

6.0 RURAL AND AGRICULTURAL POLICIES

6.1. GENERAL

OBJECTIVE 6.1

Rural areas shall protect rural and agriculture areas in a manner consistent with the retention of agriculture, open space, and rural character, and the preservation of environmentally sensitive areas, and efficient use of public services and facilities.

- Policy 6.1.1 The County shall encourage the continuation of productive agricultural uses through an integrated program of strategies, including innovative land use regulations in conjunction with transfer of development rights and support for use of local, State, and Federal incentives including pursuit of funds from state and federal programs for purchase of agricultural conservation easements and purchase of development rights. The County shall initiate a stewardship program utilizing strategies from but not limited to the Rural and Family Lands Protection Act, Section 163.3177 (11) (d) F.S. and Section 570.70, F.S., as appropriate to Alachua County.
- Policy 6.1.2 Protection of important agricultural areas, based on factors such as the existing agricultural uses, soils, land use patterns, and economics of the county's agricultural community, shall be encouraged.
- Policy 6.1.3 The most recent, applicable best management practices for agriculture and silviculture shall be required consistent with Section 5.5, Agricultural and Silvicultural Practices, of the Conservation and Open Space Element. The County shall encourage conservation practices for agriculture and silviculture, including voluntary participation in certification programs whose standards meet or exceed best management practices, and facilitating participation in federal and state cost-share programs. The land development regulations shall be reviewed for the inclusion of incentives to encourage voluntary participation in certification programs.
- Policy 6.1.4 The County shall support the development of markets and programs that promote the sale of locally produced agricultural goods.
- Policy 6.1.5 Agricultural pursuits shall be allowed in all land use classifications, provided that the health, safety and welfare of the general public and the protection of the natural environment are assured.
- Policy 6.1.6 The land development regulations shall specify performance criteria and standards for intensive agricultural operations such as concentrated animal feeding operations and dairies to ensure protection of water quality and natural systems.
- Policy 6.1.7 Clean debris and construction and demolition debris landfills may be permitted through the special use permit process in areas identified as Rural/Agriculture, subject to performance criteria in the land development regulations, including the protection of groundwater quality.

OBJECTIVE 6.2 RURAL/AGRICULTURE

Policy 6.2 Areas identified for Rural/Agriculture on the Future Land Use Map are for rural residential uses, home-based businesses, resource-based recreation, outdoor recreation and agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, and agricultural products distribution. Other uses involving animals not normally associated with agricultural activities, which would be suitable in the Rural/Agricultural areas, such as animal sanctuaries, kennels, and commercial animal raising, may be approved by the County Commission. New residential uses at a maximum density of one dwelling unit per five acres shall be permitted subject to the restrictions in Policy 6.2.7, except that the total allowable dwelling units may be increased pursuant to the Planned Development-Transfer of Development Rights program in accordance with 6.2.5.1 or the incentive bonuses for clustering of rural residential subdivisions in accordance with Policies 6.2.9 - 6.2.14.

