

RURAL HERITAGE/ESTATE RMA

The Rural Heritage/Estate RMA as depicted in Map 8-1, RMA-1, Resource Management Area Map, recognizes and supports the existing pattern of very low-density large lot estate development, agriculture, and equestrian activities outside the Urban Service Boundary. The existing uses consist of single-family residential and include areas with the Future Land Use designation of Semi-Rural, having gross densities less than or equal to 1 dwelling unit per 2 acres, and Rural, having gross densities less than or equal to 1 dwelling unit per 5 acres, 1 dwelling unit per 10 acres, or 1 dwelling unit per 160 acres.

**RHE
OBJ 1** **To protect the existing rural character of the areas outside of the Urban Service Boundary and the established large lot obj 1 development within Rural Heritage/Estate RMA.**

RHE POLICY 1.1

PRESERVATION OF HISTORIC RURAL CHARACTER

The County shall prepare a Neighborhood Plan to designate the Rural Historic District in Old Miakka to be completed within two years from Notice to Proceed from the Board of County Commissioners including, but not limited to, an evaluation of each of the following components and proposed strategies to preserve the historic rural character of the area:

- Land use
- Transportation
- Public and Private Facilities
- Protection of Rural Character

The Neighborhood Plans shall include processes and components as described in Policy US 1.2 and US 1.3. The Board of County Commissioners may provide assistance, when requested, to those communities within the Rural Heritage/Estate RMA to preserve their historic rural character.

RHE POLICY 1.2

INCENTIVES FOR RESOURCE PRESERVATION

Incentives to protect natural resources within the Rural Heritage/Estate RMA are established as detailed in Objective TDR 2. These incentives provide for the creation of Conservation Subdivisions and allow the Transfer of Development Rights within an individual site and from eligible lands within a Sending Zone pursuant to the Transfer of Development Rights Program established under Policy TDR1.2. Density Incentives may be authorized when Open Space within the Conservation Subdivision is designed to connect the Open Space to ecological resources through wildlife linkages or trails or to protect significant Native Habitats.

RHE POLICY 1.3

SEPARATION FROM VILLAGE/OPEN SPACE RMA

The County shall preserve the rural character of existing rural low-density development and roadways through the design standards of new Village development. These design standards include limitations on uses within Open Space within 500 feet of Rural Heritage/Estate RMA and the requirements for a Greenbelt as established in Policy VOS5.1.

RHE POLICY 1.4

INCENTIVES FOR AGRICULTURAL USES

The County shall adopt amendments to the Zoning Regulations and Land Development Regulations which recognize existing agricultural uses, and may define the conditions under which new agricultural uses will be allowed within the Rural Heritage/Estate RMA. The County shall allow existing development rights on parcels within the Rural Heritage/Estate RMA, including development rights on parcels used for agricultural purposes, to be transferred to eligible Receiving Zones consistent with Policy TDR1.5 and Table RMA-2.

RHE POLICY 1.5

RURAL HERITAGE ADVISORY BOARD

The County may establish a Rural Heritage Advisory Board to advise the Board of County Commissioners and Planning Commission on issues relating to the Rural Heritage Estate RMA including, but not limited to, land use, transportation, public facilities, the protection of rural heritage character, and the encouragement of agriculture and eco-tourism.

RHE POLICY 1.6

INCENTIVES FOR AFFORDABLE HOUSING

The area designated in Future Land Use Map Series Map 7-4 may be developed as an affordable housing overlay consistent with FLU Policy 4.3.1, of the Future Land Use Chapter. If the area is developed in accordance with FLU Policy 4.3.1, the provision of Objective TDR2 shall not apply.