

CHAPTER 17. ZONING.

ARTICLE 3. CONVENTIONAL DISTRICTS.

SECTION 17-304. RURAL VILLAGE DISTRICT (RV).

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17-304.01. Definition.

The RV district is comprised of existing rural villages that have historically served as support to the surrounding rural areas. These areas have agribusinesses, agritourism, small-scale community retail or services, and residences.

17-304.02. Requirements.

- A. The RV district shall promote the continuance of community activities and the limited establishment of businesses to serve the immediate community or surrounding agricultural areas.
- B. Surrounding buildings should be evaluated as to the significance and integrity of their architecture and character. Where appropriate, new development should be compatible with adjacent structures and the pattern of the surrounding area. Compatibility is not construed to imply that new development conforms strictly to existing development but, rather, that new development is similar to existing development in scale and massing, that materials and colors complement the existing development, and that adequate transition buffers are provided between new commercial development and noncommercial development or zoning districts.
- C. Development incompatible with the RV district or the surrounding agricultural or forestal uses shall be encouraged to locate within urban growth areas designated in the Comprehensive Plan or in other plan adopted by the County.

17-304.03. District Status.

- A. Land zoned RS-1 prior to October 1, 2014 shall be zoned RV and comply with Section 17-304.
- B. No minimum acreage shall be required for the RV district.

17-304.04. Water and Sewer.

- A. All uses requiring water service shall be served by public water where available.

B. All uses requiring sewage treatment shall be served by public sewer where available.

17-304.05. Land Uses.

See Article 6, Land Uses.

17-304.06. Development Standards.

See Article 7, Development Standards.

17-304.07. Area, Setback, and Height Standards.

See Article 8, Area, Setback, and Height Standards.