- Policy 6.2.1 Road construction to support new development in the Rural/Agricultural area shall be the responsibility of the private land developer. Public funds may be allocated to roads designated as part of the State primary and County road system or those roads determined to be needed for the benefit of the general public and designated for construction by the State or Board of County Commissioners. The County shall only assume operation and maintenance responsibilities for a road that is dedicated to the County and that meets the standards of the Subdivision Regulations and the Transportation Mobility Element.
- Policy 6.2.1.1 Safety improvements shall be appropriate in any area of the County.
- Policy 6.2.2 Central water and sanitary sewer lines shall not be extended into the Rural/Agricultural area, unless these services are needed to correct a public or environmental health threat, or as necessary for the efficient delivery of services to the Urban Cluster, as provided in the adopted Potable Water and Sanitary Sewer element.
- Policy 6.2.3 Stormwater facilities consistent with the level of service standards for drainage shall be required as a condition of new development.
- Policy 6.2.4 The land development regulations shall insure adequate internal traffic circulation on dedicated local roads and shall minimize driveway access to rural collector and arterial roads.
- Policy 6.2.5 Parcels containing natural resource areas as identified in the Conservation and Open Space Element shall be conserved in accordance with those policies, such that the natural functions of the resource area are not significantly altered. This shall be accomplished either through clustering of new developments in accordance with Policy 6.2.9 through 6.2.14 below, or for developments of less than 25 lots that might not be clustered in accordance with these policies, through a development plan that assures the permanent protection of natural resources consistent with the requirements of the Conservation and Open Space Element; the land development regulations shall detail the requirements for management and permanent protection of the ecological value of natural resources in those developments that are not clustered through legally enforceable mechanisms that provide protection of those resources equivalent to the protection under Policies 6.2.12.3 through 6.2.12.5..
- Policy 6.2.5.1 In order to implement COSE Policy 4.10.6, Planned Developments with Transfers of Development (PD-TDR) may be proposed for two or more separate parcels under the same ownership to facilitate transfers of development rights from regulated conservation areas, as defined in Conservation and Open Space Element Policy 3.1.1, to less sensitive areas designated as Rural/Agriculture on the Future Land Use Map. The PD-TDR will allow units of density to be transferred from one or more contiguous parcels (sending parcels) to one or more geographically separate parcels (receiving parcels). All parcels involved shall be rezoned as PD-TDR-S or PD-TDR-R. As a result of the transfer, receiving parcels may be developed at a gross density that exceeds that provided on the receiving parcel by the Rural/Agriculture land use category. The process and standards for PD/TDR developments shall be consistent with rural clustering policies with the following additional requirements:
- a. The parcel (s) from which density will be transferred shall be designated PD-TDR-S on the zoning map. The parcel receiving the density shall be designated PD-TDR-R. The sending parcel shall be so designated in perpetuity unless both the sending and receiving parcels are considered for rezoning simultaneously and the overall density

in the rural area is not increased.

- b. The maximum number of units that can be transferred shall be the lesser of:
 - 1. The number of units that could be developed on the sending parcel(s) under the Rural/Agriculture maximum gross density of 1 units per 5 acres, plus bonus units consistent with Policy 6.2.10.4; or
 - 2. The number of upland acres, excluding wetlands and wetland buffers, on the sending parcel(s).
- c. The sending parcel(s) must be at least 50% field-verified conservation areas, as defined in Conservation and Open Space Element Policy 3.1.1. The sending parcels shall include all individual parcels that have been created after the adoption of this amendment to the Alachua County Comprehensive Plan or from a date 5 years prior to the application for a PD-TDR, whichever is later.
- d. Units not transferred to an initial receiving parcel(s) as part of the original PD-TDR approval shall remain with the sending parcel(s). At a subsequent time, the remaining units may only be directed to additional receiving parcels by way of a major amendment to the approved PD-TDR Master Plan. All sending and receiving parcels shall be identified on the PD-TDR Master Plan.
- e. Sending parcels shall be designated as conservation management areas on the PD-TDR Master Plan. Residential densities of one dwelling unit per 40 acres to one dwelling unit per 200 acres may be retained on the sending areas where consistent with a Conservation Management Plan. Retained density must be clustered on the least sensitive portion of the property. The amount of density to be retained shall be based on what is necessary to protect the integrity of the ecological system and conservation resources.
- f. Development of receiving parcels shall be consistent with COSE policies 3.1.1 - 3.1.3 and the objectives and policies in COSE 3.6.
- g. An area equal to at least 50% of the combined acreage of the sending and receiving areas for a PD-TDR shall be permanently set aside as open space on the sending parcel(s). Additionally, a minimum of 20% of the receiving parcel(s) shall be designated as open space consistent with COSE Policy 5.2.2.
- h. The maximum density allowed on the receiving parcel will be the number of units based on the Rural/Agriculture land use designation for the receiving area, plus the additional units transferred from the sending area, subject to the minimum lot size requirements for developed areas of rural clustered subdivisions specified in Policy 6.2.13. Allowance of this maximum density shall be subject to an evaluation of factors, including: proximity to developed areas; availability and capacity of public infrastructure and services; environmental suitability; and compatibility with surrounding land uses. A finding shall

be made whether or not the receiving parcel location and proposed density are appropriate based on these factors.

