

Worcester County Zoning and Subdivision Control Article

RP Resource Protection District

§ ZS 1-215

<https://ecode360.com/14020087>

Purpose and intent. This district is intended to preserve the environmentally significant areas of the County and to protect its natural resources in all areas. The district includes those areas of the County which pose constraints for development or where development could have a substantially adverse environmental effect. This district serves to maintain the environmental functionality of the landscape by avoiding or minimizing disturbance of sensitive areas which generally include tidal and nontidal wetlands, state-owned natural areas, selected riparian corridors, conservation areas, and muck and alluvial soils. Development potential within this district is severely limited; however, some minor development may be carried out, provided it is done in a manner sufficiently sensitive to the existing natural environment and visual character of the site.

Permitted Principal Uses and Structures:

1. Structures for public and private conservation areas and educational sites of local archaeological and historical interest, including wildlife reservations, arboretums, demonstration forests and nature trails, picnic and walking areas and activities featuring art, music and living history.
2. Private noncommercial cabins, tents, recreational vehicles or manufactured or mobile homes for seasonal and not permanent or year-round occupancy.
3. Fishing, trapping and hunting blinds and wildlife observation structures.
4. Boundary line adjustments and minor subdivisions for conservation purposes.
5. Aquaculture, including the following related activities: wholesale and retail sales, freezing and product storage and shipping facilities.
6. Landing, raising, harvesting, packing, processing, storage, wholesale and retail sale of seafood.
7. The addition to existing structures of telecommunications facilities that do not increase the overall height of the existing structure.
8. Small wind energy conversion systems up to a maximum of seventy-five feet in height.
9. Spray irrigation fields and storage lagoons for Class II effluent.

Special Exceptions:

1. Single-family dwellings.
2. Manufactured homes for residential use.
3. Minor subdivisions.
4. Agriculture, including feeding lots, dairy barns, stables, agricultural lagoons, hog houses, and noncommercial grain dryers.
5. Poultry operations.
6. Public and private (commercial and noncommercial) marinas, including facilities for boat fueling, launching, recovery and dockage.
7. Public and private noncommercial cultural, social and recreational areas and centers, including parks, playgrounds, beaches, country clubs, boat landings, swimming pools, golf courses, including golf driving ranges, and summer camps.
8. Gun clubs, archery ranges and shooting ranges.

9. Customary incidental home occupations.
10. Public utility structures and properties other than essential services, including cross-County lines and mains of all kinds.
11. Wastewater and water treatment facilities, with the exception of sewage sludge disposal areas.
12. Dredge spoil disposal sites.
13. The addition to existing structures of telecommunications facilities that have the effect of increasing the overall height of the existing structure.
14. Large day-care homes.
15. On a farm, the accessory use of a principal agricultural structure or use of land for the commercial hosting of nonagricultural functions and events (weddings, birthday parties, etc.).
16. Any use or structure which is determined by the Board of Zoning Appeals to be of the same general character as an above-permitted use, not specifically mentioned in another district and compatible with the general character and intent of the RP District.

Note: This document shall only be used a reference; please refer to the Worcester County Zoning and Subdivision Control Article for verification of all uses, lot requirements, accessory uses and any additional provisions that may apply.