T2 Rural

Introduction

The T2 Rural Transect category provides living and working options, differentiated from suburban and urban categories, offering residents the choice of seclusion within the countryside. T2 Rural land is sparsely developed with primary agricultural and low-density residential uses, complemented by limited, low intensity commercial uses. T2 Rural also reflects land with sensitive and unique topographic and geological characteristics, scarce prime agricultural land, or landscapes with a historic rural community character. In many cases, residents have chosen these communities largely due to the hillsides, valleys, forests, agriculture, wildlife habitats and rural character found in T2 Rural.

The impact of land subdivision, land development, and intensification of activities in T2 Rural can impact the region's resources and health and well-being. As such, the maintenance of a harmonious development pattern, preservation of prime agricultural lands, and the conservation of sensitive environmental resources and rural character is the key focus of any T2 Rural development. With this in mind, the policy areas within T2 Rural aim to protect and preserve rural character and sensitive environmental resources.

Unlike small rural towns in outlying counties, Davidson County's T2 Rural areas are near, and sometimes adjacent to, T3 Suburban and even T4 Urban areas. This proximity to more intensely developed areas means T2 Rural residents can enjoy convenient access to nearby retail and services while also living in a rural setting. Combined with low-density development patterns, convenient access to retail and services diminishes the market demand for, as well as the need to accomodate, extensive commercial development. This allows the county's T2 Rural areas to remain primarily residential and agricultural. Examples include Scottsboro, Bells Bend, Joelton, Union Hill, lower Neelys Bend, Pasquo, and the outer portions of Bellevue.

GENERAL CHARACTERISTICS OF T2 RURAL*

- Predominantly residential
- Predominantly agricultural and low-density residential
- Limited low intensity commercial in infrequently located centers
- Sparsely developed
- Low density rural development pattern
- Single- and two-family homes only
- Natural and rural countryside
- Low connectivity (ped/bike/vehicular)
- Shoulder and ditch or swale, no curb or sidewalk
- Generally large irregular lots
- Long distances between intersections
- Curvilinear streets, greenways, and multi-use paths
- Low lot coverage
- Deep and varying setbacks
- Wide spacing between buildings
- Low rise development
- Informal landscaping

**Disclaimer: This information is provided as an aid for general reference and should not be construed as all data that may apply to each property. Users should independently verify the accuracy of the information.*

T2 Rural

The purpose of T2 Rural designated lands is to:

- Promote and encourage agricultural activity in a supportive environment.
- Maintain a natural, open rural character by minimizing the visual intrusion of development along the primary roadways through building placement, protection of existing vegetation, and natural topographical features that obscure the view of development from the street.
- Provide for the preservation of open space as a watershed protection measure.
- Permit flexibility of design in order to promote environmentally sensitive and efficient use of the land.
- Preserve in perpetuity:
    - Unique or sensitive natural resources, such as groundwater, floodplains and floodways, wetlands, streams, steep slopes, prime agricultural land, woodlands, and wildlife corridors and habitat.
    - Scenic views.
    - Historic and archaeological sites.
- Permit grouping of development on less environmentally sensitive soils that will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for development to achieve rural appropriate development patterns.
- Minimize land disturbance and removal of vegetation during construction resulting in reduced erosion and sedimentation.
- Promote interconnected greenways and wildlife and other natural corridors through the community.

Community Elements

Four Community Elements-Open Space, Neighborhoods, Centers, and Corridors-are the different kinds of places found within each of the developed Transect Categories. The scale, character, and intensity of the Community Element varies depending on the Transect Category in which it is located. Not all community elements are found in each Transect Category.

Open Space

In addition to residential, agricultural, and very limited commercial uses, some T2 Rural also includes open space areas. Given that significant open space is present in individual properties, the public open space is usually in institutional and civic land uses, such as schools, community centers, prominent civic structures, or in regional parks.

Neighborhoods

Residential and agricultural buildings are sparsely located and are scattered across the landscape in a pattern that honors environmental features and agricultural uses without a dense road network. Residential buildings often exhibit an irregular orientation to the rural road with deep and varying setbacks. Building footprints are small in relation to their lot size, often placed on large contiguous acres of land, resulting in wide spacing between buildings. Historically, some groupings of homes have clustered in small "hamlets" where residential buildings are more regularly spaced, sitting closer to the road and oriented to the road.

The Community Character Policies recognize that the character of individual areas and neighborhoods will differ and should be preserved. Rural areas in particular include agricultural uses, open countryside, and areas generally reflective of a more natural and open character.

Farms are a primary feature of the T2 Transect Category.

T2 Rural

Homes grouped together
Nashville Civic Design Center

Even within each of the T2 Rural policy categories listed above, the Community Character Manual does not assume uniformity among all neighborhoods within T2 Rural. Rather, each has its own character to be preserved or enhanced, or, in the case of evolving neighborhoods, created.

In certain, particularly appropriate areas, especially where sanitary sewer service is available, well-designed layouts of homes grouped together to preserve agricultural areas and surrounding environmental features may be possible by utilzing the Rural Subdivision Regulations that allow some residential development but also preserve the agricultural and scenic viability of the landscape.

Centers

Rural centers are infrequent generally at the intersection of two rural arterial boulevards. These centers offer a compact mixture of uses and provide services to neighborhoods within a ten minute drive. Institutional, commercial, and mixed use land uses are designed to not overwhelm the surrounding rural environment. Buildings orient toward the road, are limited in height, and create a pedestrian-friendly environment. Setbacks are regular and shallower than in rural residential and agricultural sites, with building footprints that are large in relation to their smaller lot sizes. Small concentrations of low intensity commercial uses are the primary uses, complemented by limited concentrations of residential.

Corridors

While individual development is sparse, natural and man-made corridors connect residential land uses to rural centers and open space. Rural roads generally have a shoulder and ditch or swale, without curb or sidewalk. Low walls, fences, or a natural, irregular pattern of trees and shrubs typically front the edges of corridors. Parking takes place in driveways and parking lots in rural centers or open spaces. Given the sparse development pattern, the transportation network has few roads, with intersections typically located at great distances from each other, leading to limited connectivity with a lesser number of roads.

