

# Rural Conservation

Rural Conservation areas are intended to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering development and minimizing land disturbance. Generally, these areas conserve between 50-70 percent of a site as natural open space.

In growth areas, corridors and pockets of rural conservation indicate places that may be subject to development similar to the adjacent place types, but where more compact and low impact site design is expected.

In rural areas, these places are appropriate for residential development in a conservation pattern with lots that are smaller than typical rural lots and are clustered to leave natural areas undeveloped.

## LAND USE MIX

### Primary Uses

Residential, Single family (conservation pattern)

### Secondary Uses

Residential, Attached (conservation pattern)  
Civic

## HOUSING MIX

- Single family residential subdivisions shall be clustered in a pattern that preserves 50 percent or more open space on a given site

## FORM ATTRIBUTES\*

### BUILDING FORM

#### Height

1-2 stories

#### Setback

Varies

### TRANSPORTATION

#### Primary Mode(s)

Automobile

#### Secondary Mode(s)

n/a

#### Parking

Private off-street.

#### Streets

Primarily automobile access. Subdivisions have long blocks and meandering streets. Sidewalks are uncommon.

### OPEN SPACE

Mostly private. May have trail access.

## EXAMPLE PATTERN



## EXAMPLE CHARACTER



*Conservation design (above, left) yields the same number of homes on a given parcel as a conventional subdivision design (above, right). The conservation design results in less pavement, shorter distances to run utilities, and greater open space preservation.*

\*See page 42 for more information on form attributes.