

## **Base Zone Districts**

### **Rural Residential (RR)**

The Rural Residential District is intended to support the development of low-density single-family residential neighborhoods in rural fringe areas of the County while preserving opportunities for the ongoing use of land for agricultural purposes. To that end, the primary use of land in the district is single-family residences on large lots, with allowances for compatible uses, such as schools and religious institutions, that support residents in nearby neighborhoods. Nonresidential uses appropriate for agricultural lands, such as agritourism, equestrian centers, and outdoor recreation uses, are permitted to allow for the beneficial use of agricultural land in a manner that is compatible with rural neighborhoods.

### **Rural/Agricultural (RA)**

The Rural / Agricultural District is intended to establish use and development standards that preserve the rural character and traditional agricultural uses in the district while facilitating limited low-density single-family residential development and providing convenient access to goods, services, and community facilities that are typically found in rural communities. Rural business enterprises and agricultural support uses provide access to employment for residents and support farming activities, while small convenience retail and service uses ensure that residents' everyday needs are met in close proximity to their homes.

### **General Residential (GR)**

The purpose of the General Residential District is to facilitate the use and development of land for single-family residential purposes in areas of the County that are located in close proximity to municipalities that have access to utility services that support moderate-density development. This district is intended to be primarily residential, with some provision for compatible non-residential uses which are typically found within or immediately adjacent to residential neighborhoods, such as schools, religious institutions, and daycare centers.

### **General Commercial (GC)**

The purpose of the General Commercial District is to facilitate commerce in unincorporated areas of the County by supporting the development of businesses in commercial corridors and centers that provide goods, services, and employment opportunities for residents and visitors. The district allows a broad range of commercial uses, including retail, office, and personal services, as well as uses that serve the traveling public along the major transportation corridors in the County. Development standards for the district are intended to facilitate the efficient use of land for commercial purposes and maintain compatibility with nearby residential areas.

## **General Industrial (GI)**

The purpose of the General Industrial District is to allocate land for higher intensity uses that are not generally compatible with residential development, with the intent of providing both adequate protection for residential neighborhoods and reserving sufficient land for the economic growth of Cherokee County. Land zoned to this district typically has access to major transportation and utility infrastructure to facilitate large-scale development and the efficient movement of goods, materials, and workers. Typical uses within this district include manufacturing, warehousing, transportation, processing, and extraction industries, along with minor supporting uses for the convenience of workers. Development standards for the district are intended to limit off-site impacts from industrial processes and maintain compatibility with surrounding development.