

2.04.01 Agricultural Rural-1 – AR-1 AR-1

Purpose. The purpose and intent of the Agricultural Rural-1 (AR-1) Zoning District is to:

- Implement the Rural North Place Type of the General Plan;
- Preserve and protect Prime Farmland Soils, recognizing their importance to the agricultural community and overall economic health of the rural economy;
- Support the use of land that protects, preserves, and enhances natural areas and open space, retains farmland, and the vitality of the rural economy, and fosters a high quality of life for residents;
- Ensure complimentary rural economy uses, including traditional and new agricultural uses, agriculture support and basic services directly associated with on-going agricultural activities, and other uses can be developed in ways that are consistent with the rural character of and are compatible with existing residential development in the AR-1 Zoning District through mitigation or other standards;
- Recognize the County's tourism industry is interconnected with the rural economy and rural economy uses in the AR-1 Zoning District by allowing for tourism uses related to agricultural uses, public, civic, and institutional uses; rural activity, and special event uses;
- Limit residential development to densities that will protect the land resources for agricultural operations, common open space uses, and rural economy uses;
- Promote consistency between residential development and rural economy uses through lower density residential development or the clustering of residential development; and
- Ensure development incorporates natural, environmental, and heritage resources while preserving important viewsheds that contribute to the rural landscape.

- A. **Applicability and Location.** The AR-1 Zoning District must be located within the boundaries of the Rural North Place Type as shown on the Rural Policy Area Place Types Map in the General Plan. The AR-1 Zoning District is considered an agricultural district.
- B. **Use Regulations.** Refer to Table [3.02.03](#) for uses allowed in the AR-1 Zoning District.
- C. **Development Options.** Land within the AR-1 Zoning District must be subdivided under 1 of the 3 development options identified in Table [2.04.01-1](#) provided the subdivisions are in accordance with this section and the procedures in the Land Subdivision and Development Ordinance (LSDO) for such division. Nothing in this section precludes a property owner from filing for a Family Subdivision in accordance with the requirements of the LSDO.
- D. **Dimensional Standards.** Refer to Table [2.04.01-1](#) for required dimensional standards. [!\[\]\(38441ceaa711016e0bf2ad46ad394ff4_img.jpg\) Calculator Available](#)

