

LA FLU POLICY 1.4.8

Rural Community (LA RC)

The Rural Community land use is applied to three large areas, one in the southwestern quadrant of the LAMPA, east of and surrounding Thunder Road; one along Peters Creek and tributaries in the southeast quadrant of LAMPA and the other in the northeastern quadrant of the LAMPA, north of C.R. 209.

1) *Land Use*

The Rural Community land use category comprises 11,367 acres within the LAMPA. Development within this category will be characterized predominantly by single-family homes on large lots, served by well and septic tank or by clustered subdivisions which preserve large expanses of environmental open space.

2) *Density*

The base density within Rural Community land use category is one dwelling unit per five gross acres. Density may go up to an overall maximum of two units per-net acre through the dedication of wetland-upland buffers and/or environmentally significant lands as described under the policies associated with Objective 2. Projects utilizing the additional density associated with wetland-upland buffer and/or environmentally significant land dedication shall be clustered in order to preserve a minimum of 40% of open space with no more than 30% of this being wetlands.

3) *Recreation*

Developments utilizing the density bonus program and central services shall be subject to the development, design, recreation and other applicable standards of the Master Planned Community land use.

4) *Schools*

The location of schools is addressed in the Public School Facilities Element, Exhibit K.