

UCF Team Working Paper

Special Rural Areas

Rural areas provide two functions, the first being a transitional use between the agricultural and urban uses and the second would be a rural community which serves as the economic focal point of a small region. Rural areas should be developed in a manner consistent with the retention of agriculture and the protection of environmentally sensitive areas. Strict limitation of development in rural areas contributes to the efficient growth and operation of public services and facilities, thus ensuring the most effective use of public resources. The natural features and constraints will be the primary determinants in deciding whether or not an area is suitable for rural type development.

There are three subcategories of the rural designation that address past development decisions. These subcategories are Rural Community, Rural Recreational, and Rural Village. They are identified on the Special Rural Areas Map Series. These areas of intense or potentially intense development provide the mixed use concept to the rural areas. They help limit urban sprawl by providing services not necessarily found in remote rural areas thus reducing the number of trips out of these rural areas. Also allowing some limited urban type of development may help promote economic growth in the rural areas as well.

a. Rural Community –

- concentration of a permanent population, sometimes reaching over 1,000 persons.
- focal point for a specific neighborhood and generally contain existing lots less than 1 acre.
- There may be commercial uses at a level to serve the immediate population. Commercial, retail and personal services may be allowed within the lower end of the range of what is commonly referred to as neighborhood commercial (30,000 to 50,000 sq. ft. of gross leasable area).
- The community commonly extends between 1/2 to 1 mile from the focal point which is usually the intersection of two rural roads.

- A rural community may retain the zoning classifications that exist at the time of adoption of the Comprehensive Plan. A change in zoning must be consistent with the overlying land use designation, however, if existing zoning is more intense than the land use designation, a change to a similar intensity zoning classification may be permitted (e.g., small lot single family residential to small lot mobile home).
- Existing agricultural operations shall be allowed even if currently zoned for nonagricultural uses.

The following areas are considered Rural Communities:

- a) Seville
- b) Barberville
- c) Volusia
- d) Cassadaga
- e) Samsula
- f) DeLeon Springs
- g) Emporia

b. Rural Recreational

- Limited areas of intense use located in remote rural areas along the St. Johns River.
- areas are used for launching and/or storing boats with areas available for camping (RV sites are included).
- may also contain single and multi-family dwelling units, hotels, bait shops, restaurants, and gas stations, commonly referred to as fish camps.
- intended to be treated in a similar manner as the Rural Community in that the existing zoning (at the time of the effective date of the Comprehensive Plan) may remain and be developed consistent with current land development regulations. New requests for zoning changes must be consistent with the Comprehensive Plan, as stated under Rural Community.

The following areas are considered Rural Recreational Areas:

- a) Pine Island

- b) Shell Harbor
- c) Volusia Bar Estates
- d) South Moon
- e) Paramore
- f) Highland Park
- g) Daisy Lake
- h) Crows Bluff
- i) St. Johns River Acres
- j) Lemon Bluff
- k) Baxter Point I
- l) Lakeview
- m) St. Johns Gardens

c. Rural Village

- Areas in which a land use pattern of Agriculture and Rural uses have evolved over time and which is adjacent to and easily accessible to an urban service area.
- major distinction between a Rural Village and a Rural Community:
 - a. a Rural Village is in close proximity to an urban core area;
 - b. whereas a Rural Community is usually isolated from an urban core area and needs a limited area for commercial service.
- Since the Rural Villages are adjacent to urban areas any increase in densities shall require a Comprehensive Plan amendment.
- The above two rural subcategories are far removed from urban services and therefore new development should be reviewed on a case by case basis as to how services will be provided.
- The Rural Village will be located adjacent to urban services and increases in density shall be required to connect to the services provided under the urban designations.

- The existing zoning that was in place at the time of the adoption of the Comprehensive Plan may be redesignated, upon approval of the County Council. Any other changes in zoning will meet the minimum requirements of the Rural category (i.e., 1 dwelling unit per 5 acres).

The following is considered a Rural Village:

- a) Tomoka Farms