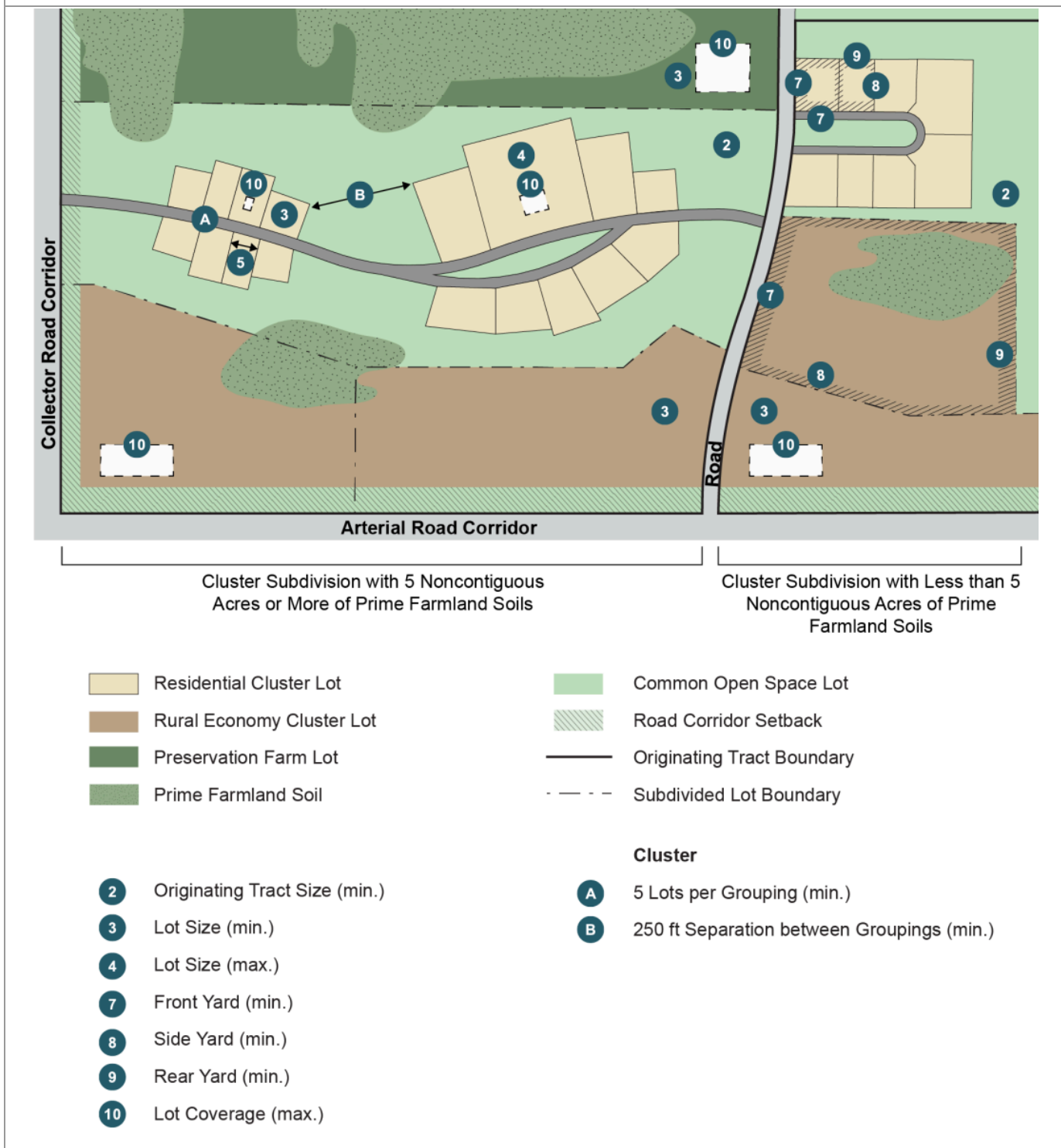
Table 2.04.01-1. AR-1 Zoning District Dimensional Standards

Table 2.04.01-1. AR-1 Zoning District Dimensional Standards					
	Standard	Base Density Division Option	Principal/Subordinate Subdivision Option	Cluster Subdivision Option	
Density Requirements					
1	Lot Yield (max)	1 lot per 20 acres	1 lot per 10 acres	1 lot per 5 acres	
Lot Requirements					
2	Originating Tract (min)	N/A	20 acres prior to development	20 acres prior to development	
3	Lot Size (min)	20 acres	80,000 sf exclusive of major floodplain; Min one 15-acre Rural Economy Lot per Principal/Subordinate Subdivision	Residential Cluster Lot	Rural Economy Cluster Lot and Preservation Farm Lot
				On-site Water and On-site Wastewater: 40,000 sf, exclusive of major floodplain	Originating Tract size 20-30 acres: 10 acres

Table 2.04.01-1. AR-1 Zoning District Dimensional Standards

	Standard	Base Density Division Option	Principal/Subordinate Subdivision Option	Cluster Subdivision Option	
				Off-site Wastewater and On-site Water: 20,000 sf, exclusive of major floodplain Off-site Water and Off-Site Wastewater: No minimum lot size	Originating Tract size > 30 acres: 15 acres
4	Lot Size (max)	N/A	N/A	4 acres	N/A
5	Lot Width (min)	175 ft	175 ft	N/A	N/A
6	Depth to Width Ratio (max)	N/A	3:1	N/A	N/A
Setback Requirements^{1, 2}					
7	Front Yard (min) ¹	25 ft from property line; 35 ft from road ROW; private road; and/or prescriptive easement	25 ft from property line; 35 ft from road ROW; private road; and/or prescriptive easement	25 ft	25 ft
8	Side Yard (min) ¹	25 ft	25 ft	15 ft	15 ft
9	Rear Yard (min) ¹	25 ft	25 ft	20 ft	20 ft
Building Requirements					
10	Lot Coverage (max)	25%, but only 10% may be used for residential or nonresidential structures excluding agricultural structures not open to the public	15%	15%	15%
11	Building Height (max) ³	35 ft	35 ft	35 ft	35 ft
TABLE KEY: ft = feet, sf = square feet, min = minimum, max = maximum, and > = greater than TABLE NOTES: ¹ Except when a greater Road Corridor Setback or Buffer is required by Section 7.04.02 . ² Setback and yard requirements may be modified in accordance with Section 10.03 . ³ Except when building height is exempt pursuant to Section 7.01.06.B.3 .					