- i. The land development regulations shall include provisions to assure implementation of the planned development as a unified development plan.

RURAL RESIDENTIAL SUBDIVISIONS

Policy 6.2.6 No subdivision may be created without paved public road access and all subdivisions created must have internal paved roads that meet county standards, except as provided under Policy 6.2.6.1 below. Residential subdivisions of more than six lots in the Rural/Agricultural area shall be designed to provide:

- a. Paved, interconnected, internal, and local roads that are dedicated to a responsible maintenance entity.
- b. Limited driveways, including the use of common access driveways, on rural collector and arterial roads.
- c. Paved public road access.

Policy 6.2.6.1 Subdivisions of no more than six lots may be created from any parent parcel existing as of October 2, 1991, with access to a private easement road internal to the subdivision if such internal subdivision road provides a direct connection to a public road with sufficient right of way to meet county standards. Such internal subdivision roads must meet county standards for minimum width, stabilization requirements, and maintenance. A parent parcel, existing as of October 2, 1991, shall not be divided into more than six lots without having paved roads throughout the subdivision.

Policy 6.2.7 The Development Review Committee shall not authorize more than 150 lots smaller than eight acres in the Rural/Agricultural area in any calendar year except for lots that are clustered according to the provisions of 6.2.9 – 6.2.14.

Policy 6.2.8 New rural residential subdivisions of parcels legally created prior to October 2, 1991, which contain more than 100 lots, including cumulative phases or continued subdivision of land in common ownership or partnership as of October 2, 1991, shall be allowed only after adoption of a comprehensive plan amendment based on a completed special area study. This study, developed through the Community Planning Program, shall address factors such as transportation impacts, community services, fire protection, impacts on surrounding land uses, and environmental issues. This requirement for a comprehensive plan amendment is not applicable to a rural residential subdivision that exceeds 100 lots as a result of incentive density bonuses for clustering.

Policy 6.2.9 Clustering

The preferred design for new rural residential subdivisions is that they be clustered in order to protect the characteristics and features of rural areas through the following goals:

1. Protect natural and historic resources.
2. Support continued agricultural activities by preserving viable soils and effective land masses.
3. Minimize land use conflicts.
4. Provide recreational and habitat corridors through linked open space networks.
5. Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure.
6. Reduce natural hazard risks to life and property.

Policy 6.2.10 Density and Intensity

The overall development density shall not exceed the maximum gross density of one dwelling unit per five acres for the Rural/Agriculture land use category, except as a result of the provisions for the family homestead exception found in Policy 6.2.14.3, of a hardship variance or other temporary permit issued by the Growth Management Department or as a result of incentive bonuses for clustering as provided under item 4 below, subject to the resource protection standards in the Conservation and Open Space Element. These standards include the following requirements:

1. Impacts to wetlands and surface waters shall be avoided, minimized, and mitigated in accordance with Conservation and Open Space Element Policies 4.7.4. and 4.6.6
2. Density and open space requirements for new rural residential subdivisions shall be consistent with requirements for adequate protection of conservation areas in Conservation and Open Space Element Objective 3.6.
3. Development of property that is determined to be a strategic ecosystem shall require a special area plan pursuant to Conservation and Open Space Element Objective 4.10. unless it is determined that sufficient protection can be achieved through clustering.
4. As an incentive to cluster new residential subdivisions, if a new residential subdivision in the Rural/Agriculture area is clustered with a minimum of 50% of the development in open space, a total of 2 units in addition to the number units based on the gross density of 1 unit per 5 acres are allowed, plus 1 additional unit per every 10 acres of conservation area set aside as open space; plus 1 additional unit per every 20 acres non-conservation area set aside as open space.

