



RURAL / ESTATE

Intent and Character

The Rural / Estate future development category is intended for land areas that are and will continue to be comprised of a rural character during the plan horizon. These areas are categorized by the abundant presence of open space and low intensity uses including agriculture, ranching, large-lot rural residential, and natural landscapes.

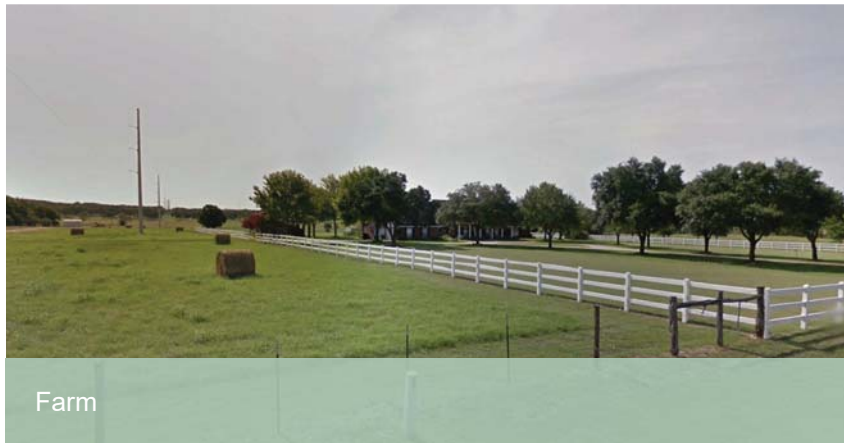
To maintain this rural character, areas should be developed with on-site utilities, large lot-size minimums and setbacks, and served by streetways with rural cross-sections (e.g., bar ditches, no sidewalks, etc.). This land use character is primarily found on the City’s periphery and predominantly within the City’s ETJ although some areas are within the Temple City limits. Where appropriate, these areas may be designated for future non-rural development during the next plan horizon and beyond.

Appropriate Land Use Types

Use	Appropriate Uses
Agricultural	The predominant intended use includes traditional agricultural uses (e.g., farming, ranching, orchards or gardening; greenhouses and nurseries; etc.)
Residential	Appropriate residential uses include such house types as farm houses and individual homesteads, industrialized housing, and single-family detached dwellings on large lots (i.e., estate lots) or in conservation subdivisions
Commercial	Appropriate commercial uses include supporting agricultural uses and limited general commercial
Industrial	Not appropriate.
Institutional	Appropriate uses include education (e.g., elementary and secondary schools); institutional uses (e.g., places of public assembly); public recreational uses (e.g., parks and open space areas); and utility and service uses (e.g., electrical substations, fire stations, etc.)
Other	Appropriate other uses may be allowed as limited or conditional (e.g., recreational vehicle parks) provided that they are designed and constructed with a rural character



Individual homestead



Farm



Ranch

Design Characteristics

Characteristic	General Design Intent
Character	Rural
Access	Streetways with a rural cross-section. Access spacing may apply depending upon jurisdiction of the street.
Lot Size	1/2 acre minimum lot size
Lot Frontage	150 ft. for individual lots; reduced for estate, cluster, or conservation subdivisions
Setbacks	Front: 50 ft. (for individual lots); Side: 35 ft.
Open Space	There are no open space requirements on individual lots; estate, clustered, and conservation subdivisions will have varying degrees of open space increasing as lot size decreases
Utilities	On-site well and septic

Location and Decision-making Criteria

The following decision-making criteria should be considered as part of rezonings:

- *New commercial uses should be evaluated to ensure a supporting use of the primary agriculture intent of this category.*
- *New nonresidential commercial, civic, and other uses should be designed with a rural character, including large setbacks to maintain a “feel” of open space.*
- *Encourage conservation subdivisions and density bonuses to retain land for agricultural and preserved open space*

Zoning Districts

The current zoning districts that may be appropriate to implement the Rural/Estate future development category include Agriculture (A); Urban Estate (UE); Planned Development (PD). Note that zoning district modifications may be needed to achieve the envisioned rural character.