

Section 2-1700**TR-1 (Transitional Residential - 1)****2-1701****Purpose and Intent.**

(A) The purpose and intent of the TR-1 districts is to:

- (1) Create a visual/spatial transition between the suburban area and the rural area of the County;
- (2) Achieve a blend of rural and suburban development;
- (3) Encourage new development designs that incorporate both suburban and rural features;
- (4) Achieve a balance between the built and natural environment;
- (5) Protect and integrate open space and natural resources; and
- (6) Implement requirements that open space be provided in conjunction with the standards of this Ordinance.

2-1702

Use Regulations. Table 2-1702 summarizes the principal use regulations of the TR-1 districts.

(A) **Organization of Use Table.** Table 2-1702 organizes the uses in the TR-1 districts by Use Classifications, Use Categories and Use Types.

- (1) **Use Classifications.** The Use Classifications are: residential uses; agricultural uses; public and institutional uses; commercial uses; and industrial uses. The Use Classifications provide a systematic basis for assigning present and future land uses into broad general classifications (e.g., residential uses and agricultural uses). The Use Classifications then organize land uses and activities into general “Use Categories” and specific “Use Types” based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions.
- (2) **Use Categories.** The Use Categories describe the major sub-groups of the Use Classification, based on common characteristics (e.g., the residential Use Classification is divided into two major Use Categories: Household Living and Group Living). Principal uses are identified in defining

the Use Category. They are principal uses that most closely share the common characteristics that are key to the Use Category.

(3) **Use Types.** The Use Categories are then divided into specific Use Types. The specific Use Types are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category. For example, single family detached dwellings, multi-family dwellings and town houses are Use Types in the Household Living Use Category.

(B) **Use Categories and Use Types Defined.** All the Use Categories and Use Types listed in Table 2-1702 are defined in Article 8 (Definitions).

(C) **Permitted and Special Exception Uses.** A “P” in the column identified “TR-1” indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the TR-1 districts, subject to compliance with all applicable standards and regulations in this Ordinance and all other county ordinances. An “S” indicates that a Use Type is allowed in the TR-1 districts as a special exception in accordance with the procedures and standards of Section 6-1300. In some instances and based on the Additional Regulations for Specific Uses (Section 5-600), a Use Type will be permitted as a matter of right under certain conditions or allowed as a special exception under other conditions. In those instances, it is identified as “P/S.”

(D) **Reference to General Use Category.** References to “General Use Category” under the Use Type column, means all of the uses in the Use Category are allowed. The Use Categories are defined in Article 8. Where specific Use Types are listed in the Use Type column, only the listed Use Types in the Use Category are allowed. The Use Types are defined in Article 8.

(E) **Additional Regulations for Specific Uses.** References to sections in the final column of Table 2-1702 (Additional Regulations for Specific Uses) indicate that the listed use is subject to use-specific regulations. The numbers provide a cross-reference to the “Additional Regulations for Specific Uses” in Section 5-600. All the Use Categories and Use Types listed in Table 2-1702 are defined in Article 8 (Definitions).

TABLE 2-1702
TR-1 TRANSITIONAL RESIDENTIAL-1 DISTRICTS USE TABLE

P = PERMITTED S = SPECIAL EXCEPTION M = MINOR SPECIAL EXCEPTION				
USE CATEGORY	USE TYPE	TR-1 UBF	TR-1 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
RESIDENTIAL USES				
Household Living	Accessory dwelling (accessory to single family detached dwelling)	P	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	P	Manufactured housing subject to Section 5-620.
	Guest house (accessory to single family detached dwelling)	P	P	Section 5-612
Group Living	Congregate housing facility	S	S	
	Continuing care facility	S	S	
	Orphanage or similar institution	S	S	
	Monastery or convent	S	S	Section 5-656
	Tenant dwelling	P/S	P/S	Section 5-602
AGRICULTURAL USES				
Agriculture	General Use Category	P	P	Section 5-626
Horticulture	General Use Category	P	P	Section 5-626
Animal Husbandry	General Use Category	P	P	Section 5-626
Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry	Animal care business	P	P	Section 5-627
	Custom operators	P	P	Section 5-627