Policy 6.2.11 Design Sequence

The design of rural residential clustered subdivisions shall be sequenced according to the following four-step process:

1. Identify open space area, including natural resources consistent with Conservation and Open Space Element Section 3, agricultural areas, and potential open space network connections consistent with Conservation and Open Space Element Section 6.3.

2. Identify developed area and locate home sites.
3. Align streets and trails.
4. Delineate lot lines.

Policy 6.2.12 Open Space Area in Clustered Subdivisions

A portion of a clustered rural residential subdivision shall be designated and maintained as undeveloped open space area.

1. Percentage of site. Clustered Rural residential subdivisions shall designate a minimum of 50% of the site as open space area.
2. Design Principles. Open space shall be selected and designed according to the following principles, consistent with Conservation and Open Space Element policies for the identification and protection of natural resources:
 - a. Protect natural, historic, and paleontological resources and agricultural areas of the site identified through a site specific inventory.
 - (1) Conservation areas shall receive top priority for inclusion as part of the designated open space area, and may only be impacted in accordance with Conservation and Open Space Element policies specific to the resource.
 - (2) Agricultural areas with viable soils and effective land masses shall be included as part of the designated open space area after resource protection criteria are met. Agricultural uses are encouraged to be included as part of the designated open space area.
 - (3) Historic and paleontological resources shall be included as part of the designated open space area when appropriate in accordance with the Historic Preservation Element.
 - b. Design the open space area as a single contiguous area with logical, straightforward boundaries to eliminate or minimize fragmentation.
 - c. Form linked open space networks with existing or potential open space areas on adjacent properties, other developments, or greenways, consistent with Conservation and Open Space Element Section 6.3.
3. Permitted uses.
 - a. Permitted uses in the open space area are natural resource conservation areas, non-intensive agriculture, silviculture, and common open space, resource-based recreation uses which maintain the undeveloped area in a natural state, permeable stormwater facilities consistent with Stormwater Element Policy 5.11, and common water supply systems and common septic

system drainfields. A residential unit used as a homestead just prior to the creation of the clustered subdivision can continue to be used as a homestead within the open space area and not counted toward the total number of units allowed in the rural clustered subdivision.

- b. More intensive agriculture uses such as concentrated animal density generally associated with milking barns, feed lots, chicken houses, or holding pens shall not be allowed in any clustered rural residential subdivision.
4. Permanent protection. All future development in designated open space areas is prohibited.
- a. All open space shall be maintained and remain undeveloped in perpetuity using a legal instrument that runs with the land to set forth conditions and restrictions on use.
 - b. All open space area and lots shall be restricted from further subdivision through an instrument in a form acceptable to the county and duly recorded in the public record which assures the preservation and continued maintenance of the open space.
 - c. The boundaries of designated open space areas shall be clearly delineated on plans, including record plats, and marked in the field to distinguish these areas from developed areas.
5. Ownership, maintenance, and management plan.
- a. Ownership methods. Ownership and maintenance of open space shall be by one or a combination of the following:
 - (1) Original landowner
 - (2) Homeowners association
 - (3) Established land trust
 - (4) Non-profit conservation organization
 - (5) Alachua County, with county approval
 - (6) Other public agency (e.g. Water Management District)
 - b. Maintenance. Unless otherwise agreed by the County, the cost and responsibility of maintaining common facilities, including but not limited to open space, private roads, shared water systems, and stormwater systems, shall be borne by the owner(s) of the open space. If the open space is not properly maintained, the County may assume responsibility of maintenance

and charge the property owner or homeowners association a fee which covers maintenance and administrative costs.

- c. Management plan. An open space management plan shall be required to accompany the development plan, subject to county review and approval. The management plan shall establish management objectives, outline procedures, and define the roles and responsibilities for managing the open space. Management shall include wildfire mitigation.