Additional Guidance for Development of Sites that Contain Historically Significant Features

Many areas contain buildings or settings that are historically significant to Nashvillians and visitors alike. These sites serve not only as reminders of the history of the community, but also as expressions of Nashville's social and cultural identity. Structures and sites that are determined to meet one of the following criteria are strongly recommended to be preserved and enhanced as part of any new development:

- The subject structure and/or site have been designated one of the following by the Metropolitan Historical Commission (MHC) and/or Metropolitan Historic Zoning Commission (MHZC):
    - Worthy of Conservation
    - Eligible for Listing in the National Register of Historic Places
    - Listed in the National Register of Historic Places
    - National Historic Landmark

Owners of property that contains historic or archaeological features or historic structures are encouraged to work with the MHC to protect and preserve the historic features in conjunction with any

proposed development of the site. The potential impacts of proposed developments on historic sites or areas with archaeological features should be carefully considered, and appropriate measures should be applied that mitigate any adverse impacts. Development near structures or in areas of local, state, or national historical significance should make efforts to balance new development with the existing character, scale, massing, and orientation of those historical features.

Changes to properties located within a Neighborhood Conservation, Historic Preservation, or Historic Landmark zoning overlay must comply with the applicable design guidelines.

Zoning

Many properties contain land uses and/or are zoned with districts that are not consistent with the policy, including older development plans that were approved, but that are not built. These development plans have existing development rights that allow development within an approved density and/or intensity. If no changes to the approved plans are sought, what was previously approved can be built without guidance from the Community Character Manual (CCM) or the applicable Community Plan. In some cases, however, development plans may require additional review if significant changes to the approved plans are sought. In those cases, the policies of the CCM or applicable Community Plan provide guidance. Additional tools are also available, such as amendments, rezoning, subdivisions, and public investments, to ensure that future development incorporates as many of the designated community character objectives as possible.

The following policies are used to guide the rezoning of properties that contain land uses and/or are zoned with districts that are not consistent with the policy:

Sites with uses and/or zoning that are not consistent with the policy are generally encouraged to redevelop in accordance with the policy whenever such uses cease or when the areas are rezoned. Communities are, however, sometimes confronted with proposals for adaptive reuse of sites or buildings where such existing activities are no longer viable. Proposals for adaptive reuse of such sites may be accompanied by rezoning requests, which would be reviewed for consistency with policy. Zone change applications for such sites may be considered on their merits provided that:

- There is no territorial expansion of the inconsistent use and/or zoning;
- Proposed development would generate minimal non-local traffic and the traffic can be adequately served by the existing transportation network;
- Proposed development can be adequately served by existing infrastructure;
- Proposed development is consistent with the character of the Transect area in which the site is located;
- Proposed development is consistent with the Design Principles of the policy;
- Appropriate zoning can be applied, which, in the course of accommodating an acceptable proposed development, does not expose the adjoining area to the potential for incompatible land uses.

In the absence of acceptable development proposals, sites that contain existing uses and/or zoning that are inconsistent with the policy and are no longer viable should be rezoned to be more compatible with the applicable policy. Proposed zone changes to allow changes in uses and/or zoning districts that are inconsistent with policy to move further away from conforming to the policy need to be accompanied by a Community Plan Amendment Application for a policy that would support them.

T2 Rural

There may be certain kinds of institutional uses supported by the policy that may be proposed for some type of adaptive reuse (e.g. a religious or educational institution). Adaptive reuse proposals may include activities that the policy would not normally support. Rezoning requests may accompany proposals for adaptive reuse of these sites, which would be reviewed for consistency with the policy. In order to encourage preservation of institutional structures that are important to the community's history, fabric, and character, zone change applications for that would grant flexibility for adaptive reuse may be considered on their merits provided that:

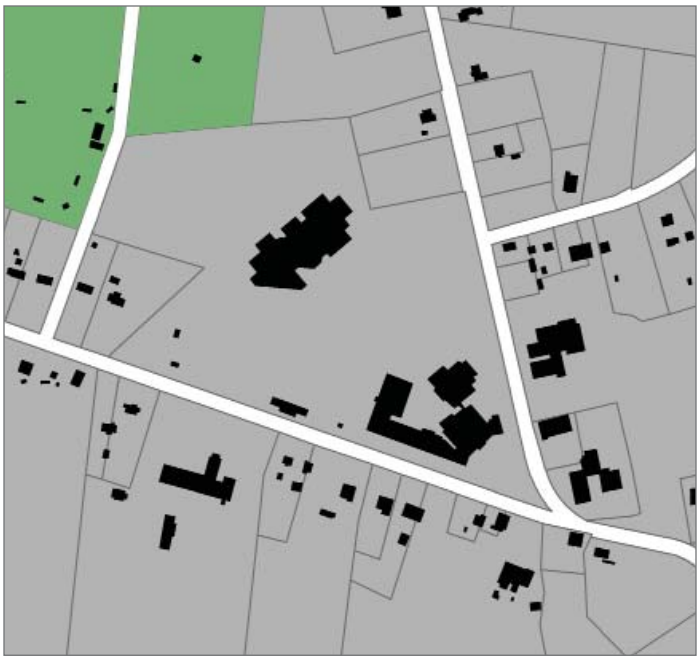
- The subject structure and/or site have been designated one of the following by the MHC and/or MHZC:
  - Worthy of Conservation
  - Eligible for Listing in the National Register of Historic Places
  - Listed in the National Register of Historic Places
  - National Historic Landmark
  - A contributing structure in a Neighborhood Conservation, Historic Preservation, or Historic Landmark zoning overlay district
- Any alterations to the subject structure and/or site will follow the Secretary of Interior's Standards;
- There is no territorial expansion of the proposed use and/or zoning beyond the current historically significant structure and/or site;
- Proposed development would generate minimal non-local traffic and the traffic can be adequately served by the existing transportation network;
- Proposed development can be adequately served by existing infrastructure;
- Proposed development is consistent with the character of the transect area in which the site is located;
- Proposed development is consistent with the character of the Transect Area in which the site is located;
- Appropriate zoning can be applied which, in the course of accomodating an acceptable proposed development, prohibits the demolition of and inappropriate renovations to the structure and does not expose the adjoining area to the potential for incompatible land uses.

