

**Section 2-1500 TR-3 (Transitional Residential-3)**

**2-1501 Purpose and Intent.**

- (A) The purpose and intent of the TR-3 district 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.
- (B) **TR-3UBF** This sub-district establishes a minimum of 50% open space to be more compatible with adjacent suburban development.
- (C) **TR-3LBR** is created as a sub-district of TR-3 to reflect differing open space requirements. This sub-district establishes a minimum of 70% open space in order to be more compatible with rural development patterns in adjoining jurisdictions and to protect the environment and areas surrounding the Bull Run.
- (D) **TR-3LF** This sub-district establishes a minimum of 50% open space in order to be more compatible with adjacent suburban development.

**2-1502 Use Regulations.** Table 2-1502 summarizes the principal use regulations of the TR-3 districts.

- (A) **Organization of Use Table.** Table 2-1502 organizes the uses in the TR-3 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 2-1502 are defined in Article VIII (Definitions).
- (C) **Permitted and Special Exception Uses.** A “P” in the column identified “TR-3” indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the TR-3 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-3 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 Category is defined in Article VIII. 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 VIII.
- (E) **Additional Regulations for Specific Uses.** References to sections in the final column of Table 2-1502 (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 2-1502 are defined in Article VIII (Definitions).

**TABLE 2-1502  
TR-3 TRANSITIONAL RESIDENTIAL-3 DISTRICTS USE TABLE**

**P = PERMITTED S = SPECIAL EXCEPTION**

<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>TR-3 UBF</b>	<b>TR-3 LBR</b>	<b>TR-3 LF</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
<b>RESIDENTIAL USES</b>					
<b>Household Living</b>	Accessory dwelling (accessory to single family detached dwelling)	P	P	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	P	P	Manufactured housing subject to Section 5-620.
	Home occupation (accessory to single family detached dwelling)	P	P	P	Section 5-400
	Portable Dwelling/ Construction Trailer	P	P	P	
	Guest house (accessory to single family detached dwelling)	P	P	P	Section 5-612
<b>Group Living</b>	Congregate housing facility	S	S	S	
	Continuing care facility	S	S	S	
	Convent or monastery	S	S	S	Section 5-656
	Orphanage or similar institution	S	S	S	
	Tenant dwelling	P/S	P/S	P/S	Section 5-602
<b>AGRICULTURAL USES</b>					
<b>Agriculture</b>	General Use Category	P	P	P	Section 5-626
<b>Horticulture</b>	General Use Category	P	P	P	Section 5-626
<b>Animal Husbandry</b>	General Use Category	P	P	P	Section 5-626
<b>Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry</b>	Agricultural processing		S		Section 5-627
	Animal care business	P	P	P	Section 5-627
	Custom operators	P	P	P	Section 5-627

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<b>Animal Husbandry Activity, On-Site</b>	Direct market business for sale of products produced on-site-including but not limited to PYO (pick-your-own)	P	P	P	Section 5-627
	Equestrian facilities	P	P	P	Section 5-627
	Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road	S	S	S	Section 5-627
	Farm co-ops	P	P	P	Section 5-627
	Farm based tourism	P	P	P	Section 5-628
	Farm markets	P	P	P	Section 5-603
	Nursery, commercial	S	S	S	Section 5-605
	Nursery, production		P		Section 5-605
	Nursery, production, without frontage on a state maintained road		S		Section 5-605
	Pet farms	P	P	P	Section 5-627
	Stables	P	P	P	Section 5-627
	Stable, neighborhood on lots less than twenty five (25) acres, or without frontage on a state maintained road	S	S	S	Section 5-627
	Virginia farm winery	P	P	P	
	Wayside stand	P	P	P	Section 5-604
<b>Agricultural Support and Services <u>not</u> directly associated with</b>	Agricultural Research Facility	S	S	S	Section 5-644
	Animal Care Business	P	P	P	Section 5-630

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<b>agricultural activity</b>	Equestrian Facility	P	P	P	Section 5-630
	Equestrian facility on lots of less than 50 acres or without frontage on a state maintained road	S	S	S	Section 5-630
	Stable, neighborhood on lots	P	P	P	Section 5-630
	Stable, Private	S	S	S	Section 5-630
<b>Animal Services</b>	Animal Hospital	S	S	S	Section 5-631
	Kennel		S		Section 5-606
	Kennel, Indoor		P		Section 5-606
	Veterinary service	P	P	P	
<b>PUBLIC AND INSTITUTIONAL USES</b>					
<b>Day Care Facilities</b>	Child care home	P	P	P	Section 5-609(A)
	Child or adult day care center	S	S	S	Section 5-609(B)
<b>Cultural and Governmental Facilities</b>	Community center, HOA facilities only	P	P	P	
	Structures or uses for local government purpose not otherwise listed in the district	S	S	S	
<b>Education</b>	Colleges or universities (including dorms)	S	S	S	
	School (elementary or middle), for fifteen (15) pupils or less	P	P	P	Section 5-655
	School (elementary, middle, or high), for more than 15 pupils	S	S	S	
	Seminary	S	S	S	

