

(iii) Commercial development may be located no closer than 1 mile from areas designated as Commercial on the FLUM, and shall be adjacent to improved (paved) collector or arterial roadways.

(iv) Not more than 15% of the total frontage on both sides of a collector or arterial road shall be occupied by commercial uses within this district.

8. *Workforce/Affordable Housing Density Bonus:* Workforce/Affordable housing density bonuses are not applicable to this land use designation.

F. Rural Village (RV): This district is a mixed use district which permits predominantly residential development up to a maximum of 2 units per acre:

1. *Primary Uses Allowed:*

- Silvicultural
- General Agricultural Residential
- Civic Uses
- Residential subdivisions

2. *Conditional Uses Allowed:* Functional Agriculture Related Non-Residential subject to the additional conditions of number 7 below.

3. *Residential Density Allowed:* The maximum allowable residential density is two units per acre (2 units/1 acre).

4. *Non-Residential Intensity Allowed:* The intensity of non-residential uses shall not exceed a floor area ratio of 50 percent (0.5 FAR).

5. *Setback Requirements:* See Section 5.00.03.

6. *Buffering Requirements:* See Section 5.01.02.

7. *Special Development Conditions within this District:*

a. *Commercial Development:*

(i) Residential uses shall account for approximately 95 percent of the total land area within any area designated on the FLUM for this District. The remaining area may be utilized for related and compatible commercial uses.

(ii) Commercial uses may occupy up to 5% of the total land area designated on the FLUM for this District.

(iii) Commercial land uses shall be limited to collector and arterial road intersections, intersections of subdivision collectors and arterial or collector roads, and areas that are specifically designated Commercial on the FLUM.

(iv) Not more than 15% of the total frontage on both sides of a collector or arterial road shall be occupied by commercial uses within this district.

8. *Workforce/Affordable Housing Density Bonus:* Affordable housing density bonuses are applicable to this land use designation based on the criteria detailed in section 2.04.

G. Urban Residential (UR): This district includes areas that constitute reasonably compact additions to urbanized areas surrounding municipalities, which do not constitute significant habitat, wetland, or flood hazard areas, and which are either served by public water or sewer systems, or where such systems are scheduled to be extended within five years. This district allows higher density residential development in more traditional residential subdivisions and provides for a more intensive commercial component in mixed use areas.

1. *Primary Uses Allowed:*

- Residential Subdivisions

2. **Conditional Uses Allowed:** Limited Supporting Neighborhood Commercial, Multifamily, and/or Workforce/Affordable Housing subject to the conditions provided in number 7 below.

3. **Residential Density allowed:** The maximum residential density allowed within this district is four units per acre gross density (4 units/1 acre).

4. **Non-Residential Intensity Allowed:** The intensity of non-residential uses shall not exceed a floor area ratio of 50 percent (0.5 FAR).

5. **Setback Requirements:** See Section 5.00.03.

6. **Buffering Requirements:** See Section 5.01.02.

7. **Special Development Conditions within this District:**

a. **Limited Supporting Neighborhood Commercial:**

(i) Neighborhood Commercial development shall ensure compatibility and harmony of scale and character. No more than five percent of the total area designated on the FLUM for the District shall be in limited supporting neighborhood commercial.

(ii) Commercial uses shall not occupy more than ten percent of any specific area designated as UR.

(iii) Commercial uses shall be limited to collectors and arterial road intersections, intersections of subdivision collectors and arterial or collector roads.

(iv) Not more than 15% of the total frontage on both sides of a collector or arterial road shall be occupied by commercial uses within this district.

b. **Affordable Housing.** Multi-family, Workforce/affordable housing sites may be permitted at densities up to 10 dwellings/acre within the UR district subject to the following conditions:

(i) At least 20% of the dwellings are for very-low, low-, and moderate income housing;

(ii) The development is connected to a public water and sewer system; and

(iii) The buffering requirements of this Code for incompatible uses are required in the setback area if adjacent to single family.

c. **Required Utility Services Connections:**

(i) Connection to central water and sewer systems shall be required for any residential development with a density over 2 dwelling per acre, and for any commercial development, if such service is available within one-quarter (1/4) mile; furthermore, dry lines (water and sewer) shall be installed extending to the closest point on the boundary of the closest existing utility line corridor for such development, if the extension of water or sewer lines to within 1/4 mile of the site is included for completion within five (5) years in the Capital Improvements Plan of the appropriate utility provider.

H. General Commercial (GC): The General Commercial Future Land Use Category is intended to provide for general commercial uses that serve the larger community and the traveling public. This category permits a broad range of commercial operations and services.

1. **Primary Uses Allowed:** The following uses are allowed uses within this land use district:

- Offices