

District:
Rural Residential Development

Throughout the Land Use Plan there are references to preserving the natural and rural character of the area and maintaining the quality of development. As large subdivisions are proposed it will be important to provide specific examples to developers so they can easily achieve the goals and objectives of the Land Use Plan. This district is developed to maintain the rural character of the Town with lower densities and preserved open space within the development. Development will be on one half to one acre lots with a maximum density of one dwelling unit per 5 acres, exclusive of wetlands and environmental corridors. The type of septic system used in the development will become one of the determining factors of the lot size. The site plan approval process will become essential in establishing an acceptable lot size while achieving the desired quality of development. A chart comparing existing densities and the densities for this district follows:

Example of Existing	Subdivision/ Land Use District	Overall Density	Typical Lot Size
	Gallaghers Plat	8 units/acre	1/8 acre
	Rambling Acres	2 units/acre	1/2 acre
	April Hills	3 units/acre	1/3 acre

Proposed	Subdivision/ Land Use Distric	Overall Density	Maximum Lot Size	Required Unbuilt Outlot
	Urban Residential	16 units/acre	1/16 acre	0
	Neighborhood Residential	3 units/acre	1/3 acre	0
	Rural Residential	1 unit/ 5 acres	1/2 - 1 1/2 acre	4

1 Visual Character

1.1 Locate houses to minimize disruption to the natural character.

Locate houses such that (a) the houses are sited around open spaces that include natural environmental areas, fields, woodlands, pastures, or farmland (b) the houses are grouped together in ways that create large, clear, naturally landscaped areas between groups of houses, and (c) the houses will be visually overshadowed by important natural features such as woodlands, hedgerows, hills, or other key features of the landscape.

Locate houses so as to minimize the length of time the house is visible to drivers on public roads — do this by placing houses behind landscape elements or natural features that reduce visibility of the house. Minimize the degree to which houses are prominently featured on ridges and hilltops, especially when they are visible to other houses and the public roads.

1.2 Preserve and integrate landscape elements.

Try to make the groups of houses seem like separate developments intertwined by a continuous system of landscape and natural features — use landscape elements (fields, hedgerows, woodlands) as separations between groups of houses. The landscape elements can be either