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USE CATEGORY	USE TYPE	TR-1 UBF	TR-1 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Activity, On-Site	Direct market business for sale of products produced on-site - including but not limited to PYO (pick-your-own)	P	P	Section 5-627
	Equestrian Event Facility, with frontage on a state maintained road	P	P	Section 5-627
	Equestrian Event Facility, without frontage on a state maintained road	S	S	Section 5-627
	Farm co-ops	P	P	Section 5-627
	Farm based tourism	P	P	Section 5-628
	Farm markets	P	P	Section 5-603
	Pet farms	P	P	Section 5-627
	Stable, Livery, with frontage on a state maintained road	P	P	Section 5-627
	Stable, Livery, without frontage on a state maintained road	S	S	Section 5-627
	Stable, Private	P	P	Section 5-627
Animal Services	Wayside stand	P	P	Section 5-604
	Veterinary service	P	P	
PUBLIC AND INSTITUTIONAL USES				
Day Care Facilities	Child care home	P	P	Section 5-609(A)
	Child or adult day care	S	S	Section 5-609(B)

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USE CATEGORY	USE TYPE	TR-1 UBF	TR-1 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Cultural and Governmental Facilities	Community center, HOA facilities only	P	P	
	Structure or uses for local government purposes not otherwise listed in district	S	S	
Education	Colleges or universities (including dorms)	S	S	
	Public School (Elementary, Middle, or High)	P	P	Section 5-666
	Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils	P	P	Section 5-655
	Private School (Elementary, Middle, or High) for more than fifteen (15) pupils	M	M	
	Private Vocational School	S	S	
	Seminary	S	S	
Park and Open Space	Cemetery	S	S	Section 5-637
	Mausoleum	S	S	Section 5-637
	Crematorium	S	S	Section 5-637
	Community, neighborhood, or regional park , passive recreational uses	P	P	
	Community, neighborhood, or regional park, active recreational uses	S	S	
	Wetland mitigation bank	P	P	
Public Safety	Fire and/or rescue station	S	S	Section 5-638

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USE CATEGORY	USE TYPE	TR-1 UBF	TR-1 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Police station or substation	S	S	Section 5-638
Religious Assembly	Church, synagogue, temple or mosque with seating capacity of 300 or less seats in sanctuary or main activity area	P	P	Section 5-639
	Church, synagogue, temple, or mosque with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	S	Section 5-639
Utility	Communal sewer system	P		Section 5-621
	Communal water supply system	P		Section 5-621
	Public utility service center and storage yard	S	S	Section 5-621
	Public utility service center, without outdoor storage	P	P	Section 5-621
	Recycling drop off collection center, public	P	P	Section 5-607
	Recycling drop off collection center, private	S	S	Section 5-607
	Sewage and/or water treatment plant	S	S	Section 5-621
	Utility substation, dedicated	P	P	Section 5-621
	Utility substation, distribution	S	S	Section 5-616 and 5-621
	Utility substation, transmission	S	S	Section 5-616 and 5-621

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USE CATEGORY	USE TYPE	TR-1 UBF	TR-1 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	S	Unless exempted by Section 1-103(D)
	Utility transmission line, underground	P	P	
	Water storage tank	S	S	Section 5-621
	Water and/or sewer pumping station	P	P	Section 5-621
COMMERCIAL USES				
Recreation and Entertainment	Golf course	S	S	Section 5-648
	Private club or lodge	S	S	
Retail Sales and Service	Small business	P/S	P/S	Section 5-614
Visitor Accommodation	Bed and Breakfast Homestay	P	P	Section 5-601(A)
	Bed and Breakfast Inn	M	M	Section 5-601(B)
	Short-Term Rental – Commercial Whole-House	M	M	Section 5-670
INDUSTRIAL USES				
Telecommunication Facilities	Radio and/or television tower	S	S	Section 5-618
	Telecommunications antenna	P	P	Section 5-618(A)
	Telecommunications monopole	P	P	Section 5-618(B)(1)
	Telecommunications monopole	S	S	Section 5-618(B)(2)
	Telecommunication tower	S	S	Section 5-618(C)(2)

2-1703 Development Standards.

(A) **General.** All development in the TR-1 districts, unless exempted pursuant to Section 2-1703(B) shall be developed consistent with Section 5-701 (TR Districts Lot Standards) and Section 5-1403(B).

(B) **Exemptions.** The development of a lot existing on January 7, 2003 is exempted from the standards and requirements of Section 5-701 (TR Districts Lot Standards). The development of such lot shall be subject to the development standards of Table 2-1703(B).

TABLE 2-1703(B):
TR-1 BUILDING REQUIREMENTS FOR EXISTING LOTS
(Lots Existing Prior to January 7, 2003)

Minimum Required Yards	Except where a greater setback is required by Section 5-1403(B), no building shall be located within 25 feet of any property line or 35 feet from any other road right-of-way, private access easement, and any prescriptive easement.
Maximum Floor Area Ratio	0.05
Maximum Building Height	40 feet. No restriction for buildings used exclusively for agriculture, horticulture and animal husbandry.