Figure 2.04.01-1. Representation of Cluster Subdivision Option - Agricultural Rural-1 Zoning District



- E. **Lot Access.** Individual lots in the 3 AR-1 development options must be accessed pursuant to Section 7.07.01. In addition to the requirements of Section 7.07.01.C.1.d, private road access meeting the requirements of Section 7.07.01.C may also be provided to a Base Density Division Option development provided the private road serves a maximum of 7 individual lots.
- F. **Landscaping/Buffering.** Notwithstanding the requirements of Section 7.04.03, required buffers may be provided on either the Principal and/or Subordinate lot in a Principal/Subordinate Subdivision.
- G. **Recognizing Protection by Right to Farm Act.** Subdivision plats and deeds pursuant to this section must include a statement that agricultural operations enjoy the protection of the Right to Farm Act (Code of Virginia §§ 3.2-300, et seq.).

- H. **Fire Protection.** Principal/Subordinate Subdivision Option and Cluster Subdivision Option developments must satisfy the fire protection standards set forth in the FSM.
- I. **Base Density Division Option.** A Base Density Division is permitted as follows:
1. In accordance with the standards of the FSM and the LSDO; and
 2. **Public Road Frontage.** No Base Density Division Option is permitted to be created fronting on a public road unless the publicly dedicated width of the road along the entire frontage of the newly created lot, measured from the centerline of the road to the property line of the lot, satisfies the criteria of the Virginia Department of Transportation (VDOT).
- J. **Principal/Subordinate Subdivision Option.**
1. The Principal/Subordinate Subdivision Option typically allows the landowner to achieve a greater lot yield than the base density of the Base Density Division Option, while providing for the establishment of rural economy uses as a primary use with single-family detached residential development as a secondary use.
 2. **Principal/Subordinate Subdivision Option Procedures.** A Principal/Subordinate Subdivision must follow the following procedures:
 - a. The lot yield of a Principal/Subordinate Subdivision is based on the permitted residential density and must be calculated using the Originating Tract in existence at the time the Principal/Subordinate Subdivision is created;
 - b. Once a Principal/Subordinate Subdivision is created, the lot yield assigned to the subdivision is not permitted to be altered;
 - c. The initial Principal/Subordinate Subdivision results in the creation of 1 Principal Lot, and 1 or more Subordinate Lots from an Originating Tract. The number of Subordinate Lots created with the initial subdivision is subtracted from the maximum lot yield. The resulting number establishes the remaining number of lots and is assigned to the Principal Lot;
 - d. The Principal Lot must be clearly labeled on each Principal/Subordinate Subdivision plat;
 - e. A subdivision of 1 or more lots may occur at 1 time or in a series of subdivisions up to the maximum lot yield calculated for the Originating Tract;
 - f. The Principal Lot may be further subdivided until the number of lots assigned to the Principal Lot is reduced to 1 and provided the minimum requirements of the Zoning Ordinance and LSDO are met. Once the Principal Lot is reduced to 1, it may no longer be subdivided;
 - g. Subordinate Lots are not permitted to be further subdivided. The record plat and initial deed of conveyance after establishment of a Subordinate Lot under the Principal/Subordinate Subdivision Option must contain a statement to this effect;
 - h. Each Principal/Subordinate Subdivision plat must contain a tabulation of residential density and lot yield calculated for the Originating Tract, the Principal Lot and number of Subordinate Lots created by the initial subdivision from the Originating Tract and each subsequent subdivision, the number of Subordinate Lots created by the current subdivision, the number of Subordinate Lots remaining, and all LSDO requirements; and
 - i. Each Principal/Subordinate Subdivision must contain at least 1 Rural Economy Lot.
- K. **Cluster Subdivision Option.** The Cluster Subdivision Option allows for the subdivision of an Originating Tract with a more compact residential design.
1. **Characteristics of Cluster Subdivision Option.**
 - a. The cluster subdivision may include 1 or more Residential Cluster Lots and at least 1 Preservation Farm Lot and/or Rural Economy Cluster Lot. It may include Common Open Space Lots.
 - b. All lots within the cluster subdivision must be created at 1 time.
 - c. The lots created by cluster subdivision are not permitted to be further subdivided.
 - d. Boundary line adjustments may be permitted only between lots within the same cluster subdivision.
 - e. An Owners Association is required for any subdivision with common elements as described in Section 7.09.