Additional Guidance in Community Plans and Detailed Plans

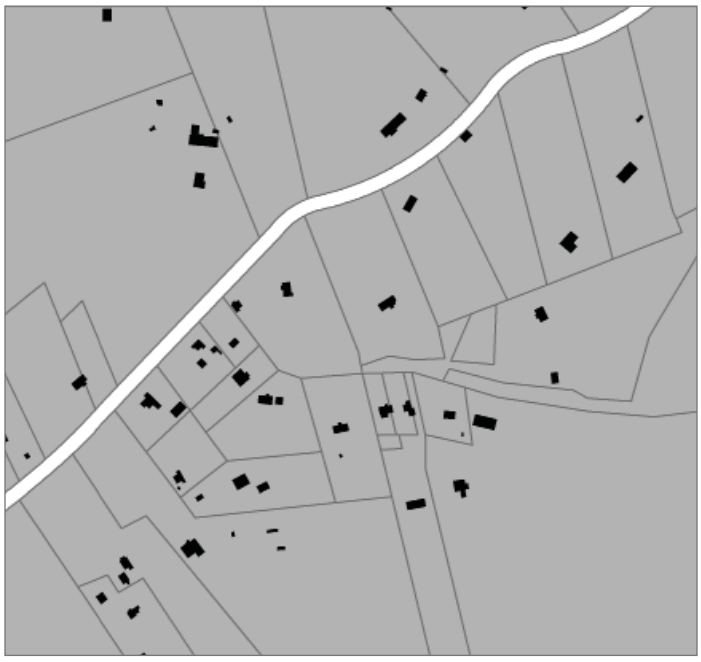
Additional policy guidance for any of the sections below may be established in a Community Plan or Detailed Plan. Refer to the applicable plan for the site in question to determine if additional policy guidance exists.

T2 Rural

T2 Rural Open Space



T2 Rural Neighborhood Center



T2 Rural Maintenance

T2 Rural Neighborhood Evolving

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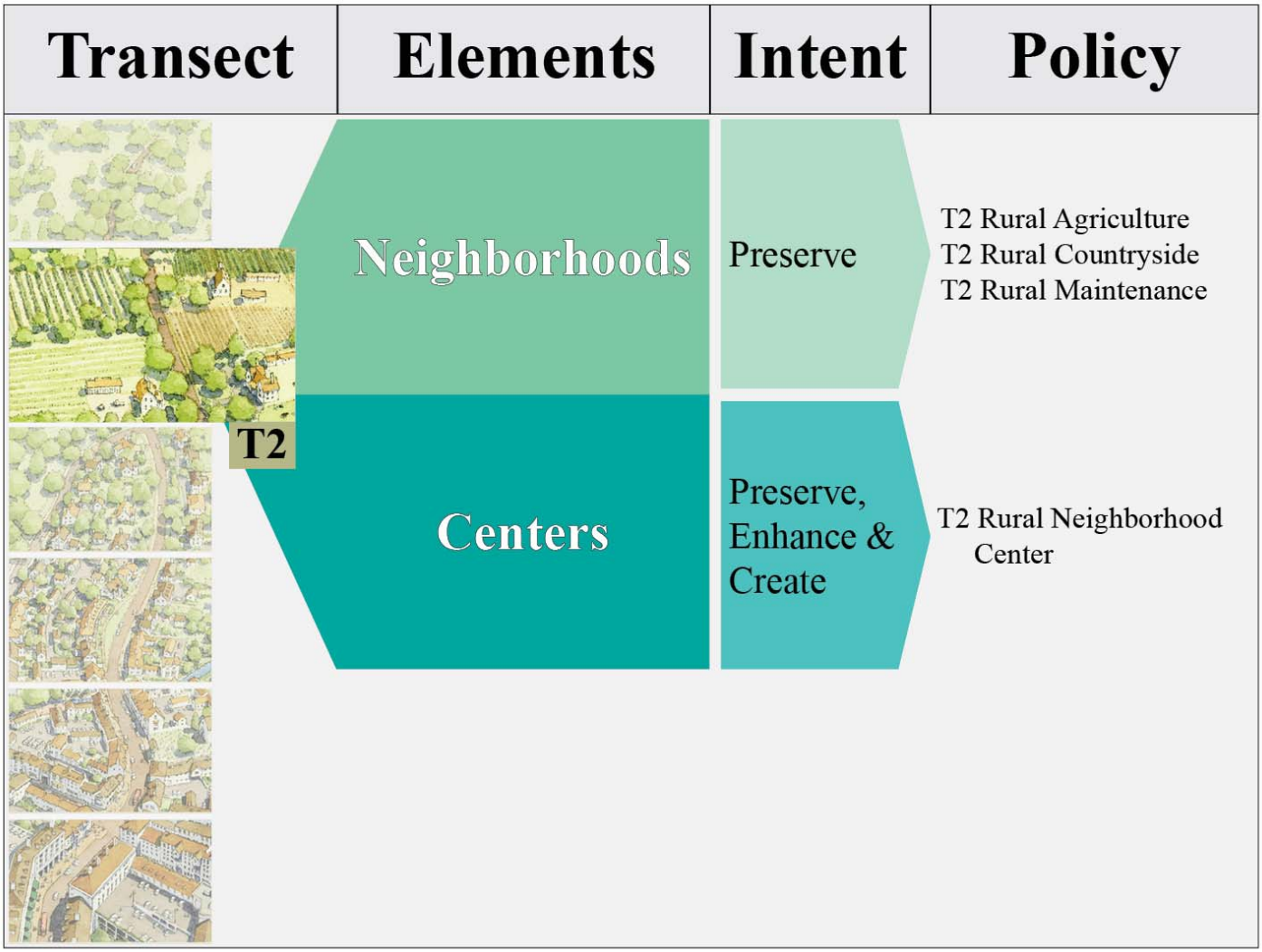
T2 Rural



T2 Rural Transect includes character policies for open space, agricultural areas, countryside, neighborhoods, and neighborhood centers.

T2-RA Rural Agriculture

Policy Intent

Maintain appropriate land for both active agricultural activities and limited associated residential uses, which add character to the rural landscape. Reinforce agricultural land's value as contributing to the history of the community and to a diversified economic base. Agricultural land also provides an economically viable use for some environmentally constrained land, while contributing to open space and food production.

