

## ESTATE RESIDENTIAL



This designation is for areas that, due to public service limitations or prevailing rural character, should have limited development activity other than large-lot residential. Such areas provide a transition between the County's rural fringe and more suburbanized development patterns and intensities. Lots in this category typically provide substantial openness and separation between individual dwellings.

As a result of larger lot sizes, open space and vegetation are intended to be the more dominant views. The buildings remain the most apparent, dominant forms, with the landscape assuming a secondary role. Depending on the size of the home and its percent of coverage and location on the lot, the Estate Residential character category may more closely resemble a larger version of the typical suburban character. To achieve an Estate Residential character, the design of these subdivisions must actively seek to imitate more rural areas through the use of rural street cross sections, significant open space throughout the development, the use of rural fence types to divide properties, the preservation or planting of native vegetation along property boundaries, and generous building setbacks on all sides.

### Development Types

- Large lot, single family detached residential
- Planned developments

- Residential dwellings set back from rural roads
- Some agricultural storage and support uses, e.g., barns and related outbuildings
- Ornamental landscape enhancements and manicured lawn areas

### Characteristics

- Scattered residential development on relatively large acreages (greater than three acres), resulting in very high open space ratios and very low site coverage (sometimes with residential "estate" areas providing a transition from rural to suburban densities).
- Individual wastewater systems.
- The driveway is a dominant element in the composition of the manicured landscape. Garages are often free-standing and situated to the side or rear of the main dwelling.
- Transition between suburban and rural character areas, with further progression along the character spectrum toward rural environments where the landscape is visually dominant over structures.
- Should be limited to within roughly one miles of an existing paved road.
- New areas of Estates should take into account the amount of prime farmland, as defined by the United States Department of Agriculture, present on the tract.