- f. A minimum of 70% of the total acreage of the Originating Tract must be composed of Preservation Farm Lot(s), and/or Rural Economy Cluster Lot(s), and/or Common Open Space Lot(s).
 - g. Passive recreation, limited to trails, is permitted on Preservation Farm Lots, Rural Economy Lots, and Common Open Space Lots. Active recreation, limited to playgrounds and/or tot lots, is permitted on Common Open Space Lots. The use of such recreation amenities is limited to residents of the Cluster Subdivision and their guests.
 - h. Community water supply and wastewater systems may be used for such developments and may be located within the Common Open Space Lots.
 - i. Maintenance of community wastewater systems located within Common Open Space Lots must be in accordance with Section 7.08.C.2.b.
 - j. Individual sewage disposal systems may be located on the lot served or within Common Open Space Lots. A maximum of 70% of the lots may have primary and/or reserve septic fields located within Common Open Space Lots. The subdivision plat must identify the location of all septic fields and must assign them to lots.
 - k. Lots located within the Landfill Water Service District must use central water supply systems.
2. **Site Design and Layout Standards for Residential Cluster Lots.** Residential Cluster Lots must consist of a minimum of 5 lots and a maximum of 25 lots in a grouping, except that a single grouping may consist of fewer than 5 lots if any one of the following applies:
- a. There will be fewer than 5 lots in the entire subdivision.
 - b. In the AR-1 Zoning District, the area of the site is less than 50 acres.
 - c. It is demonstrated that a grouping of fewer than 5 lots will result in the location of more connected areas of Prime Farmland Lot(s), and/or less land disturbing activities within the Mountainside Overlay District (MOD), Floodplain Overlay District (FOD), Limestone Overlay District (LOD), steep slope areas, and/or land containing wetlands.
3. **Number of Groupings.** Multiple groupings of Residential Cluster Lots are permitted within a single Cluster Subdivision. Each grouping must contain a minimum of 5 lots and no more than 25 lots, unless otherwise stated in Section 2.04.01.K.2.
4. **Distance Between Groupings of Residential Cluster Lots.** If a cluster subdivision is to have more than 1 grouping of Residential Cluster Lots, a minimum of 250 feet must separate the lot lines that form the outer boundaries of such grouping.
5. **Preservation Farm Lots.** Preservation Farm Lots are subject to the following:
- a. **Prime Farmland Soils.** Each Originating Tract that contains 5 noncontiguous acres or more of Prime Farmland Soils must provide 1 or more Preservation Farm Lots that contain a minimum of 70% of such Prime Farmland Soils. Originating Tracts containing less than 5 noncontiguous acres of Prime Farmland Soils may contain a Preservation Farm Lot(s).
 - b. **Administrative Reduction.** The Zoning Administrator, pursuant to Section 10.02, must reduce the required percentage of Prime Farmland Soils to be preserved within Preservation Farm Lot(s) from 70% to no less than the percentage required to ensure at least 30% of the developable land from the Originating Tract remains available for the placement of Residential Cluster Lots, if 1 of the following site characteristics can be demonstrated by the applicant:
 - 1. Where preserving 70% of the Prime Farmland Soils on an Originating Tract and complying with all applicable regulations results in less than 30% of developable land from the Originating Tract remaining available and accessible without further disturbance of any floodplain or environmental overlay district, for the placement of Residential Cluster Lots; or
 - 2. Where the total amount of Prime Farmland Soils is less than 15% of the Originating Tract and where the Prime Farmland Soils are distributed sporadically throughout the Originating Tract such that preserving 70% of the Prime Farmland Soils in one or more Preservation Farm Lots results in less than 30% of developable land from the Originating Tract remaining available and accessible without further disturbance of any floodplain or environmental overlay district, for the placement of Residential Cluster Lots.