General Characteristics

It is important to preserve and promote rural-based economies and lifestyles by fostering opportunities for small-scale employment and self-employment compatible with the agricultural use of the land, wildlife, and private stewardship of the land. These opportunities enhance the rural sense of community and quality of life. Subdivisions that require new roads or the extension of sanitary sewer infrastructure are inappropriate.

While Conservation policy is applied to environmentally sensitive features such as floodplains and steep slopes in T2 Rural Agriculture (T2-RA), areas outside of these features still drain to streams, creeks, and rivers within watersheds. Achieving and maintaining healthy watersheds requires that new development in T2-RA areas be sensitively designed.

Application

T2-RA policy is applicable to areas that are appropriate and identified for, or envisioned to remain, primarily agricultural. T2-RA is applied in situations where there is an expressed interest in maintaining the predominant, existing, or desired condition for agricultural use and that condition is believed to be stable and sustainable over time.

EXAMPLES OF APPROPRIATE LAND USES*

- Agricultural and Related Accessory and Support Uses
- Hunting, Forestry, and Wildlife Viewing
- Residential
- Conservation Subdivisions

ZONING*

- AG
- Design-based zoning

BUILDING TYPES

- Agricultural
- Institutional
- House
- Plex House (two-family only)
- Detached Accessory Dwelling Units

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T2-RA Rural Agriculture

Commonly used boundaries to define T2-RA areas include, but are not limited to: presence of prime farm soils, suitability for livestock maintenance, environmental features, human-made features (rail lines, major utility easements, prominent roads), and transitional uses (open space, institutional). The application and boundary delineation of this policy are established during the Community Planning process.

Design Principles

Building Form and Site Design

Residential, agricultural, and other support buildings are sparsely located and are scattered across the landscape in a pattern necessary to service active farmland. Buildings are generally small in relation to their lot size. They are often placed on large contiguous acres of land, making their relative distance far from one another.

Residential, agricultural, and other support buildings are sparsely located and are scattered across the landscape in a pattern necessary to service active farmland. Buildings are generally small in relation to their lot size. They are often placed on large contiguous acres of land, making their relative distance far from one another.

Orientation – Residential buildings are often located along the street frontage and irregular in their orientation to the rural road.

Setbacks – Setbacks are generous and irregular, and spacing between buildings may often be significant.

Sparsely located agricultural buildings

The preservation of prime farmland and sensitive environmental features is considered when determining where the building is located to minimize the physical impact on the landscape.

Density – Density is secondary to the form of development; however, T2-RA areas are intended to be one of the lowest densities of development in the county. Density does not generally exceed one dwelling unit per five acres and even lower density is preferred to create or preserve an agricultural environment. Lots with variable and irregular lot widths at the street (generally greater than 100 feet) are appropriate to reflect organic development and not a conventional subdivision pattern.

Building Height – Occupied buildings are one to three stories in height with support structures often higher.

Landscaping – Landscaping is natural and informal. Landscaping generally uses existing, native vegetation and reflects the natural environment, but may also include some formal plantings. Consideration is given to the use of native plants and natural rainwater collection to minimize maintenance costs.

Parking – Parking is provided on-site on private property. Parking for institutional land uses is provided on-site behind or beside buildings, with considerations for minimizing the size of paved parking areas. Bicycle parking is provided at institutional uses.

Signage – Signage is primarily used to identify individual farms and agricultural activities. Signage for institutional land uses alerts motorists, pedestrians, and cyclists to their location and assists them in finding their destination in a manner that is not distracting or overwhelming to the institutional use or the overall streetscape. The design and location of signage complements and contributes to the agricultural character of the area. Signage is generally scaled for vehicles and use of entrance features and other creative locations are often experienced. Any lighting on signage is minimal.

T2-RA Rural Agriculture

Rural roads primarily use swales to manage stormwater

Connectivity

Access – Single access driveways are common. Shared access roads and driveways serving more than two dwellings or otherwise accessing larger properties are also common. Driveways are designed and located to preserve environmentally sensitive features.

Block Length – Blocks are large and may be considered to be nonexistent. Where obvious, they are curvilinear with generous distance between intersections.

Pedestrian/Bicycle – Pedestrian and bicycle connectivity is low and, where available, is provided in the form of greenways, trails, and/or multi-use paths and on-road facilities for bicyclists.

Vehicular – Vehicular connectivity is low. Limited transportation infrastructure — a sparse road network — limits vehicular connectivity to prominent rural roads, which are connected in a widely spaced network. Roads are designed in compliance with the Major and Collector Street Plan's Rural Corridor standards and located to preserve environmentally sensitive features. Rural cross sections with shoulders and swale are preferred, while cross sections with curb and gutter are inappropriate.

Zoning

The following is a list of zoning districts that may be appropriate within a given T2-RA area, subject to the applicant's ability to prove that the requested zoning district is consistent with the other provisions of T2-RA policy that are detailed above. The size of the site, environmental conditions on and near the site, and the character of adjacent Transect and policy areas will be considered. Another factor that will be considered is whether there is potential to redevelop sites that are not consistent with T2-RA policy in a manner that brings them closer to conforming to the policy. These situations may warrant the use of zoning districts that the policy might otherwise consider inappropriate.

- AG
- Design-based zoning

Other existing or future zoning districts may be appropriate based on the locational characteristics of the subject property and the ability of the applicant to document that the proposed zoning district is consistent with the policy. Design-based zoning may be required to achieve planning objectives such as access management, coordination among adjacent developments, or to mitigate potential impacts to nearby environmentally sensitive features and the overall health of the watershed.

T2-RA Rural Agriculture

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T2-RCS Rural Countryside

Policy Intent

Maintain the rural countryside as a permanent choice for living and not as a holding or transitional zone for future urban or suburban development. Limited development opportunities exist and should result in development that is harmonious with the surrounding rural landscape in terms of varying setbacks, building types, and scale, while preserving portions of the rural landscape and green, natural areas. Where transportation infrastructure is insufficient or not present, enhancements may be necessary to improve pedestrian, bicycle, and vehicular connectivity.

