</b>	
<b>Principal Building Setbacks (min)</b>	
Front setback	50'
Side street setback	50'
Side setback	20'
Rear setback	35'
<b>Accessory Structure Setbacks (min)</b>	
Front setback	80'
Side street setback	50'
Side setback	15'
Rear setback	15'
<b>Specifications for Principal Building and Accessory Structure Setbacks (min)</b>	
a.	The front setback and side street setback must consist of any scenic setback recommended by a master plan or 50 feet, whichever is greater.
b.	Any accessory building or structure used for the housing, shelter, or sale of animals or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.
c.	Any accessory structure on a lot or parcel abutting a national historical park must be set back a minimum of 200' from the national historical park unless the accessory structure is exempted under Section 6.4.3.C.3.
d.	In addition to the front setback minimum, any accessory structure on a residential lot must be located behind the rear building line of the principal building.
e.	The maximum footprint of an accessory building on a lot where the main building is a detached house is 50% of the footprint of the main building. Buildings for an agricultural use are exempt from this size restriction.
<b>3. Height</b>	
<b>Height (max)</b>	
Principal building	50'
Accessory structure	50'

	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use, or a Conditional Use allowed in the zone
<b>4. Form</b>	
<b>Allowed Building Elements</b>	
Gallery/Awning	n/a
Porch/Stoop	yes
Balcony	yes
<b>5. Buildings used for Agriculture Associated with Farming</b>	
<b>Specification for Buildings used for Agriculture Associated with Farming</b>	
A building used for agriculture associated with Farming must satisfy the standards	
a.	of an accessory structure, except a building used for agriculture is exempt from the height requirements under Section 4.3.4.B.3.