- c. **Required Information for Administrative Reduction.** A request for an Administrative Reduction of the percentage of Prime Farmland Soils to be preserved on an Originating Tract must include the following information:
1. An engineered or a non-engineered plan depicting all the following information:
 - a. The boundaries of the Originating Tract.
 - b. The size and location of all the Prime Farmland Soils on the Originating Tract.
 - c. The size and location of the Prime Farmland Soils proposed to be preserved in a Preservation Farm Lot(s).
 - d. The size and location of the proposed development area for Residential Cluster Lots
 - e. All site features that preclude development of single-family detached dwellings on the Originating Tract, such as the Floodplain Overlay District (FOD), the Mountainside Development Overlay District (MDOD), the Limestone Overlay District (LOD), Steep Slopes, and wetlands.
 2. A narrative that provides a summary of the information depicted on the plan and the justification for the requested reduction in the percentage of Prime Farmland Soils to be preserved on the Originating Tract.
 3. Other information requested by the Zoning Administrator to demonstrate the need for the requested reduction.
- d. **Permanent Open Space Easement.** All areas of a Preservation Farm Lot must be subject to a permanent open space easement granted to the County, in a form reviewed and approved by the Zoning Administrator for consistency with the applicable requirements of this Zoning Ordinance.
- e. **Uses Permitted.** Uses permitted on Preservation Farm Lots, subject to the Uses Table in Section [3.02.03](#) and Use-Specific Standards of Chapter 4, must be permitted within the permanent open space easement.
- f. **Delineation of Prime Farmland Soils.** The Soils layer, as displayed on WebLogis and publicly available County GIS data, is the source for delineating the Prime Farmland Soils on an Originating Tract. An applicant or property owner may submit a Preliminary Soils Review, delineating the specific location of Prime Farmland Soils, to the Department of Building and Development for review and approval, in accordance with the FSM, with the initial submission of any plat or plan application for the cluster subdivision (unless previously provided for the Originating Tract) as follows:
1. The Preliminary Soils Review must indicate that its primary purpose is to delineate the specific location of Prime Farmland Soils located within the Originating Tract.
 2. The Zoning Administrator, in consultation with the Director of the Department of Building and Development, may require additional information from the applicant, if needed, to supplement the Preliminary Soils Review and assist in delineating the specific location of Prime Farmland Soils within the Originating Tract.
 3. Once the Preliminary Soils Review has been approved by the Department of Building and Development, the Soils Map Certification for the plat and plan applications must be updated accordingly.
 4. The design of the cluster subdivision must show the location(s) of the Prime Farmland Soils as delineated by the Preliminary Soils Review.
6. **Rural Economy Cluster Lots.** Each Originating Tract that contains less than 5 acres of Prime Farmland Soils must provide a minimum of 1 Rural Economy Cluster Lot.
7. **Common Open Space Lot.** Common Open Space Lots must meet the following requirements:
- a. Land that is neither part of a building lot nor a road right-of-way must be placed in a common open space lot and must be owned and be maintained by an Owners Association as described in Section [7.09](#);
 - b. Common Open Space Lot has no minimum or maximum lot size and no lot width regulations; and
 - c. Common Open Space Lot does not count against the lot yield allotted to the subdivision.

