IV. RURAL VILLAGE CONCEPT DEVELOPMENT PLAN

A. LAND ASSEMBLY

In order to qualify for a Rural Village (RV) rezoning an applicant must submit a Concept Development Plan demonstrating the following:

1. **Rural Village Proper (VP) Subdistrict**

   The Rural Village Proper (VP) Subdistrict, showing the site of the Rural Village House (RVH), Rural Village Core (RVC) and Workplace (RVW) areas, shall:

   a. Consist of a minimum of 60 acres, a maximum of 160 acres and shall not exceed 20% of the District.

   b. Be contiguous and compact in shape.

   c. Contain no fewer than 100 and no more than 300 dwelling units at a density of no less than 1 dwelling per acre and no more than 3.2 dwellings per acre of the village proper.

   d. Show the location of all Subdistricts, areas, subareas and all required civic lots and greens.

2. **Rural Village Conservancy (VC) Subdistrict**

   The Rural Village Proper (VP) shall be ringed by a buffer of land, described hereafter as the "Village Conservancy" (VC) which shall create a visual and physical distinction between the settlement, the surrounding countryside and any neighboring hamlets, villages and towns.

   The Village Conservancy (VC) Subdistrict shall be:

   a. A contiguous and compact block of land, 240 acres or larger in size.

   b. A minimum of 80% of the Rural Village (RV) District.

   c. Subdivided into lots with an average size of no less than 50 acres.

   d. No less than 800 feet in width at any point along the perimeter of the Village Proper except as waived by the County (See Section IX. B.).
Figure 2.
HIERARCHY OF VILLAGE ZONES
VI. ARRANGEMENT AND DESIGN

A. ARRANGEMENT AND DESIGN IN THE CONCEPT DEVELOPMENT PLAN

In order to qualify for rezoning to a Rural Village (RV) District, the Concept Development Plan must conform with the design requirements noted below which aim to generate a pedestrian friendly, compatibly scaled, mixed-use development. The Concept Development Plan shall include a plan of the Village Conservancy (VC), Satellite Conservancy (SC) Subdistricts and the various Village Proper (VP) areas and subareas, blocks and streets. Typical sections and typical drawings demonstrating satisfaction of other design requirements shall be allowed where indicated.

B. GENERAL ARRANGEMENT AND DESIGN REGULATIONS

1. Overall Form

a. The Rural Village Proper (VP) shall be distinguished from the Rural Village Conservancy (VC) by a well defined "hard edge" of closely spaced buildings in contrast with the open, largely unbuilt farm, forestal and open space character of the conservancy.

b. The Rural Village Proper (VP) shall be designed in a generally rectilinear pattern of blocks and interconnecting streets and alleys, defined by buildings, street furniture and landscaping as distinct public places to be shared equally by pedestrians and cars.

c. A hierarchy of parks and squares shall be distributed strategically for maximum benefit and convenience throughout the Rural Village Proper (VP) and shall culminate in a central civic park, called the main village green.

d. At a minimum, each Rural Village District shall consist of a Rural Village Conservancy (VC) and a Village Proper (VP) Subdistrict. The Rural Village Proper (VP) Subdistrict shall consist of at least a Rural Village House (RVH) Area and reserved land for a Rural Village Core (RVC) Area. A Rural Village Proper (VP) Subdistrict may also contain Rural Village Core (RVC) and Workplace (RVW) areas. While a variety of uses are allowed in each of these areas, the special character of each subdistrict, area or subarea should be expressed in the physical design of the streetscape, landscaping, lighting and buildings.

2. Land Use Mix

Rural Village Conservancy (VC), Satellite Conservancy (SC) and Village Proper (VP) Subdistricts, Rural Village House (RVH), Core (RVC) and
b. Rural Village Core (RVC) Areas shall be surrounded by the Rural Village House (RVH) Area or, where applicable, by a combination of Rural Village House (RVH) and Rural Village Workplace (RVW) Areas.

c. The Townhouse Subarea of a Rural Village Core (RVC) area should generally be located between the Storefront Subarea and the Rural Village House (RVH) Area, providing a transition between the business and residential uses of each.

d. The Rural Village Workplace (RVW) Area should generally abut the Rural Village Core (RVC) Storefront Subarea, shall be located in no more than two (2) geographic places at the periphery of the Rural Village Proper (VP) Subdistrict and shall be buffered to have the least impact on residences within the Rural Village District or on adjacent properties.

e. Every Rural Village House (RVH) area shall be provided with a centrally located main Village Green. The main Village Green should abut the Rural Village Core (RVC) area.

f. Similar land uses shall generally enfront one another while dissimilar land uses shall generally abut along alleys or rear property lines.

4. Design

a. Blocks

Blocks of a generally rectangular shape should be the main organizing feature of the Rural Village Proper (VP) Subdistrict. While topography, existing vegetation, hydrology and design intentions should influence block shape and size, the perimeter of such blocks should range between 1,000 and 1,800 feet in length as measured along lot frontage lines, between intersections of streets. (See Figure 4)

b. Lots

i. The boundaries of Village Conservancy (VC) and Satellite Conservancy (SC) Subdistrict lots should be designed to follow natural boundaries whenever possible and such lots should seek to provide for an agriculturally economic use of the land.

ii. The blocks of the Rural Village Proper (VP) Subdistrict may be subdivided into lots, having frontage on a street, whose generally rectangular shape should respond to environmental factors, the proposed use and design intentions. This ordinance is best served
Figure 4.

BLOCKS

Note how the blocks, while generally rectangular are "distorted" to create self contained streetscapes and social groupings.

Figure 5.

LOT VARIETY

Note how single family detached and townhouse lot sizes are varied within each block.

Figure 6.

LOT AND BUILDING AREA

Village single family detached lots and building area.