

3-101.2 District Purposes

1. [A-2, Rural Agricultural and Open Space District](#) - These districts are designed to provide suitable areas for the growing of crops, animal husbandry, dairying, forestry, and other similar intensive agricultural activities, which generally occur and characterize rural rather than urban areas. These districts are designed, furthermore, to provide for very low-density residential development generally on unsubdivided tracts of land. In addition, these districts may include areas and lands not suited by reason of soil, geologic, topographic, or other limitations for development. These districts also include community facilities, public utilities, and open uses which serve specifically the residents of these districts, or that are benefited by an open environment without creating objectionable or undesirable influences that are incompatible with a rural environment. These districts shall also provide for single-family residential detached dwellings, residential accessory structures, customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix).

2. [A-1, General Agricultural/Estate Residential District](#) - These districts are designed to provide suitable areas for single-family residential development located within a rural environment. Residential development consists of single-family residential detached dwellings and such other structures as are customary and accessory, thereto. The intensity of development permitted within these districts is directly related to the availability of public water service. These districts also include community facilities, public utilities, and open uses, which serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. These districts provide for large tracts and open space on the fringe of higher densities of residential development and may transition into other districts as development evolves. These districts shall also provide for customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix) and singlewide mobile homes on individual parcels.

3. [AR, Agricultural, Rural Residential and Light Recreational District](#) - These districts are designed to provide suitable areas for single-family residential development located within a rural environment. Residential development consists of single-family residential detached dwellings, manufactured homes located on individual parcels, and other such structures as are accessory thereto. The intensity of development permitted within these districts is directly related to the availability of public water and transportations systems available to serve these lots. These districts also may include community facilities, public utilities, open space uses which serve specifically the residents of these districts or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. These districts may also provide for light recreational uses, such as camping, aquatic and other outdoor recreational activities defined herein, where adequate public infrastructure is available as reviewed and approved by the Regional Planning Commission. These districts shall also provide for customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix).

4. [R-1, Low Density/Single-Family Residential District](#) - These districts are designed to provide suitable areas for single-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development consists of single-family detached dwellings and other accessory structures thereto. The intensity of development permitted within these districts is directly related to the availability of public water service and sewage capabilities. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplementary provision and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

5. [R-2, & R-2A, Medium Density Residential District](#) - These districts are designed to provide suitable areas for single-family and two-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development will consist of single-family, manufactured homes on individual lots and/or duplex dwellings and other structures that are accessory thereto. These districts also include community facilities, public utilities, and open uses, which serve specifically the residents of these districts, or that, are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. Further, it is the intent of this resolution that these districts be located so that the provision of appropriate urban services can be physically and economically facilitated, and so that provision is made for the orderly expansion and maintenance of urban residential development throughout the planning jurisdiction. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that