

Worcester County Zoning and Subdivision Control Article

R-1 Rural Residential District

§ ZS 1-205

<https://ecode360.com/14019471>

Purpose and intent. This district is intended to protect and preserve the low-density rural residential areas of the County which are not generally planned for substantial population growth and for which limited public services are available or planned. Low-density residential development is permitted in this district while relatively low-intensity uses necessary to serve the needs of the local population may also be compatible. Cluster development and residential planned communities are encouraged in this district in order to preserve and maintain the open space and natural environment currently present in these areas.

Permitted Principal Uses and Structures:

1. Single-family clustered housing.
2. Single-family dwellings.
3. Manufactured homes subject to the design standards in § ZS 1-314(b).
4. Major and minor subdivisions.
5. Assisted living facilities, provided they are residence-based and serve no more than five clients.
6. Public and private conservation areas, including wildlife reservations, arboretums and demonstration forests.
7. Fishing, trapping and hunting blinds and wildlife observation structures.
8. Spray irrigation fields and storage lagoons for Class II effluent.
9. The addition to existing structures of telecommunications facilities that do not increase the overall height of the existing structure.
10. Monopoles up to one hundred feet in height.
11. Small wind energy conversion systems up to a maximum of seventy-five feet in height.

Special Exceptions:

1. Schools, including boarding schools.
2. Day-care centers.
3. Nursing facilities and assisted living facilities.
4. Planned senior developments.
5. Group homes.
6. Firehouses, governmental offices and other public buildings, structures and uses.
7. Churches, temples and mosques.
8. Cemeteries, including chapels and mausoleums.
9. Golf courses, including golf driving ranges but not including miniature golf courses.
10. Public and private noncommercial cultural, social and recreational areas and centers, including parks, playgrounds, beaches, community centers, country clubs, and swimming pools but excluding summer camps, marinas and boat landings.
11. Private noncommercial marinas designed for the mooring, launching and fueling of pleasure craft, provided that dry storage and boat maintenance facilities do not exceed twenty-five feet in height.

12. Public utility structures and properties other than essential services, including cross-County lines and mains of all kinds.
13. Wastewater and water treatment facilities, with the exception of sewage sludge disposal areas.
14. Dredge spoil disposal sites.
15. The addition to existing structures of telecommunications facilities that have the effect of increasing the overall height of the existing structure.
16. Monopoles over one hundred feet in height, but not exceeding one hundred ninety-nine feet.
17. Heliports for emergency and law enforcement aircraft only.
18. Commercial riding and boarding stables for three or more animals.
19. Large day-care homes.
20. 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 R-1 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.