

§267-57. VR Village Residential District.

A. Purpose. This district is intended to preserve and enhance the character and function of established rural settlements. This district allows residential uses on small lots as well as certain business uses. The Rural Village Study shall be used as a guide for achieving architectural compatibility. **Omitted: Where appropriate, the Historic District Overlay Zone may be used to achieve architectural compatibility between old and new buildings. See below, B(7).**

B. General regulations.

(1) Minimum lot area, area per dwelling or family unit, building setback from adjacent residential lot lines, lot width, front, side and rear yard and maximum building height, as displayed in Table 57-1, shall apply, subject to other requirements of this Part 1.

NEW (2) Landscaping shall comply with the requirements set forth in §267-29 (Landscaping).

NEW (3) Buffer yards shall comply with requirements set forth in §267-30 (Buffer yards).

NEW (4) Signage shall comply with requirements set forth in §267-33 (Signs).

NEW (5) Redevelopment of existing residential structures. Redevelopment of existing residential structures shall be permitted provided that any physical modification is compatible, and in harmony, with the village relative to architectural design, scale, building height and the materials used in construction.

NEW (6) Development of new buildings. New buildings shall be designed to be compatible, and in harmony, with the village relative to architectural design, scale, building height and the materials used in construction. Elements to be considered in determining compatibility with neighboring residential communities shall include massing and building materials as well as cornice lines, window lines, roof pitch and entry.

NEW (7) The Rural Village Study ~~may~~ SHALL be used as a guide for achieving architectural compatibility ~~as determined by the Director of Planning and Zoning.~~

FOH: The word "may" should not be used in legislation. Note that the wording in the purpose is that we SHALL use the study. Either we shall do or it or we shall not. Nor should it be dependent upon the whim of the Director. It is very important to maintain the Village Rural areas look and feel as in stated purpose.

C. Specific regulations. The following uses are permitted, subject to the additional requirements below:

- (1) Agriculture. ~~On a lot of 2 acres or more,~~ all buildings associated with this use, including farmhouses, barns and silos, shall meet the required minimum setbacks for principal uses: **Omits reference to animal units and setbacks for buildings in which animals are housed or kept.**

FOH: Remove acreage restrictions for agriculture.

- (2) Residential development, at a density of 3 dwelling units per acre **(ADDED) where public sewer service is available.** **(Omitted) allows conversion of existing single family dwellings to accommodate no more than 4 dwellings.**

FOH: This inclusion of public sewer service is contrary to the 2004 Master Plan. Current code language allows the same density. The Use chart following for VR (below) allows for dwellings on 10,000 square foot lots but which require a 20,000 sq. foot septic reserve area for new residential dwellings (roughly 2 du/ac) . On the very first page in the Executive Summary it states, **"Growth Management - Harford County enhances the integrity and vitality of every community. Inside the Development Envelope, strong support is given for locating appropriate locations for residential and nonresidential development supported by public utilities. The protection and integrity of existing communities outside the Development Envelope are strongly supported with no provision for new public utilities."** This is not the time to rewrite the Master Plan but rather the time to uphold what is written in it. To give density bonuses for public sewer is inviting disaster.

- (3) Housing for the elderly, when developed in accordance with Article VIII.

FOH: In VR the density is 5 units per acre with a minimum of 4 acres needed. 50% of that parcel must be held in open space. This means 5 units per half acre in actuality. We are unsure if setbacks can be met with this density. Furthermore there is no requirement for public sewer for this type development. Therefore we recommend eliminating this section of special density .

(4) Retail trades and service uses, when in buildings existing at the time of enactment of this Part 1, provided that any alteration of the building shall not exceed 25% of the gross floor area of the building and the residential character of the building shall be maintained. Omitted: “No expansion shall decrease the distance of the building from the road”.

(5) Rubble landfills are permitted in accordance with §267-87 (Rubble Landfills).

(6) Omitted: Dwelling units when on a permanent foundation

Table changes Added columns for Maximum Lot Area and Maximum Average Lot Area

Residential: Conventional

Single family dwelling side yard setback reduced from 10’ total of 25’ to 6’ total of 20’.

Rear yard setback reduced from 40’ to 22’.

Lot Line dwg. rear yard setback reduced from 40’ to 22’.

Semi-Detached dwg. rear yard setback reduced from 40’ to 22’.

Duplex dwg. side yard setback reduced from 10’ total of 25’ to 22’.

Table 57-1 Design Requirements for Specific Uses - VR Village Residential District

USE CLASSIFICATION	Minimum Lot Area (sq. ft.)	Maximum Lot Area (acres)	Maximum Average Lot Area (acres)	Minimum Lot Area Per Dwelling or Family Unit (sq. ft.)	Minimum Bldg. or Use Setback from Adjacent Residential Lot (feet)	Minimum Lot Width at Building Line (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Width (each) (feet)	Minimum Rear Yard Depth (feet)	Maximum Building Height (stories)
Institutional	20,000					70	35	20	40	3
Natural Resources	2 acres				50 (bldg.)					3
RESIDENTIAL: CONVENTIONAL										
Single Family Detached	10,000					70	25	6 (total of 20)	22	3
Lot Line	7,500					60	25	0 to 5 (total of 20)	22	3
Semi-detached	7,200					60	25	0 to 15	22	3
Duplex	10,000			5,000		70	25	6 (total of 20)	22	3
Transient Housing	15,000			3,000		100	30	10	30	3
Retail Trade / Services	10,000					70	25	10	40	3
Transportation, Communications and Utilities	5 acres				200	200	100	80	80	3
Public Utility Facilities					25		25	25	25	3
Sewage Pumping Stations					200		25	25	25	3
Rubble Landfills	100 acres									See §267-87

Table 57-1

Design Requirements for Specific Uses - VR Village Residential District

NOTE: General requirements shall apply to all permitted uses in the classification. Some uses may have additional requirements specifically cited in Article IX Special Exceptions.