Policy 6.2.13 Developed Area

The developed area of the clustered rural residential subdivision shall be located outside the open space area. The land development regulations shall prescribe in detail design standards for the configuration of lots and homes, the provision of water and wastewater, roads, stormwater, and buildings and structures. At a minimum, all developed areas must be designed to comply with the following principles, to the extent feasible considering the location and protection of natural resources:

1. Flexible home siting and lot sizes. Diversity and originality in home siting, lot size and design are encouraged to achieve the best possible relationship between the development and the features on the land through the following strategies:
 - a. Ownership lines should follow existing features, such as tree lines or contours.
 - b. Lots smaller than one acre may be allowed provided that well and septic system configuration, location, and operation and maintenance comply with public health and environmental quality standards, subject to the following:
 - (1) The number of lots less than one acre shall be determined and located consistent with Conservation and Open Space Element Policies 3.6.11 and 4.5.5.6.
 - (2) Common septic systems may be utilized to serve lots less than one acre, consistent with Conservation and Open Space Element Policy 4.5.5.6, subject to performance criteria in the land development regulations specifying criteria such as system configuration, location, and management.
2. Development impacts within developed area. Development impacts and disturbance caused by buildings or construction to topography and existing site features within the developed area shall be minimized through the following strategies:
 - a. Locating residences and structures adjacent to tree lines and wooded field edges and avoiding placement in open fields, consistent with Firewise principles.
 - b. Preserving the maximum amount of natural vegetation by careful siting of development.
 - c. Limiting the size of building envelopes and locating them in areas most suitable for development.

- d. Locating roads to minimize cut and fill (follow existing features, e.g. tree lines, access roads, contours).
 - e. Providing buffers and setbacks from wetlands and surface waters.
 - f. Use of common driveways.
 - g. Encouraging community wells and septic systems within the most suitable soils.
 - h. Designing stormwater to maximize overland flow through natural drainage systems and grassed overland (roadside and lot line) swales. The use of plants and natural land forms shall be required to slow, hold, and treat runoff from development.
3. Development impacts to open space and adjacent offsite areas. The total amount of impacts and disturbance to the site, including the open space area, and to adjacent areas offsite shall be minimized through strategies such as:
- a. Providing buffers and setbacks to protect resources and natural vegetation from development impacts consistent with Conservation and Open Space Element Section 3.6.
 - b. Providing buffers and setbacks to protect the ability to engage in agricultural activities in neighboring areas. The width and type of buffer shall be based on the scale of the agricultural activity and other site specific factors such as topography, and shall include a minimum buffer width of two hundred feet when the developed area is adjacent to intensive agricultural uses.
 - c. Locating developed areas and providing buffers and setbacks to eliminate or minimize the presence of development from adjacent properties.
4. Development impacts to adjacent public roads shall be minimized through the following strategies:
- a. Providing internal paved local roads, or private easements that serve no more than six lots consistent with Future Land Use Element Policy 6.2.6, which meet County standards and minimize access to adjacent public roads.
 - b. Minimizing the number of driveways accessing adjacent public roads and the number of lots with direct frontage on adjacent public roads.
 - c. Locating developed areas and providing buffers and setbacks to minimize the presence of development from adjacent public roads.

Policy 6.2.14 Applicability

- 1. New rural residential subdivisions of parcels legally created prior to October 2, 1991, consisting of 25 or more lots shall be clustered according to the policies and requirements under this section.

2. New rural residential subdivisions meeting all requirements for cluster development may be allowed through the development review process, provided they are consistent with Comprehensive Plan policies and land development regulations.
3. Exceptions to the density and intensity standards in the Rural/Agriculture area may be granted for use of a parcel as a homestead by family members that meet the family relationship criteria under Future Land Use Element Policy 7.1.20 as follows:
 - a. If the residual parcel is at least five acres, the homestead exception to density standards and the clustering requirements may be granted through an administrative process provided the resulting parcels are consistent with the Land Development Regulations.
 - b. If the residual parcel is less than five acres or the resulting homestead parcels are not consistent with LDRs, then the eligibility for the homestead exception shall be determined by the Board of Adjustment through the variance process.
4. Alternatives to the requirements for Rural/Agricultural areas may be established by special area plans adopted jointly by Alachua County and a municipality pursuant to Interlocal agreements under Section 1.5 of the Alachua County Charter and Policy 1.1 of the Intergovernmental Coordination Element of the County Comprehensive Plan. Such special area plans shall establish policies for land use and other relevant issues such as provision of infrastructure and services within areas delineated in such joint special area plans. In order for these alternative policies to apply, the joint special area plan with a municipality must be adopted as part of the Comprehensive Plans of the both the County and the applicable municipality.