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	Vocational school	S	S	S	
<b>Park and Open Space</b>	Arboretum	P	P	P	Section 5-636
	Botanical garden or nature study area	P	P	P	Section 5-636
	Cemetery	S	S	S	Section 5-637
	Mausoleum	S	S	S	Section 5-637
	Crematorium	S	S	S	Section 5-637
	Community, neighborhood or regional park, passive recreational uses	P	P	P	
	Community, neighborhood or regional park, active recreational uses	S	S	S	
	Wetland mitigation bank	P	P	P	
<b>Public Safety</b>	Fire and/or rescue station	S	S	S	Section 5-638
	Police station or substation	S	S	S	Section 5-638
<b>Religious Assembly</b>	Church, synagogue, temple or mosque with seating capacity of 300 or less seats in sanctuary or main activity area	P	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	S	Section 5-639

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<b>Utility</b>	Communal sewer system	P			Section 5-621
	Communal water supply system	P			Section 5-621
	Public utility service center and storage yard	S	S	S	Section 5-621
	Public utility service center, without outdoor storage	P	P	P	Section 5-621
	Recycling drop off collection center, public	P	P	P	Section 5-607
	Recycling drop off collection center, private	S	S	S	Section 5-607
	Water and sewage treatment plant	S	S	S	Section 5-621
	Utility substation, dedicated	P	S	P	Section 5-621
	Utility substation, distribution	S	S	S	Section 5-616 and 5-621
	Utility substation, transmission	S	S	S	Section 5-616 and 5-621
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	S	S	Unless exempted by Section 1-103 (D)
	Utility transmission line, underground	P	P	P	
	Water storage tank	S	S	S	Section 5-621
	Water and sewer pumping station	P	P	P	Section 5-621
<b>COMMERCIAL USES</b>					
<b>Recreation and Entertainment</b>	Camp, day and boarding, with 30 or fewer campers	P	P	P	Section 5-645
	Camp, day and boarding, with more than 30 campers	S	S	S	Section 5-645

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	Golf course	S	S	S	Section 5-648
	Private club or lodge	S	S	S	
<b>Retail Sales and Service</b>	Small business	P/S	P/S	P/S	Section 5-614
<b>Visitor Accommodation</b>	Bed and breakfast homestay	P/S	P/S	P/S	Section 5-601(A)
	Bed and breakfast inn	S	S	S	Section 5-601(B)
	Country inn		S		Section 5-601(C)
<b>INDUSTRIAL USES</b>					
<b>Telecommunication Facilities</b>	Radio and/or television tower	S	S	S	Section 5-618
	Telecommunications antenna	P	P	P	Section 5-618(A)
	Telecommunications monopole	P	P	P	Section 5-618(B)(1)
	Telecommunications monopole	S	S	S	Section 5-618(B)(2)
	Telecommunication transmissions tower	S	S	S	Section 5-618(C)(2)
<b>Waste-Related Uses</b>	Yard Waste and/or Vegetative waste composting facility		S		

**2-1503 Development Standards.**

- (A) **General.** All development in the TR-3 districts, unless exempted pursuant to Section 2-1503(B), shall be developed consistent with Section 5-701 (TR Districts Lot Standards).
- (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 2-1503(B).

<b>TABLE 2-1503(B): TR-3 BUILDING REQUIREMENTS FOR EXISTING LOTS (Lots Existing Prior to January 7, 2003)</b>	
<b>Minimum Required Yards</b>	No building shall be located within 25 feet of any property line nor within 100 feet from the right-of-way of any arterial road, 75 feet from the right-of-way of any collector road, and 35 feet from any other road right-of-way, private access easement, and any prescriptive easement.
<b>Maximum Floor Area Ratio</b>	0.05
<b>Maximum Building Height</b>	35 feet. No restriction for buildings used exclusively for agriculture, horticulture and animal husbandry.

**2-1504 Other Special Requirements.** No non-agricultural use shall be permitted which, because of its nature, location, or manner of operation, is dangerous or noxious because of noise, odor, fumes, gas, glare, light, vibration, smoke, emission of particulate matter or effluents, or for other similar reasons.