General Characteristics

T2 Rural Countryside (T2-RCS) areas are suitable primarily for the maintenance of the land in its natural state with small-scale agricultural and residential as secondary uses. If connections are not present, infrastructure improvements may be necessary to improve pedestrian, horse, bicycle, and vehicular connectivity utilizing Rural Corridors as set forth in the Major and Collector Street Plan. T2-RCS areas have an established development pattern consisting of the following:

- Very low-density residential development, secondary agricultural uses, and institutional land uses;
- Randomly dispursed attached and detached residential buildings;
- Deep setbacks and generous spacing between buildings;
- Low levels of connectivity due to a sparse road network and the limited presence of multi-use paths and/or bikeways;
- Clearly distinguishable boundaries identified by environmental features, lot size, and building placement; and
- Development pattern that reflects the preservation of land with environmental significance such as steep topography, vegetation, and view sheds and the preservation of tracts of farmland.

EXAMPLES OF APPROPRIATE LAND USES*

- Maintenance of the land in its natural state
- Small scale Agricultural and Related Accessory and Support Uses
- Residential
- Institutional
- Rural Subdivisions

ZONING*

- AG
- Design-based zoning

BUILDING TYPES

- Agricultural
- Institutional
- House
- Plex House (two-family only)
- Detached Accessory Dwelling Units

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T2-RCS Rural Countryside

While Conservation policy is applied to environmentally sensitive features such as floodplains and steep slopes, areas outside of these features still drain to streams, creeks, and rivers within watersheds. Achieving and maintaining healthy watersheds requires that new development in T2-RCS areas be sensitively designed.

Application

T2-RCS policy is applied to areas that are envisioned and intended to remain with a rural character, where agricultural activities are present but secondary, and the primary character focus is the preservation of a natural condition with views of forested areas and countryside. T2-RCS policy is applied in situations where there is an expressed interest in maintaining the predominant, existing, or desired condition for residential and small-scale agricultural use and that condition is believed to be stable and sustainable over time.

Commonly used boundaries to define T2-RCS policy areas include, but are not limited to: presence of prime farm soils, suitability for livestock maintenance, environmental features, human-made features (rail lines, major utility easements, prominent roads), and transitional uses (open space, institutional). The application and boundary delineation of this policy are established during the Community Planning process.

Design Principles

Building Form and Site Design

The building form is in character with the existing development pattern of the rural neighborhood in terms of its mass, orientation, and placement.

Massing – Massing of residential buildings results in a building footprint with low lot coverage.

Orientation – Buildings are placed in a random pattern and are generally oriented onto the primary road or onto a driveway.

Setbacks – Setbacks are generous and irregular, and spacing between buildings is often significant. The preservation of scenic viewsheds, environmental features, and prime farmland is considered when determining where the building is located to minimize the visual impact on the landscape.

Density – Density is secondary to the form of development; however, T2-RCS areas are intended to be one of the lowest densities of development in the county. Density does not generally exceed one dwelling unit per five acres and even lower density is preferred to create or preserve an open, rural environment. Lots with variable and irregular lot widths at the street (generally greater than 100 feet) are appropriate to reflect organic development instead of a conventional subdivision pattern.

Building Height – Occupied buildings are one to three stories in height with support structures often higher but, where present, generally not visible from the road.

Deep setbacks and a winding driveway
Nashville Civic Design Center

T2-RCS Rural Countryside

Viewsheds

Landscaping – Landscaping is natural and informal. Landscaping generally utilizes existing, native vegetation and reflects the natural environment, but may also include some formal plantings. Consideration is given to the use of native plants and natural rainwater collection to minimize maintenance costs. Landscaping is used to screen ground utilities, meter boxes, heating and cooling units, refuse storage, and other building systems that would be visible from public streets.

Parking – Parking is provided on-site on private property. Parking for institutional land uses is provided on-site behind or beside buildings, with considerations for minimizing the size of paved parking areas. Bicycle parking is provided at institutional uses.

Signage – Signage is rarely used at individual residences. Signage for civic and public benefit land uses alerts motorists, pedestrians, and cyclists to their location and assists them in finding their destination in a manner that is not distracting or overwhelming to the institutional use or the overall streetscape. The design and location of signage complements and contributes to the envisioned character of the neighborhood. Signage is generally scaled for vehicles and monument signs are appropriate. Pedestrian-scaled signage includes building-mounted signs, projecting signs, or awning signs. Any lighting on signage is minimal.

Connectivity

Access – Single access driveways are common. Shared access roads and driveways serving more than two dwellings or otherwise accessing large properties are also common. Driveways are designed and located to preserve environmentally sensitive features.

Block Length – Blocks are large and may be considered to be nonexistent. Where obvious, they are curvilinear with generous distance between intersections.

Pedestrian/Bicycle – Pedestrian and bicycle connectivity is low and, where available, is provided in the form of greenways, trails, and/or multi-use paths and on-road facilities for bicyclists.

Vehicular – Vehicular connectivity is low. Limited transportation infrastructure — a sparse road network — limits vehicular connectivity to prominent rural roads, which are connected in a widely spaced network. Roads are designed in compliance with the Rural Corridor standards contained in the Major and Collector Street Plan and located to preserve environmentally sensitive features. A road cross section with shoulders and swales is preferred. A road cross section with curb and gutter is inappropriate.

Zoning

The following is a list of zoning districts that may be appropriate within a given T2-RCS area, subject to the applicant's ability to prove that the requested zoning district is consistent with the other provisions of T2-RCS policy that are detailed above. The size of the site, environmental conditions on and near the site, and the character of adjacent Transect and policy areas will be considered. Another factor that will be considered is

T2-RCS Rural Countryside

whether there is potential to redevelop sites that are not consistent with T2-RCS policy in a manner that brings them closer to conforming to the policy. These situations may warrant the use of zoning districts that the policy might otherwise consider inappropriate.

- AG
- Design-based zoning

Other existing or future zoning districts may be appropriate based on the locational characteristics of the subject property and the ability of the applicant to document that the proposed zoning district is consistent with the policy. Design-based zoning may be required to achieve planning objectives such as access management, coordination among adjacent developments, or to mitigate potential impacts to nearby environmentally sensitive features and the overall health of the watershed.

T2-RM Rural Maintenance

Policy Intent

Maintain the general character of rural neighborhoods as characterized by their development pattern, varying setbacks, building form, and land uses. Balance maintaining the rural countryside and existing rural development patterns with new development. Where transportation infrastructure is insufficient or not present, enhancements may be necessary to improve pedestrian, bicycle, and vehicular connectivity.

