

LOW DENSITY RESIDENTIAL

Low density residential land uses are located at the fringe of the planning boundary, generally beyond the existing Town ETJ and in areas without direct access to primary roads. These areas are typically rural in nature with an existing low density residential development pattern. Water and sewer services are often not available in these areas. Appropriate uses include single-family residences, manufactured homes, agriculture and forestry activities, and neighborhood-scale institutional facilities. Commercial and industrial uses are generally inappropriate in these areas, as are large institutions and other significant traffic generators. Target densities are between zero (0) and three (3) dwelling units per acre.

Desired Uses:

- Single-family residential uses
- Recreation, parks, and open space

Low Density Residential

Inappropriate Uses:

- Non-residential development
- Multi-family residential uses
- Two-family residential uses

Desired Density:

- Residential uses: 3 dwelling units per acre