8. **Pre-meeting.** Prior to the submission of the first application associated with a subdivision pursuant to the Cluster Subdivision Option, the applicant may request a pre-meeting with the Department of Building and Development to discuss the proposed subdivision and applicable requirements. In addition to the information required by the FSM, the applicant is encouraged to submit the following information to further facilitate the discussion:

- A site analysis map of existing site conditions and context that includes information about the location of the Prime Farmland Soils and environmental features on the proposed development site. The information presented in the site analysis map may be produced from existing sources, maps, and data, if available.
- A map that identifies the general locations of Preservation Farm Lots, Residential Cluster Lots, Rural Economy Cluster Lots, and Common Open Space Lots.

L. **Existing Lots of Record.** Lots existing as of December 6, 2006, are permitted the uses for the AR-1 Zoning District identified in Table 3.02.03 and are administered in accordance with the requirements for the Base Density Division option under Section 2.04.01.

M. **Hamlet Lots.** For lots recorded prior to December 6, 2006, and developed under a hamlet subdivision, in accordance with the Zoning Ordinance in effect at the time of subdivision, such lots must follow the Rural Hamlet requirements, including uses, as set forth in Section 7.10.

(ZOAM-2020-0002, 06/12/2024)

Effective on: 3/12/2025

3.02.03 Transition, Rural, and JLMA Zoning Districts Use Table

AR-1 AR-2 JLMA TCC TCN TSN TR

Table 3.02.03-1. Principal Use Table for Transition, Rural, and Joint Land Management Area (JLMA) Zoning Districts Note: P = Permitted S = Special Exception M = Minor Special Exception blank cell = Prohibited													
		Use-Specific Standard	Transition ²					Rural ^{3&5}		JLMA ⁴			
			TR-10	TR-3	TR-1	TSN	TCN	TCC	AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3
Residential													
	Household Living												
1	Caretaker or Guard Residence		P										
2	Dwelling, Live/Work	4.02.03				P	P						
3	Dwelling, Multifamily	4.02.08						P					
4	Dwelling, Single-Family Attached	4.02.07					P						
5	Dwelling, Single-Family Detached	4.02.07	P	P	P	P	P		P	P	P	P	
6	Dwelling, Tenant ¹	4.02.09	P	P	P				M	M	S	S	S
7	Manufactured Home	4.02.04	P	P	P	P	P		P	P	P	P	P
Group Living													
8	Congregate Housing			S	S	S	S	S			S	S	S
9	Continuing Care Facility	4.02.02		S	S	S					S	S	S
10	Dormitory, Seasonal Labor	4.02.06		S	S	S				M	M		

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[illegible]

Table 3.02.03-1.

Principal Use Table for Transition, Rural, and Joint Land Management Area (JLMA) Zoning Districts

Note: P = Permitted | S = Special Exception | M = Minor Special Exception | blank cell = Prohibited

