

10,000 square feet of land area or cluster or Open Space Development – where lot size may be reduced and area is set aside as permanent open space,

Certain nonresidential uses are permitted in this district with no special review. Such uses include: schools, libraries, museums, art galleries, and churches.

Other nonresidential uses are permitted only if the Board of Adjustment first reviews and approves a site plan and Special Use Permit. Most such nonresidential development is allowed only at "activity center" locations designated or defined in the County's Land Use Plan, and only for those uses and at those levels of development intensity appropriate for the particular type of activity center. Nonresidential special uses include: day care centers, community centers, government buildings, a number of principally outdoor recreational facilities, convenience stores (with or without gas pumps), automotive service and repair stations, banks, drug stores, book stores, antique shops, hardware stores, other indoor retail and service establishments, barbershops, beauty salons, shoe repair shops, self-service laundries, cemeteries, mining, and landfills.

Highway District (HD) (Max. density = 1.45 du/ac)

The Highway District is basically a low-density residential district comparable to the R-30 District – but one that allows a wide range of nonresidential uses with a Special Use Permit. It allows low-density residential development as either single-family attached or detached dwellings on separate lots. Most divisions of parcels into separate building lots must be approved by the Planning Board as part of either a lot-by-lot subdivision – where each lot contains at least 30,000 square feet of land area – or a cluster subdivision – where lots may be reduced to as small as 12,000 square feet in area if at least 10% of the subdivision site is set aside as permanent open space, but the number of lots may not exceed the site acreage times 1.45 lots per acre.

A wide range of nonresidential uses is permitted in this District, but only if the Board of Adjustment first reviews and approves a site plan and Special Use Permit. Most such nonresidential development is allowed only at "activity center" locations designated or defined in the County's Land Use Plan, and only for those uses and at those levels of development intensity appropriate for the particular type of activity center. Nonresidential special uses include: churches, schools, colleges, libraries, museums, art galleries, day care centers, group homes, government buildings, recreational facilities, offices, clinics, medical and dental laboratories, hotels and motels, retail stores and establishments, automobile sales, shopping centers, wholesale establishments, warehousing, airfields, bakeries, bottling plants, printers, cleaning and dyeing establishments, industrial uses, cemeteries, mining, and landfills.

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Residential Mobile Homes District (RMH) (Max. density = 5.84 du/ac)

The Mobile Homes District is intended to accommodate the development of a moderate-density residential mobile home park consisting of manufactured housing units on separate "spaces" containing at least 6,000 square feet of land area each, plus developed recreation area containing at least 10,000 square feet of land area per 25 units. A mobile home park in this District is permitted only if the Zoning Administrator (staff in the Inspections/Development Plans/Permits Division of the County's Community Services Department) first approves a preliminary site plan and the Planning Board then reviews and approves a final site development plan.