

Sec. 10-6.617. - Residential Preservation (RP) Zoning District.

1. District Intent	2. Principal Uses	3. Special Exceptions	4. Prohibited Uses
<p>The purpose and intent of the RP zoning district is to allow for neighborhood-scale development in a manner that is sensitive to the character of existing residential areas.</p> <p>Principal uses within the district shall include residential development and neighborhood supportive facilities such as community services, recreational amenities, and light infrastructure.</p>	<p>(1) Single-family detached dwellings, including Residential Design Manufactured Homes and Standard Design Manufactured Homes</p> <p>(2) Single-family attached dwellings</p> <p>(3) Two-family dwellings</p> <p>(4) Passive recreation</p> <p>(5) Light infrastructure</p>	<p>(1) Community services</p> <p>(2) Expansions to elementary and secondary schools legally established and in existence as of July 1, 2015</p> <p>(3) Mobile home/manufactured home parks</p> <p>(4) Active recreation</p>	<p>(1) Commercial uses (including retail)</p> <p>(2) Office uses</p> <p>(3) Industrial uses</p>

<b>DEVELOPMENT STANDARDS</b>
<p><b>5. Parcels Outside the Urban Service Area (USA):</b></p> <p>(1) Density: Shall be consistent with the underlying future land use category.</p> <p>(2) Building Type: Shall develop as single-family detached, which includes Residential Design Manufactured Homes (RDMH) and Standard Design Manufactured Homes (SDMH) as outlined in Article XII, Manufactured Housing.</p> <p>(3) Building Setbacks: Shall be consistent with the setbacks for the recorded or unrecorded subdivision, as determined by the Department of Development Support and Environmental Management. If on a metes and bounds parcel, the setbacks shall be determined at the time of site and development plan review.</p>
<p><b>6. Parcels Inside the Urban Service Area (USA) Within a Recorded or Unrecorded Subdivision:</b> Consistency with surrounding residential building type and density shall be a consideration in granting development approval, subject to the exceptions noted below:</p> <p>(1) Density: No newly created lot shall be smaller than the smallest lot of record approved as part of the original recorded (platted) or</p>

unrecorded subdivision, or any approved reconfiguration or re-plat that may have occurred consistent with the land development regulations in effect at that time.

Exception: If the parcel proposed for subdivision abuts an existing arterial or major collector roadway that was not constructed as part of the subdivision's roadway network, then the lot shall be considered akin to a metes and bounds parcel and may be re-subdivided per the densities outlined herein:

(a) When central water/sewer is available, a maximum gross density of 6 dwelling units per acre is allowed; or

(b) When no central water/sewer is available, a maximum gross density of 2 dwelling units per acre is allowed, consistent with all the applicable provisions of the Environmental Management Act.

(2) Building Type: Shall develop consistent with the predominant (>50%) residential building type (single-family detached, single-family attached, two-family, manufactured home, etc.) located inside the recorded or unrecorded subdivision.

Exception: If the parcel proposed for subdivision has been determined to be akin to a metes and bounds parcel, as outlined in the density section above, then it shall be allowed to develop with single-family attached, detached or two-family dwellings, or any combination thereof, notwithstanding the predominant type of development within the original recorded or unrecorded subdivision. If single-family detached units are located directly adjacent to the proposed development, then the development shall provide single-family detached units along these perimeter property boundaries, with the more intensive development type (attached, two-family) located internal to the development.

(3) Building Setbacks: Shall be consistent with the setbacks for the recorded or unrecorded subdivision as determined by the Department of Development Support and Environmental Management.

Exception: If the parcel proposed for subdivision has been determined to be akin to a metes and bounds parcel, as outlined in the density section above, then it shall be allowed to develop applicable building setbacks at the time of site and development plan review that shall be reviewed and approved by the County Administrator or designee.

#### **7. Parcels Inside the Urban Service Area (USA) Not Within a Recorded or Unrecorded Subdivision (Metes and Bounds Parcels):**

(1) Density:

(a) When central water/sewer is available, a maximum gross density of six dwelling units per acre is allowed. There is no minimum lot size requirement and a transfer of development density [Policy 1.3.3. Conservation Element of the Comprehensive Plan] shall be allowed in order to meet provisions of the Environmental Management Act and Comprehensive Plan goals, objectives and policies.

(b) When no central water/sewer is available, a maximum of two dwelling units per acre is allowed, consistent with all the applicable provisions of the Environmental Management Act.

(2) Building Type: Shall be allowed to develop with single-family detached, attached or two-family dwellings, or any combination thereof. If

single-family detached units are located directly adjacent to the proposed development, then the development shall provide single-family detached units along these perimeter property boundaries, with the more intensive development type (attached, two-family) located internal to the development.

(3) Building Setbacks: To be developed at the time of site and development plan review and shall be reviewed and approved by the County Administrator or designee.

**8. Community Services and Facilities/Institutional Uses:** All community service and facilities/institutional uses shall meet the applicable provisions of section 10-6.611 (special exception and restricted uses) and section 10-6.806 (community services and facilities/institutional services). Special exception uses require review and approval of by the Board of County Commissioners.

(1) Intensity: Community service facilities are limited to a maximum of 5,000 square feet of building area, or a sewage flow estimated not to exceed 900 gallons per day, when central sanitary sewer is not available. Refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.

(2) Building Setbacks: Building and parking setbacks are to be developed at the time of site and development plan review and shall take into consideration potential impacts to adjacent development.

(3) Lighting: On-site lighting shall be consistent with the "Dark Sky Friendly" guidelines. All exterior lighting shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof mounted flood or spot lights shall be used as general grounds lighting. Lighting for parking areas shall not exceed 15 feet in height as measured from average grade to the light fixture. Lighting at the property line (six feet above ground) shall not exceed 0.1 foot candles when adjacent to residential uses.

(4) Buffers: Perimeter buffering shall be a minimum of a Type B landscape standard and shall include an eight-foot (height) opaque wooden fence. The buffer fence may include the use of berms for visual screening, and shall be located internal to the required landscape buffer with at least half of the plantings being located on the least intensive side of development.

**9. Mobile Home Parks:** New mobile home parks may be established as per the provisions set forth in section 10-6.807. The placement of new mobile/manufactured home is limited to existing mobile home parks, platted mobile home subdivisions or as a replacement for an existing lawfully established mobile/manufactured home in other areas.

**10. Buffer Zone Standards:** Unless expressly noted above, all proposed development shall meet the minimum landscape buffer standards in section 10-7.522.

General notes:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

(Code 1992, § 10-6.617; Ord. No. 07-20, § 2, 7-10-2007; [Ord. No. 16-07](#), § 4, 5-10-2016; [Ord. No. 17-01](#), § 5, 1-24-2017; Ord. No. [18-17](#), § 1, 9-4-2018)