		Use-Specific Standard	Transition ²						Rural ^{3&5}		JLMA ⁴		
			TR-10	TR-3	TR-1	TSN	TCN	TCC	AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3
60	Vehicle Service Station							S					
61	Vehicle Wholesale Auction	4.04.22											
Public/Civic/Institutional													
Assembly													
62	Civic, Social, and Fraternal Meeting Place	4.05.25	S	S	S				S	S			S
63	Community Center	4.05.14	P	P	P	P/S	P/S	P			P/S	P/S	P/S
64	Convention or Exhibition Facility												
65	Religious Assembly	4.05.04	P/S	P/S	P/S	S	S	P	P/S	P/S	P/S	P/S	P/S
Death Care Services													
66	Cemetery	4.05.08	S	S	S	S	S	S	S	S	S	S	S
67	Crematorium	4.05.08	S	S	S			S	S	S	S	S	S
68	Funeral Home	4.05.08					S	S					
Government													
69	Government (General) (not otherwise listed)	4.05.22	S	S	S	S	S	S	S	S	S	S	S
70	Public Safety	4.05.15	S	S	S	S	S	S	P	P	S	S	S
71	School, Public	4.05.18	P	P	P	P	P		S	S	P	P	P
Education													
72	Agricultural Education or Research	4.05.03	S	S	S	S		S	P/M	P/M			
73	College or University	4.05.20	S	S	S								
74	Conference and Training Facility	4.05.06	S						P/M	P/M			
75	Library						S	P	S	S	S	S	S
76	Personal Instructional Services						S	P					
77	Rural Retreat	4.05.17	S						P/M	P/M			S
78	School, Private	4.05.19	P/M	P/M	P/M	P/M	P/M	S	S	S	P/M	P/M	P/M
79	School, Trade	4.05.23		S	S			P	S	S			
Medical													
80	Hospital	4.05.13											S
81	Medical Care Facility							S					

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			TR-10	TR-3	TR-1	TSN	TCN	TCC	AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3
82	Medical Office	4.04.17						P					S
Arts, Entertainment, and Recreation													
83	Agricultural Cultural Center ¹	4.05.02						P	S	S			
84	Amphitheater	4.05.01				S	S	P					
85	Art Studio	4.04.02	P/S			S	P	P	P	P	S	S	S
86	Cultural Facility	4.05.05	P/S	P/S		S	S	P	P/S	P/S			S
87	Cultural Tourism	4.05.10	P	P	P	S			P/M	P/M	P	P	P
88	Dog Park		M	M	M	M	M		M	M	M	M	M
89	Entertainment Facility							S					
90	Health and Fitness Center	4.05.12						S					
91	Park, Community	4.05.24	S	S	S	S	S	S	S	S	S	S	S
92	Park, Passive	4.05.24	P	P	P	P	P	P	P	P	P	P	P
93	Park, Regional	4.05.24	S	S	S	S	S	S	S	S	S	S	S
94	Recreation, Indoor	4.05.16						S					
95	Recreation, Outdoor or Major	4.05.16	S	S	S	S	S	S	S	S	S	S	S
96	Shooting Range, Indoor												
97	Theater	4.05.21											
98	Urban Deck												
99	Zoo												
Industrial/Production													
Manufacturing and Employment													
100	Contractor	4.06.01						P					
101	Data Center	4.06.02											
102	Extractive Industries	4.06.03											
103	Flex Building	4.06.04											
104	Manufacturing, General	4.06.05											
105	Manufacturing, Intensive	4.06.11											
106	Research and Development	4.06.08											
107	Sawmill	4.06.09							S	S			
108	Slaughterhouse								S	S			

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			TR-10	TR-3	TR-1	TSN	TCN	TCC	AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3
109	Wood, Metal and Stone Crafts												
Warehousing, Storage, and Distribution													
110	Building and Landscaping Materials Supplier	4.06.07											
111	Industrial Storage	4.06.07											
112	Mini-Warehouse	4.06.06											
113	Moving and Storage												
114	Outdoor Storage	4.06.07											
115	Outdoor Storage, Vehicles	4.06.07											
116	Vehicle Storage and Impoundment	4.06.07											
117	Wholesale Distribution, Warehousing and Storage	4.06.10											
Infrastructure													
Transportation/Parking													
118	Airport/Landing Strip	4.07.01	S						S	S			
119	Ground Passenger Transportation (e.g. Taxi, Charter bus)												
120	Heliport or Helistop												
121	Marina												
122	Parking Facility	4.07.03	P	P	P	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
123	Transit Facility	4.07.10						S					
Utilities													
124	Electric Generating Plant and Transmission Facility/Utility Generating Plant or Transmission Facility												
125	Energy Storage, Utility Scale	4.07.02	S								S	S	S
126	Public Service Center, with Outdoor Storage	4.06.07	S	S	S						S	S	S
127	Public Service Center, without Outdoor Storage		P	P	P	S		S					
128	Solar Facility, Utility Scale	4.07.06											
129	Utility, Minor ¹	4.07.11	P	P	P	P/S	P/S	P/S	P	P	P	P	P

