

ZONING DISTRICTS RO, VR, VB, AG and MO

RO Zoning (Residential Office).

Intended to provide for the conversion of residential structures to other uses and construction of small retail, service and office buildings in predominantly residential areas on sites that because of adjacent commercial activity, heavy commercial traffic or similar factors, may no longer be suitable for only those uses allowable in residential districts. Ensures uses will be compatible with present or prospective uses of nearby residential property.

VR Zoning (Village Residential).

Intended to preserve and enhance the character and function of established rural settlements. The Rural Village Study is used as a guide for achieving architectural compatibility. Maximum density is 14 dwelling units per acre.

VB Zoning (Village Business).

Intended to provide business services to rural areas and to preserve and enhance the character and function of long established rural settlements. Compliments the VR by providing a mix of business and residential uses at an appropriate scale. (Note: VB permits uses such as take-out restaurants, convenience stores, medical offices and shoppers merchandise stores as well as agriculture-related businesses. VB allows sit-down restaurants as Special Exceptions.)

AG Zoning (Agricultural).

Intended to provide for continued farming activities, conserve agricultural land and reaffirm agricultural uses, activities and operations. AG's further purpose is to maintain and promote the rural character of the land as well as promote the continuance and viability of farming and agricultural uses.

Mixed Office Zoning (MO).

Located at strategic I-95 interchanges outside the development envelope, MO is intended to promote major economic development opportunities, including corporate offices, research and development facilities and high tech services. MO may also include retail uses to service the employment center.