

# CHAPTER 6 | RESIDENTIAL DISTRICTS

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## 6.1 RESIDENTIAL DISTRICTS PURPOSE

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### 6.1.1 | RR RURAL RESIDENTIAL

The Rural Residential District (RR) coincides with the “Rural Living” character area in Chapter 3 of the Hendersonville Land Use and Transportation Plan and is intended to accommodate very low density detached residential development, conservations abundant open space, and a high degree of separation between buildings, except in the case of conservation subdivisions. While principal use of the land is detached single-family homes and agricultural uses, complimentary institutional uses, parks, and open space are also appropriate. Additionally, this zone may serve as a temporary holding zone until infrastructure, services, and utilities may support a more dense residential zoning classification.

### 6.1.2 | ER ESTATE RESIDENTIAL

The Estate Residential District (ER) coincides with the “Rural Living” and “Suburban Living” character areas in Chapter 3 of the Hendersonville Land Use and Transportation Plan and is intended to accommodate low density, large lot residential subdivisions and conservative subdivisions. While the principal use of the land is detached single-family homes, complimentary institutional uses, parks, and open space are also appropriate. Additionally, this zone may serve as a temporary holding zone until Infrastructure, services, and utilities may support a more dense residential zoning classification.

### 6.1.3 | SR-1 SUBURBAN RESIDENTIAL

The Suburban Residential Low-Density District (SR-1) coincides with the “Suburban Living” character areas in Chapter 3 of the Hendersonville Land Use and Transportation Plan and is intended to accommodate primarily low density detached residential development along with complimentary institutional uses that would not be detrimental to the residential character of the district. These areas are characterized by primarily detached residential subdivisions which are traditionally auto dependent and separated from other uses to protect the residential nature.