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			TR-10	TR-3	TR-1	TSN	TCN	TCC	AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3
130	Utility, Major	4.07.04	S	S	S	S	S	S	S	S	S	S	S
Communications Facilities													
131	Recording Studio												
132	Telecommunications Facility ¹	4.07.08	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
Waste-Related													
133	Composting Facility	4.07.05	S	S					S	S			
134	Junkyard	4.07.05											
135	Material Recovery Facility	4.07.05											
136	Recycling Collection Center	4.07.05	P	P	P		P	P	P	P	P	P	P
137	Solid Waste Facility	4.07.05											
138	Stockpiling	4.07.07	S						S	S			
139	Vegetative Waste Management Facility	4.07.05	S	S					M	S			
Agriculture													
140	Agricultural Processing ¹	4.08.12	S	S					P	P	P	P	P
141	Agriculture	4.08.02	P	P	P	P			P	P	P	P	P
142	Agritainment	4.08.03							P	P			
143	Animal Husbandry ¹	4.08.02	P	P	P	P			P	P	P	P	P
144	Auction Facility, Livestock	4.08.11							S	S			
145	Brewery, Limited	4.08.05							P/M	P/M			
146	Community Garden ¹		P	P	P	P	P	P	P	P			
147	Equestrian Event Facility	4.08.10	P						P/M	P/M			
148	Farm Co-ops ¹	4.08.03	P	P	P	P	P	P	P	P	P	P	P
149	Farm Distribution Hub	4.08.04	S	S	S	S			P	P			
150	Feedlot	4.08.03							P	P			
151	Horticulture ¹	4.08.02	P	P	P	P			P	P	P	P	P
152	Mill, Feed and Grain												
153	Nursery, Production ¹	4.08.13	P	P	P	P			P	P	P	P	P
154	Pet Farm ¹	4.08.09	P	P	P				P	P	P	P	P
155	Stable, Livery ¹	4.08.06	P	P	P	P			P	P	P	P	P
156	Stable, Private ¹	4.08.14	P	P	P	P			P	P	P	P	P
157	Wayside Stand ¹	4.08.07	P	P	P	P			P	P	P	P	P

Table 3.02.03-1. Principal Use Table for Transition, Rural, and Joint Land Management Area (JLMA) Zoning Districts Note: P = Permitted S = Special Exception M = Minor Special Exception blank cell = Prohibited													
		Use-Specific Standard	Transition ²						Rural ^{3&5}		JLMA ⁴		
			TR-10	TR-3	TR-1	TSN	TCN	TCC	AR-1	AR-2	JLMA-1	JLMA-2	JLMA-3
158	Winery, Commercial	4.08.08							P/M/S	P/M/S			
159	Winery, Farm	4.08.15	P	P					P/M	P/M	P	P	P
Miscellaneous													
160	Adaptive Reuse	4.09	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
161	Temporary Uses	3.04	P	P	P	P	P	P	P	P	P	P	P
TABLE NOTES: ¹ Use allowed in required Open Space in the TR Zoning Districts. ² See Section 2.03 for Transitional Residential-10, -3, -1 (TR-10, TR-3, TR-1), Transition Small Lot Neighborhood (TSN), Transition Compact Neighborhood (TCN), and Transition Community Center (TCC) Zoning District regulations. ³ See Section 2.04 for Agricultural Rural-1 (AR-1) and Agricultural Rural-2 (AR-2) Zoning District regulations. ⁴ See Section 2.05 for Joint Land Management Area-1, -2, -3 (JLMA-1, JLMA-2, JLMA-3) Zoning District regulations. ⁵ See Chapter 4 for use limitations and Use-Specific Standards in AR Zoning District Cluster Developments.													

(ZOAM-2020-0002, 06/12/2024)

Effective on: 3/12/2025

