

Policy 1.3.8: Rural Support

This policy is intended to address the need for commercial uses that “support” the resident population of areas within the Rural Land Use Series. Rural Support land uses may include professional offices, personal services, convenience retail, agricultural-related retail sales of goods and services, or similar uses as defined in the land development regulations. Such uses shall be limited in scale and scope to serve the basic and special needs of rural areas, and ensure compatibility with the character of the rural areas. The following requirements shall apply to Rural Support uses within the Rural Land Use Series:

1. Policy 1.3.8.1 Existing Commercial Districts

Commercial zoning districts within the Rural Land Use Series existing prior to the effective date of this policy and not acquired for conservation by a public agency ~~shall be vested~~ may be approved for rural support uses ~~whether or not a site plan has been previously approved~~. Approval of a site plan by the Board of County Commissioners shall be required prior to development.

Policy 1.3.8.2 Rural Support Intersection Future Land Use Category

Unless otherwise provided herein, new commercial zoning districts shall be limited to specific locations identified within this Comprehensive Plan as Rural Support Intersections and depicted on the Future Land Use ~~Overlay~~ Map. ~~The maximum extent of~~ Where located, the Rural Support Future Land Use Category shall be defined to exist within ~~uses shall not exceed~~ a distance of 320 feet measured perpendicular to the road from a point on the centerline of the road ~~not to exceed~~ extending 320 feet from the center of the intersection. Building structures shall be limited to a maximum aggregate ~~footprint of 5000 square feet at~~ floor-area ratio of 0.055 within each quadrant of the intersection and shall not be combined in any fashion that would yield a composite footprint that exceeds this ratio. ~~5000 square feet in within each quadrant~~. Assignment of a Rural Support Intersection over all or part of a legal lot of record existing prior to the effective date of this policy shall not inhibit a maximum of one (1) single-family dwelling unit from being constructed upon that legal lot of record, consistent with all other requirements of the Comprehensive Plan and Land Development Regulations. This single-family dwelling unit may be attached or detached from the rural support structure, provided however that the composite footprint of all structures within the quadrant, including the residential dwelling and rural support uses, shall not exceed a floor-area ratio of 0.055. Property within a Rural Support Intersection shall not be subdivided for the purpose of creating additional dwelling units.

The following Rural Support Intersections are recognized:

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3-Any future Rural Support Intersection shall not be located less than three miles from an existing Rural Support Intersection or Rural Support Corridor. A new Rural Support Intersection may only be located at the junction of two roads that are classified as arterials or collectors.

Policy 1.3.8.3 Rural Support Corridor Future Land Use Category

With the exception of ~~vested property and well-defined commercial~~ historically established corridors located within ~~established existing~~ rural communities, ~~roadway-oriented “strip” commercial zoning not associated with Rural Support Intersections~~ shall be prohibited within the Rural Land Use Series. Rural Support Corridors recognized as appropriate for future commercial activity based on established development patterns shall be limited to specific locations identified within this Comprehensive Plan and depicted on the Future Land Use ~~Overlay Map~~. ~~The maximum extent of a Rural Support Corridor shall not exceed 320 feet from the centerline of the roadway corridor and 320 feet from the terminus of the corridor.~~ Where located, a Rural Support Corridor Future Land Use Category shall be defined to exist within a distance of 320 feet measured perpendicular to the road between specified termini on the centerline of the road and within a distance of 320 feet measured perpendicular to the road from a point on the centerline of the road extending 320 feet from each terminus. ~~Within Rural Support Corridors, new commercial zoning shall be preferred adjacent to existing commercial zoning. The maximum aggregate building size for all structures within a parcel of record shall be 5000 square feet.~~ Except for commercial zoning existing prior to the effective date of this policy, no new commercial zoning shall be approved within a Rural Support Corridor until after the completion of a study conducted by Lake County to determine the need for and appropriate characteristics of rural support uses within the corridor. Following completion of this study, the county shall adopt land development regulations relating to characteristics including but not limited to the specific type, size, height, and appearance of rural support uses within the corridor. Subject to further restrictions within the Land Development Regulations, the maximum floor-area ratio for building structures permitted within any Rural Support Corridor shall not exceed 0.2. Assignment of a Rural Support Corridor over all or part of a legal lot of record existing prior to the effective date of this policy shall not inhibit a maximum of one (1) single-family dwelling unit from being

constructed upon that legal lot of record, consistent with all other requirements of the Comprehensive Plan and Land Development Regulations. This single-family dwelling unit may be attached or detached from the rural support structure, provided however that the composite footprint of all structures, including the residential dwelling and rural support uses, shall not exceed the floor-area ratio defined for the Rural Support Corridor in the Land Development Regulations. Property within a Rural Support Corridor shall not be subdivided for the purpose of creating additional dwelling units.

The following Rural Support Corridors are recognized:

- CR42 between Central Avenue and Country Squire Road (Paisley)
- CR455 between CR561A and Trousdale St (Ferndale)
- CR448 between Lois Drive and east intersection of Sunset Court

Policy 1.3.8.4 Rural Support within the Rural Transition Future Land Use Category

Rural Support uses may be permitted as a part of a Planned Unit Development (PUD) within the Rural Transition Density Future Land Use Category, provided that the use serves residents of the PUD and is located interior to the PUD. Rural Support uses within a PUD shall be limited to increments of one (1) acre per 500 dwelling units, and shall be limited to a floor-area ratio of 0.055. Land containing a Rural Support use within a PUD shall not count toward buildable area in the determination of residential density.

Policy 1.3.8.5 Rural Support Compatibility

The site and architectural design of Rural Support uses shall be compatible and consistent with the character of the rural area. Elements of compatibility that shall be addressed by the Land Development Regulations include but are not limited to signage, hours of operation, lighting, orientation of buildings, height, facade, parking, landscaping and buffering. New Rural Support uses shall not be located adjacent to public conservation land.