Historically, towns and villages had discrete boundaries, easily perceived on the landscape. The clear edge between the urbanized areas and the rural area beyond is often blurred. For example, it is typical to apply a low-density residential zoning as a “transition.” Such transitional areas rarely possess the physical beauty and natural amenity of the rural areas they replace, nor do they offer the amenities or sense of community of the adjacent town. Instead development often takes place in a way that creates neither “town” nor “country” and not a community. Such transitional zoning is discouraged for the Development Areas as contrary to the Neighborhood Model.

In most instances, it is anticipated that development will occur up to the boundary with the Rural Area. There may be circumstances in which a buffered area adjoining the Rural Areas is important for protection of adjacent properties.