6.3. RURAL EMPLOYMENT CENTERS

- Policy 6.3 Recognize existing industrial uses in conjunction with related residential and supporting uses outside the urban area. Rural employment centers are characterized by at least one employer of 100 or more persons outside of an urban cluster.
- Policy 6.3.1 The Future Land Use Map shall depict existing Rural Employment Center boundaries.
- Policy 6.3.2 Development in a rural employment center may be permitted with lot sizes of one acre or greater for development on private wells and septic tanks (or on lots as small as one-half acre with both a central water and sewer system), consistent with the Potable Water/Sanitary Sewer Element and Conservation and Open Space Element Policy 4.5.5.6.
- Policy 6.3.3 The following supporting activities may be permitted within a rural employment center provided that the appropriate policies and standards within the Comprehensive Plan are met.
- a. Commercial uses consistent with Policy 3.11.1.
 - b. Office uses consistent with 3.9.1 and light industrial uses consistent with Policy 4.5.1.

Policy 6.3.4 The following existing rural employment centers are depicted on the Future Land Use map series:

- a. McGinley Industrial Park, and
- b. Hague Rural Employment Center.

Policy 6.3.5 Joint ventures in pursuing employment activities between the County and smaller municipalities shall be encouraged within those cities.

Policy 6.3.5.1 The following rural community employment center is depicted on the Future Land Use map series:

a. Hawthorne Rural Community Employment Center (SR 20, west of and adjacent to Hawthorne).

1. Uses within the rural community employment center should utilize common means of ingress/egress to the maximum extent possible. Access to SR 20 (Hawthorne Road) shall be minimized in order to preserve and maintain traffic mobility on the roadway, which is part of the Florida Intrastate Highway System.

2. Light Industrial land use, research and development oriented, with accessory manufacturing of research and development related products shall be allowed on up to 42 acres in the ECO² Rural Community Employment Center.

(a) Development of the Light Industrial land uses shall be in the form of a Planned Development.

(b) Maximum Floor Area Ratio shall be .5.

(c) Minimum buffer shall be 25 feet with screening which shall consist of a combination of fencing or landscape material to ensure the height, type, location, and degree of opacity are sufficient to provide an effective visual and acoustical buffer giving consideration to the existing and proposed uses.

(d) Rural/Agricultural land use shall be allowed as an interim land use. Residential development on Rural/Agriculture land shall be buffered and screened in accordance with Policy 6.3.5.1.a. (2) (c).

3. Implementation of this Rural Community Employment Center shall be coordinated with the City of Hawthorne, as follow up to annexations of portions of the Rural Community Employment Center by the City of Hawthorne.

6.4. RURAL CLUSTERS

Policy 6.4 Rural clusters are small settlements outside of an urban cluster. These clusters serve as a focus for an existing rural community. They generally lack public services and facilities identified as necessary for more intense urban development.

Policy 6.4.1 Development in the rural clusters may be permitted with lot sizes of one acre or greater for development on private wells and septic tanks, or on lots as small as one-half acre for

development on a central water system, consistent with Potable Water/Sanitary Sewer Element Policy 2.3.1. and Conservation and Open Space Element Policy 4.5.5.6. Limited support commercial and support institutional land uses appropriately designed, located, and scaled to serve the cluster market may also be considered.