General Characteristics

T2 Rural Maintenance (T2-RM) areas have an established development pattern consisting of the following:

- Low-density residential and agricultural development patterns that include institutional land uses;
- Attached and detached residential buildings are dispersed across the landscape;
- Deep setbacks and generous but often regular spacing between buildings;
- Low levels of connectivity due to a sparse road network and the limited presence of multi-use paths and/or bikeways;
- Clearly distinguishable boundaries identified by environmental features, lot size, and building placement; and
- Development pattern reflects the preservation of land with environmental significance such as steep topography, vegetation, and view sheds and the preservation of tracts of farmland.

While Conservation policy is applied to environmentally sensitive features such as floodplains and steep slopes, areas outside of these features still drain to streams, creeks, and rivers within watersheds. Achieving and maintaining healthy watersheds requires that new development in T2-RM areas be sensitively designed.

EXAMPLES OF APPROPRIATE LAND USES*

- Maintenance of the land in its natural state
- Small scale Agricultural and Related Accessory and Support Uses
- Residential
- Institutional
- Rural Subdivisions

ZONING*

- AR2A
- AG
- Design-based zoning

BUILDING TYPES

- Agricultural
- Institutional
- House
- Plex House (two-family only)
- Detached Accessory Dwelling Units

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T2-RM Rural Maintenance

Application

T2-RM policy is applicable to areas that are zoned rural residential, where the primary land use is rural residential, or that are envisioned to remain primarily rural residential. T2-RM policy is applied in situations where there is an expressed interest in maintaining the predominant, existing developed and undeveloped condition and that condition is believed to be stable and sustainable over time.

T2-RM areas typically have sanitary sewer service and/or zoning entitlements that allow higher residential densities than generally appropriate for rural areas. T2-RM policy recognizes existing housing and development patterns that are at odds with T2 Rural character. Although such conditions exist within T2-RM areas, the policy discourages their expansion. Instead, new development should occur through the use of Rural Character Subdivisions. Generally, the maximum gross density is one dwelling unit per two acres. Individual lots should be no smaller than the existing zoning with a significant amount of permanently preserved open space.

Commonly used boundaries to define T2-RM areas include, but are not limited to: boundaries defined by established development patterns to be maintained (considering lot size, spacing of homes), environmental features, human-made features (rail lines, major utility easements, prominent roads), and transitional uses (open space, institutional). The application and boundary delineation of this policy are established during the Community Planning process.

Design Principles

Building Form and Site Design

The building form is in character with the existing development pattern of the rural neighborhood in terms of its mass, orientation, and placement. In certain, particularly appropriate areas, especially where sanitary sewer service is available, well-designed layouts of

Buildings are located with consideration to sensitive environmental features and preservation of view sheds.

homes grouped together to preserve agricultural areas, surrounding environmental features, and pastoral view sheds may be possible by working with the Planning Department on Rural Character Subdivision designs that allow some residential development but also preserve the agricultural viability of the landscape.

Massing – Massing of residential buildings results in a building footprint with low lot coverage.

Orientation – Buildings are placed in a random pattern and are generally oriented onto the primary road or onto a driveway.

Setbacks – Setbacks are generous and irregular, and spacing between buildings is often significant. The preservation of scenic viewsheds, environmental features, and prime farmland is considered when determining where the building is located to minimize the visual impact on the landscape.

Density – Density is secondary to the form of development; however, T2-RM areas are intended to be one of the lowest densities of development in the county. Density does not generally exceed one dwelling unit per two acres and even lower density is preferred to create or preserve an open, rural environment. Lots with

T2-RM Rural Maintenance

variable and irregular lot widths at the street (generally greater than 100 feet) are appropriate to reflect organic development instead of a conventional subdivision pattern.

Building Height – Occupied buildings are one to three stories in height with support structures often higher but, where present, are generally not visible from the road.

Landscaping – Landscaping is natural and informal. Landscaping generally utilizes existing, native vegetation and reflects the natural environment, but may also include some formal plantings. Consideration is given to the use of native plants and natural rainwater collection to minimize maintenance costs. Landscaping is used to screen ground utilities, meter boxes, heating and cooling units, refuse storage, and other building systems that would be visible from public streets.

Parking – Parking is provided on-site on private property. Parking for institutional land uses is provided on-site behind or beside buildings, with considerations for minimizing the size of paved parking areas. Bicycle parking is provided at institutional uses.

Signage – Signage is rarely used at individual residences. Signage for institutional land uses alerts motorists, pedestrians, and cyclists to their location and assists them in finding their destination in a manner that is not distracting or overwhelming to the institutional use or the overall streetscape. The design and location of signage complements and contributes to the envisioned character of the neighborhood. Signage is generally scaled for vehicles, and monument signs are appropriate. Appropriate signage scaled for pedestrians includes building-mounted signs, projecting signs, or awning signs. Any lighting on signage is minimal.

Lots are no smaller than the existing zoning and a significant amount of open space is permanently preserved.

Transitioning

Infill – T2-RM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and public realm. Where not present, enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

T2-RM areas typically have sanitary sewer service and/or zoning entitlements that allow higher residential densities than generally appropriate for rural areas. T2-RM policy recognizes existing housing and development patterns that are at odds with T2 Rural character. Although such conditions exist within T2-RM areas, the policy discourages their expansion. Instead, new development should occur through the use of Rural Character Subdivisions. Generally, the maximum gross density is one dwelling unit per two acres. Individual lots should be no smaller than the existing zoning with a significant amount of permanently preserved open space.

T2-RM Rural Maintenance

Connectivity

Access – Single-access driveways are common. Shared-access roads and driveways serving more than two dwellings or otherwise accessing large properties are also common. Driveways are designed and located to preserve environmentally sensitive features.

Block Length – Blocks are large and may be considered to be nonexistent. Where obvious, they are curvilinear with generous distance between intersections.

Pedestrian/Bicycle – Pedestrian and bicycle connectivity is low and, where available, is provided in the form of greenways, trails, and/or multi-use paths and on-road facilities for bicyclists.

