

and are described below:

- 1) Agriculture – “AG” (Rural): This classification is intended for those areas of the County designated as appropriate locations for all types of agricultural pursuits including crop production, pasture land for grazing cattle and horse farming, timber production, and cover crops for soil regeneration. Agricultural lands account for an important segment of the Clay County economy and play a vital role in the conservation of the County's natural resources.

These uses are generally characterized by being situated in areas removed from urban services, having very sparse densities and exhibiting a rural character. The Plan recognizes the value of these lands for agricultural and silvicultural activities, at both a small and large scale, and, therefore, recognizes their potential suitability for limited residential development at a density of one unit per twenty gross acres.

- 2) Agriculture/Residential – “AR” (Semi-Rural): This designation allows a final transition between suburban residential densities and major agricultural and silvicultural activities. The very low density of one dwelling unit per ten gross acres allows individual family agricultural operations. This designation accommodates the existing rural pattern of residential use that has adequate access and is suitable for continued low density development. Some locations in Agriculture /Residential may qualify for a density of one unit per five gross acres if the requirements of tract size, clustering and points in Future Land Use Objective 1.4 and its policies are met.
- 3) Rural Residential - “RR” (Exurban): These areas will serve as a transition between areas with planned urban services, agriculture/residential areas, and environmentally sensitive areas. The new growth in these areas may include central sewer or water systems or other urban level public services if feasible. Rural residential areas will provide a low density residential character.

Designation of these areas on the *Future Land Use Map* is based on recognizing a number of existing and future development factors. These include areas with soil conditions suitable for individual wells and septic systems; existing rural subdivisions with little or no infrastructure improvements, including unpaved roads; small farm or recreational and low intensity institutional uses; and areas which are in close proximity to but outside of, planned urban services and are not anticipated to develop at an intensity to require significant urban

services within the planning period.

Allowable residential density under this category shall be one dwelling unit per 5 net acres. Implementation of this land use designation shall occur in accordance with the Land Development Regulations. Some locations in Rural Residential may qualify for a density of one unit per acre, but only if the requirements of tract size, clustering and points in Future Land Use Objective 1.4 and its policies are met.

- a) Within the Rural Residential land use designation, developments meeting the following criteria are authorized to subdivide parcels into tracts of no less than five acres. Property owners are further authorized to construct one single family home on each five acre parcel and to receive a building permit upon proper application therefor, without regard to the density restrictions otherwise applicable to such properties as set forth herein and in the land development regulations, and without being required to record a plat or otherwise comply with the development standards set forth in the subdivision regulations.
 - i) The parcels must lie within a Residential Aviation Community.
 - ii) The geographical boundary of the community must contain less than 100 parcels.
 - iii) At least 75% of the parcels must be five acres in size or less.
 - iv) All roads providing access to the newly created residential parcels must be paved and privately owned and maintained.
 - v) The total potential number of newly created parcels must not exceed 20% of the total number of parcels within the community.

Said lots may not be further subdivided through the heirs and homestead provisions of the Plan.

- 4) Rural Reserve - "RRSV" (Transitioning Suburban): Land within the Rural Reserve land use category functions as a transition between suburban and exurban/rural densities and is intended for lands that may be served by central services. The Rural Reserve Land Use Category is intended for application to lands that are located near existing development of both rural and suburban densities: adjacent to suburban developments that may be served by central water and sewer and that are served by paved roads as well as near the older, existing development within the county that exhibit more rural character with densities of less than 1 unit per 2 gross acres and which may not be