Policy 6.4.2 The Rural Clusters identified in Policy 6.4.4 are generally depicted on the Future Land Use Map. The boundaries of these Rural Clusters shall be updated as part of an evaluation of the designated Rural Clusters based on the sub-area planning process identified in policy 6.4.5. The following guidelines shall be used in evaluating the boundaries of a rural cluster:

- a. Rural Clusters shall generally include developed areas approximately 1/2 mile from the easily discernable focal point of the cluster. The focal point is usually the intersection of two rural roads or some other prominent feature around which the community seems to be centered.
- b. The cluster shall be construed as containing all of the developed areas and undeveloped infill areas, but not undeveloped land beyond the extent of developed areas.
- c. For the purposes of these guidelines, developed areas include areas with commercial uses, non-farm residential areas where lot sizes are generally below five acres, and usually below one acre, and other specialized uses not normally found in a rural setting. Platted, undeveloped subdivisions or other pre-existing developments where densities are higher than one unit per acre should be included, even if not developed, provided that the various lots or parcels are largely in different ownerships. The extent of non-conformity of these lots or parcels from County setback, access, and other regulations shall be considered in determining Rural Cluster boundaries
- d. The cluster may contain open space or conservation areas if these areas can be logically included given the other standards listed above. Such areas in the cluster shall be consistent with policies in the Conservation and Open Space Element.
- e. Consideration may be given to natural features (including otherwise defined open space or conservation areas) or man-made features (such as jurisdictional boundaries, highways, railroads, or distinctive land use areas) that help form a logical boundary.

Policy 6.4.3 Commercial or institutional development may be permitted within a rural cluster, subject to the following standards:

- a. Commercial uses shall be limited to rural support services, retail sales, or personal services intended to serve the immediate population (such as farm implement sales, grocery stores, veterinarian services or clinics to serve the rural and farming community, pharmacies or medical or dental offices, or co-operative or farmers markets to promote the sale of locally grown products. There shall be a maximum of 30,000 square feet of total commercial floor area for such uses.
- b. Performance standards shall be established to require integration of non-residential development within the rural area, including site and building design measures such as provision of open space, landscaping and buffering, parking lot design, building massing and scale, and limitations on signage and lighting, to produce development that is compatible with surrounding rural land uses.

- c. The non-residential land uses shall be located at the focus or center of the Rural Cluster.
- d. There shall be an interconnected, paved and internal traffic circulation system on dedicated local roads, and minimal development impacts on rural collector and arterial roads.
- e. Industrial development shall not be allowed.

Policy 6.4.4 The following communities are the rural clusters:

- a. Cross Creek
- b. Evinston
- c. Campville
- d. Grove Park
- e. Rochelle
- f. Windsor
- g. Lochloosa
- h. Island Grove
- i. Orange Heights
- j. Melrose
- k. Earleton
- l. Hague
- m. Santa Fe

Policy 6.4.5 As part of the evaluation and update of the designated Rural Clusters the county shall prepare sub-area plans to explore the carrying capacities for appropriate levels of nature and heritage tourism in rural clusters, including those with historic or natural resources which give them special attractiveness. Such sub-area plans shall incorporate the local neighborhood and community vision and goals, and shall include provisions to ensure consistency of the Rural Cluster with policies for the surrounding Rural/Agricultural area, and:

- a. enhances the community's livability.
- b. protects rural character.
- c. provides amenities for residents.
- d. protects natural resources.
- e. Special consideration shall be given to linking these communities through the use of heritage or nature trails, bikeways, etc.

Policy 6.4.6 Any new residential subdivision proposed in a Rural Cluster shall be allowed only after update of Rural Cluster boundaries based upon a sub-area plan prepared pursuant to Policy 6.4.5. A phased schedule for preparation of sub-area plans for each Rural Cluster and the minimum requirements for sub-area plans shall be established by the Board of County Commissioners. Privately initiated sub-area plans may be prepared in advance of the phased schedule if authorized by the Board of County Commissioners; the applicant shall bear the cost of preparing the sub-area plan.