

draft for discussion only

RURAL ZONING DISTRICTS

Rural Residential Single-Family

The Rural Residential Single-Family District is intended to accommodate single-family houses on individual lots. This district should be applied in areas where the land use pattern is predominately single-family residential or where such a land use is desired in the future.

Potential Allowable Uses:

- SINGLE-FAMILY/ACCESSORY RESIDENTIAL
- SCHOOLS, MUSEUMS, LIBRARIES



Rural Mixed-Use

The Rural Mixed-Use District is intended to promote small scale retail, services, commercial and some residential uses that are supportive of the surrounding agricultural and rural land uses. The area and intensity of land uses and building types permitted in this district are designed to grow in a compact manner at rural intersections.

Potential Allowable Uses:

- DUPLEX/CONDOMINIUM/TOWNHOUSE/DUPLEX RESIDENTIAL
- RESTAURANTS, RETAIL, SHOPPING CENTERS
- ADMINISTRATIVE AND BUSINESS OFFICES



Rural Light Industrial

The Rural Light Industrial district is intended to accommodate light manufacturing, warehousing, wholesale and limited agricultural processing uses. The district provides flexibility in the placement of buildings on the lot and allows buildings up to two stories in height. Single family residential uses and building types shall be considered conforming.

Potential Allowable Uses:

- AGRICULTURAL SALES AND SERVICES; AUTOMOBILE SALES, SERVICES, REPAIRS
- PACKING AND PROCESSING; WAREHOUSE STORAGE AND DISTRIBUTION



Rural Heavy Industrial

The Rural Heavy Industrial District is intended to accommodate heavy manufacturing, distribution, other intensive industrial applications and uses which the Parish wishes to substantially separate from other zoning districts. All buildings and uses established within the Rural Heavy Industry District require the approval of a Special Use Permit which can be used to mitigate adverse impacts generated by uses in the District. Single family residential uses and building types shall be considered conforming.

Potential Allowable Uses:

- HIGH INTENSITY PROCESSING AND MANUFACTURING
- RESOURCE EXTRACTION, SAW MILLING OPERATIONS

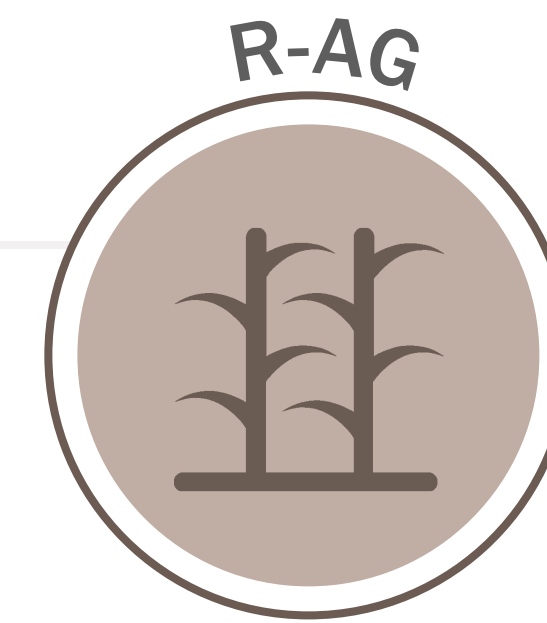


Rural Agriculture

The Rural Agriculture District is intended to protect farming, ranching and timber lands and uses, while preventing the encroachment of incompatible land uses. The area and intensity of land uses and building types permitted in this district promotes existing agricultural uses.

Potential Allowable Uses:

- FARMS, GARDEN CENTER, LIVESTOCK KEEPING
- AGRICULTURAL SALES AND SERVICES, AQUACULTURE
- ANIMALS KENNEL/PRODUCTION/SALES AND SERVICES

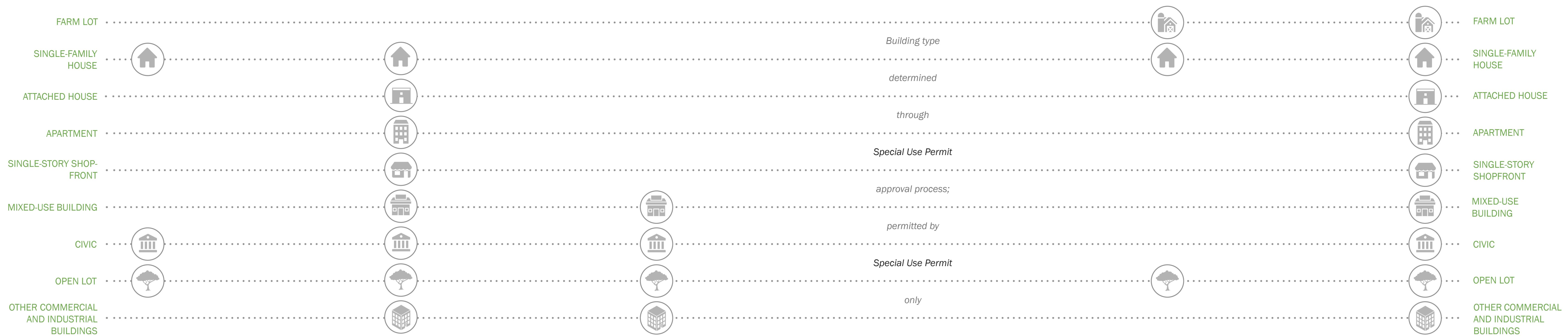


Rural Planned Development

The Rural Planned Development District provides flexibility for development within the Rural context in exchange for a more desirable built form than would be possible under other rural zoning districts. The Rural Planned Development District is intended to promote innovative and imaginative projects, at rural densities, that generate amenities beyond those expected in conventional rural development.

Potential Allowable Uses:

- MULTIPLE FAMILY/DUPLEX RESIDENTIAL, TOWNHOUSE, CONDOMINIUMS
- SHOPPING CENTER, LAUNDRY SERVICES, HOSPITAL, HOTEL
- OTHER CREATIVE DEVELOPMENT TYPES



BUILDING TYPES AUTHORIZED IN RURAL ZONING DISTRICTS

<p>Farm lot - Large lot designed to accommodate agricultural and residential uses. A farm lot may have multiple structures including a farmhouse, barn, workshop, or other accessory structures, provided the lot maintains low building coverage. A farm lot may also be used to accommodate other uses with large areas of open space.</p>	<p>Single-Family House - building type containing one principal dwelling unit typically located on a single lot with private yards on all four sides. Single-family house does not include mobile homes.</p>	<p>Attached House - building type containing two principal dwelling units on a single lot with private yards on all four sides. Each unit has its own external entrance. Units can be located on separate floors, side by side, or back-to-back. Often called a duplex.</p>	<p>Apartment - building type containing three or more dwelling units consolidated into a single structure. An apartment contains internal common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance. Primary entrances are prominent and street facing.</p>	<p>Single-Story Shopfront - building type intended primarily for single-story retail. Storefront windows are provided to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing.</p>	<p>Mixed Use Building - building type intended for ground floor commercial uses with upper-story residential or office uses. Windows are provided on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent, and street facing and are spaced at regular intervals along the street edge.</p>	<p>Civic - a building type containing community or public uses that serve the surrounding community.</p>	<p>Open Lot - designed to accommodate open space or natural areas worthy of preservation. An open lot is intended primarily to provide for public or private open space. Open lots may also be used to accommodate uses with large areas of open space and low building coverage.</p>	<p>Other Commercial and Industrial Buildings - all other building types with commercial and industrial uses not articulated in this section.</p>
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