Vehicular – Vehicular connectivity is low. Limited transportation infrastructure—a sparse road network—limits vehicular connectivity to prominent rural roads, which are connected in a widely spaced network. Roads are designed in compliance with the Rural Corridor standards contained in the Major and Collector Street Plan and located to preserve environmentally sensitive features. A road cross section with shoulders and swales is preferred. A road cross section with curb and gutter is inappropriate.

Zoning

The following is a list of zoning districts that may be appropriate within a given T2-RM area subject to the applicant's ability to prove that the requested zoning district is consistent with for the other provisions of T2-RM policy that are detailed above. The size of the site, environmental conditions on and near the site, and the character of adjacent Transect and policy areas, will be considered. Another factor that will be considered is whether there is potential to redevelop sites that are not consistent with T2-RM policy in a manner that brings them closer to conforming to the policy. These situations may warrant the use of zoning districts that the policy might otherwise consider inappropriate.

- AR2a
- AG
- Design-based zoning

Other existing or future zoning districts may be appropriate based on the locational characteristics of the subject property and the ability of the applicant to document that the proposed zoning district is consistent with the policy. Design-based zoning may be required to achieve planning objectives such as access management, coordination among adjacent developments, or to mitigate potential impacts to nearby environmentally sensitive features and the overall health of the watershed.

T2-NC Rural Neighborhood Center

Policy Intent

Maintain, enhance, and create rural centers that provide services and a mixture of uses for surrounding rural areas. Rural neighborhood centers are generally at the intersection of prominent roads and have access to sewer infrastructure. Where transportation infrastructure is insufficient or not present, enhancements may be necessary to improve pedestrian, bicycle, and vehicular connectivity.

General Characteristics

T2 Rural Neighborhood Centers (T2-NC) are pedestrian-friendly areas generally located at defined intersections and consist of the following:

- Commercial, mixed use, residential, institutional land uses;
- Provide service to rural neighborhoods within a ten-minute drive;
- Generally small, not exceeding the four corners of an intersection of prominent roads;
- Generally have access to sewer service;
- Buildings are regularly spaced, built to the back edge of the sidewalk with minimal spacing between buildings when on narrow rural roads. Setbacks for buildings may be deeper when located on wide rural roads;
- Parking is generally behind or beside the buildings or provided on-street;
- The public realm and streetscape feature the infrequent use of lighting, and both formal and informal landscaping;
- Clearly distinguishable boundaries identified by land uses, building types, building placement, block structure, and environmental features; and
- Served by low to moderate levels of connectivity with rural roads and multi-use paths leading to surrounding rural neighborhoods and open space.

EXAMPLES OF APPROPRIATE LAND USES*

- Commercial
- Office
- Mixed Use
- Residential; all residential rarely
- Institutional

ZONING*

- MUN-A
- MUN
- Design-based zoning

BUILDING TYPES

- Institutional
- House
- Plex House (two-family only)
- Detached Accessory Dwelling Units
- Townhouse
- Low-Rise Flat
- Low-Rise Commercial
- Low-Rise Mixed Use

**Disclaimer: This information is provided as an aid for general reference and should not be construed as all data that may apply to each property. Users should independently verify the accuracy of the information.*

T2-NC Rural Neighborhood Center

T2-NC areas are generally surrounded by extensive areas of Conservation (CO) policy. While the CO policy is applied to environmentally sensitive features such as floodplains and steep slopes, areas outside of these features still drain to streams, creeks, and rivers within watersheds. Achieving and maintaining healthy watersheds requires that new development in T2-NC areas be sensitively designed.

Application

T2-NC policy is applied infrequently, generally at the intersection of two prominent rural arterial boulevards where there is a small concentration of land that is zoned, used, or intended to be used for low-intensity commercial and mixed uses, that is situated to serve rural neighborhoods and communities within a ten-minute drive, and its intensification is supported by surrounding existing or planned residential development, adequate infrastructure, and adequate access.

Commonly used boundaries to define T2-NC areas include, but are not limited to: boundaries defined by evolving or intended development patterns (considering lot size, mass, spacing, orientation of buildings), environmental features, human-made features (rail lines, major utility easements, prominent roads), and transitional uses (open space, institutional, ancillary residential). Intensification should take place within the current boundaries of the center rather than through expansion of the policy. The application and boundary delineation of this policy are established during the Community Planning process.

T2 Rural Neighborhood Center

Design Principles

Building Form and Site Design

The building form is in character with the existing T2 Rural development pattern in terms of its mass, orientation, and placement. The building form complements adjacent neighborhoods served by the center and the infrastructure to which it has access.

A mix of building types is expected with preference given to commercial buildings that accomodate consumer services and serve as gathering places for rural communities. Office, mixed use, institutional, and residential buildings are also appropriate. Locations at prominent intersections are reserved for non-residential or mixed use development unless the applicant can document an appropriate, planning-based reason for placing a solely residential building at such a location.

Massing – The massing of non-residential and mixed use buildings results in a footprint with low lot coverage with individual, first-floor tenant space of 10,000 square feet or less, each with its own entrance(s). Additional individual first-floor tenant space square footage may be considered in cases of exceptional development design that is especially attentive to:

- Strongly articulating the façade of large buildings and including such elements as windows and doors;
- Arranging buildings into pedestrian-friendly groupings; and
- Avoiding large unbroken expanses of pavement in associated parking areas.

Orientation – Buildings, including entrances, are oriented to the road. Developments at intersections are oriented so that buildings, including main entrances, face the highest-order road at the intersection. Property

T2-NC Rural Neighborhood Center

Loveless Cafe oriented to the road with formal landscaping

consolidation to create larger development sites within the center may be needed to achieve adequate dimensions for building and site design that are consistent with this category. Development within the transitions along side streets that separate T2-NC and adjacent policy areas does not inhibit or discourage redevelopment of the properties on the higher-order road.

Setbacks – Setbacks and on-street parking vary based on the intensity of the road. On narrow roads, the setback is shallow or non-existent with the front building façade built to the back edge of the sidewalk so that it engages the public realm and creates a pedestrian-friendly environment. Automobile-related uses that include outside storage or parking provide knee walls or other design features to separate the public and private realms. On wide roads, shallow setbacks are present, but may be deeper where parking and access are warranted along arterial-boulevards. In all cases, the spacing between buildings is generally minimal.

Building Height – Buildings of all types are generally one to two stories tall at any location within the center, but taller buildings of up to three stories may be found in limited instances.

Consideration of taller heights is given based on the following factors:

- Proximity to other policy areas and the role of the building in transitioning between policies (see below for further details on transitions);
- Planned height of surrounding buildings and the impact on adjacent historic structures;
- The contribution that the building makes to the overall fabric of the center in terms of creating pedestrian-friendly streetscapes, plazas and open space, innovative stormwater techniques, etc.;
- Relationship of the height of the building to the width of the street, with wider streets generally corresponding to taller building heights;
- Prominence of the intersection on which the building is located, with locations at intersections of two arterial-boulevard streets being favored for taller buildings;
- The capacity of rights-of-way to accommodate development intensity;
- Use of increased building setbacks and/or building stepbacks to mitigate increased building heights;
- Topography;
- Ability to provide light and air between buildings and in the public realm of streets, sidewalks, internal walkways, multi-use paths, and open spaces; and
- The extent to which affordable or workforce housing as defined in the Glossary of this document is provided by the development.

Landscaping – Landscaping is generally formal. Street trees and planting strips are appropriate. In surface parking lots, landscaping in the form of trees, bushes, and other plantings is provided. Landscaping is used to screen automobile-related uses, ground utilities, meter boxes, heating and cooling units, refuse storage, and other building systems that would be visible from public streets. Fencing and walls that are along or are visible from the right-of-way are constructed from materials that manage property access and security while complementing the surrounding environment. Consideration is given to the use of native plants and natural rainwater collection to minimize maintenance costs.

T2-NC Rural Neighborhood Center

Parking – Parking is provided on-street or on-site on surface lots. Where a historic rural pattern of a narrow road and buildings built to the road exists or can be created, parking is located behind or beside the buildings.

Where a rural road and deeper setbacks exist, a single row of parking in front of the building is allowed, with the remainder of the parking behind or beside the building. An exception is made for automobile-related uses such as vehicle sales lots. These may have more parking or outside storage in front of structures provided design techniques, such as a knee wall, are used that effectively separate the private and public realms.

Limited parking is allowed beside the building and is designed to cause minimal disruption to the street wall. Parking is screened from view of the road and abutting residential properties. On-street parking offsets parking needs and creates a buffer between the road and the pedestrian. Shared parking is encouraged. When establishing parking quantities, other design principles and community plan policies are not compromised. Bicycle parking is provided. The use of pervious pavement and other LID stormwater management techniques, beyond requirements, is strongly recommended.

Lighting – Lighting is infrequently provided. Lighting is used for safety at buildings and safety in vehicular and pedestrian travel. Street lighting is integral to the streetscape; spacing and location of lighting are considered in relation to street trees and plantings. Lighting is pedestrian-scaled and projected downward. Lighting is designed to enhance the character of the center, does not intrude onto adjacent residential uses or neighborhoods, and does not contribute to light pollution.

Signage – Signage alerts motorists, pedestrians, and cyclists to their location and assists them in finding their destination in a manner that is not distracting or overwhelming to the center or the streetscape. The design and location of signage complement and contribute to the envisioned character of the center. Signage is generally scaled for vehicles, and monument signs are appropriate. Appropriate signage scaled for pedestrians includes building-mounted signs, projecting signs, or awning signs. Any lighting on signage is minimal.

Transitioning

Higher Intensity – Buildings at the edges of the center form transitions in scale and massing where it adjoins lower-intensity policy areas. Thoughtful attention should be given to the placement and orientation of buildings within these edges as they relate to their surroundings. Implementation through rezoning occurs as proposals are judged on their merits and ability to meet the goals of the Community Plan. Buildings at the edges of T2-NC areas:

- Step down in height as they move closer to adjacent lower-intensity areas. This may require different heights within an individual structure and/or more varied building types including courtyard flats, quads, triplexes, detached accessory dwellings, etc.;
- Are not expected to exceed the permitted height of the adjacent policy area. Consideration of the actual existing built height may be used to determine the appropriate height of any particular development proposal;
- Respond to differences in topography to avoid buildings that loom over lower-intensity buildings at lower elevations;
- Are oriented so that there is a back-to-back relationship between the higher-intensity buildings and lower-intensity buildings;
- Are separated from lower-intensity areas by rear service lanes; and,
- Pay particular attention to articulating façades that face lower-intensity policy areas.

Connectivity

Access – Primary access is generally provided from an arterial-boulevard and may be provided from a collector-avenue street. Secondary access may also be provided by a local side street. Shared access is used to avoid multiple curb cuts. Access into developments is aligned, where applicable, with access for development across the road.

T2-NC Rural Neighborhood Center

Access is designed to be easily crossed by pedestrians. Coordinated access and circulation create a center that functions as a whole instead of as separate building sites.

Block Length – Blocks are irregular, sometimes with considerable distance between intersections.

Pedestrian/Bicycle – Pedestrian and bicycle connectivity is low to surrounding neighborhoods. When provided, it is in the form of greenways or pedestrian paths. Pedestrian connectivity within the center is high in order to allow pedestrians to park and walk from business to business. Sidewalks are present within the center. Crosswalks are provided at intersections, through parking lots, and at vehicular access points and are clearly marked to distinguish the pedestrian zone from the vehicular zone. Bicycle connectivity is provided in the form of on-road facilities.

Vehicular – Vehicular connectivity is low to surrounding neighborhoods. The center is generally located at a prominent intersection with vehicular access provided by an arterial-boulevard or a collector-avenue. Connectivity within the center is provided through coordinated access and circulation.

Pedestrian walkway between buildings

Zoning

The following is a list of zoning districts that may be appropriate within a given T2-NC area subject to the applicant's ability to prove that the requested zoning district is consistent with the other provisions of T2-NC policy that are detailed above. The size of the site, environmental conditions on and near the site, and the character of adjacent Transect and policy areas will be considered. Another factor that will be considered is whether there is potential to redevelop sites that are not consistent with T2-NC policy in a manner that brings them closer to conforming to the policy. These situations may warrant the use of zoning districts that the policy might otherwise consider inappropriate.

- MUN-A
- MUN
- Design-based zoning

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T2-NC Rural Neighborhood Center

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