

Section 2-500 Countryside Residential-1: CR-1

2-501 Purpose. This district is established to foster the conversion of existing residential properties zoned R-1 under the 1972 Zoning Ordinance which are not served by communal or municipal water and sewer. These areas can be served by on-site well and wastewater systems, but are areas in which the County encourages a countryside hamlet pattern served by public water and sewer facilities to preserve open space and to achieve a traditional design envisioned in the Comprehensive Plan.

2-502 Size and Location. The Comprehensive Plan does not support the creation of additional districts having development of a type characteristic of the CR-1 district, and this district is not intended to be enlarged beyond the limits mapped for this district with the adoption of this Ordinance.

2-503 Permitted Uses. The following uses are permitted in this district:

- (A) Agriculture, horticulture, forestry and fisheries, pursuant to Section 5-626.
- (B) Accessory apartment or dwelling unit, pursuant to Section 5-613.
- (C) Bed and breakfast homestay, pursuant to Section 5-601(A).
- (D) Child care home, pursuant to Section 5-609.
- (E) Nature preserve, such as but not limited to, wildlife sanctuary, conservation area, and game preserve.
- (F) Dwelling, single family detached.
- (G) Home occupation, pursuant to Section 5-400.
- (H) Public or private playground, or neighborhood park.
- (I) Tenant dwelling, pursuant to Section 5-602(A) & (C).
- (J) Guest house, pursuant to Section 5-612.
- (K) Wayside stand, pursuant to Section 5-604, when located on a parcel ten (10) acres or greater.
- (L) School, private elementary or middle, for fifteen or less (15) pupils.
- (M) Bus shelter.

- (N) Commuter parking lot, with less than 50 spaces.
- (O) Nursery, production with state road frontage, pursuant to Section 5-605.
- (P) Recycling drop off collection center, small, pursuant to Section 5-607.
- (Q) Sewer pumping station pursuant to Section 5-621.
- (R) Stable, neighborhood, on greater than twenty-five (25) acres with frontage on a state maintained road.
- (S) Stable, private.
- (T) Utility substation, dedicated.
- (U) Water pumping station, pursuant to Section 5-621.
- (V) School, public.
- (W) Pet Farm.
- (X) Compact cluster development option, pursuant to Section 2-507.
- (Y) Telecommunications antenna, pursuant to Section 5-618(A).
- (Z) Telecommunications monopole, pursuant to Section 5-618(B)(1).

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Special Exception Uses. The following uses may be approved by the Board of Supervisors, and, if approved, may be subject to certain conditions, pursuant to the provisions of Section 6-1300.

- (A) Bed and breakfast inn, pursuant to Section 5-601(B).
- (B) Cemetery, mausoleum, or memorial park, pursuant to Section 5-637.
- (C) Church, synagogue and temple.
- (D) Community center.
- (E) Congregate housing facility.
- (F) Country club.
- (G) Country inn, pursuant to Section 5-601(C).

- (H) Fire and/or rescue station.
- (I) Orphanage or other similar institution.
- (J) Private club or lodge.
- (K) Recycling drop off collection center, large, pursuant to Section 5-607.
- (L) Sewage treatment plant, pursuant to Section 5-621.
- (M) Tenant dwelling, pursuant to Section 5-602(B) & (C).
- (N) Utility transmission line, overhead.
- (O) Water treatment plant, pursuant to Section 5-621.
- (P) Stable, neighborhood, on less than twenty five (25) acres or without frontage on a state maintained road.
- (Q) Kennel, pursuant to Section 5-606.
- (R) Veterinary service.
- (S) Animal hospital.
- (T) Camp, day and boarding, pursuant to Section 5-645.
- (U) Nursery, production without state road frontage, pursuant to Section 5-605.
- (V) Library.
- (W) Golf course.
- (X) Child or adult daycare center, pursuant to Section 5-609.
- (Y) Commuter parking lot, with greater than 50 spaces.
- (Z) Structure or use primarily for federal, state, county, or local governmental purposes, not otherwise listed.
- (AA) Playing fields and courts, lighted.
- (BB) Public or private community or regional park.
- (CC) Public utility service center and storage yard.

- (DD) Radio and/or television tower.
- (EE) Continuing care facility.
- (FF) School.
- (GG) Utility substation, transmission, pursuant to Section 5-616.
- (HH) Water storage tank.
- (II) Utility substation, distribution, pursuant to Section 5-616.
- (JJ) Rural resort, pursuant to Section 5-601.
- (KK) Crematorium, pursuant to Section 5-637.
- (LL) Recreation establishment, outdoor.
- (MM) Telecommunications monopole, pursuant to Section 5-618(B)(2).
- (NN) Telecommunications tower, pursuant to Section 5-618(C)(2).
- (OO) Police Station.

2-505 Lot Requirements for Lots Served By On-site Well and Wastewater Systems.

- (A) Size. Forty thousand (40,000) square feet minimum.
- (B) Width. 175 feet minimum.
- (C) Yards. Each lot shall provide the following yards:
 - (1) Front. Thirty five (35) feet minimum.
 - (2) Side. Minimum of twelve (12) feet on one side and nine (9) feet on the other side.
 - (3) Rear. Fifty (50) feet minimum.
- (D) Length/Width Ratio. 5:1 maximum.
- (E) Maximum Residential Density. One lot per 40,000 square feet calculated on the overall parcel, exclusive of streets.

2-506 Lot Requirements for Lots Served by Public Sewer/Cluster Option.

- (A) Size. Twenty thousand (20,000) square feet minimum.
- (B) Width. Seventy-five (75) feet minimum.
- (C) Yards. Each lot shall provide the following yards:
 - (1) Front. Twenty-five (25) feet minimum.
 - (2) Side. Nine (9) feet minimum.
 - (3) Rear. Twenty-five (25) feet minimum.
- (D) Length/Width Ratio. 5:1 maximum.
- (E) Minimum Open Space Area. Open space shall be provided in a sufficient amount such that gross density of one lot per forty thousand (40,000) square feet is maintained calculated based on the overall parcel. Open space shall be preserved by means of a permanent open space easement acceptable to the Board of Supervisors.
- (F) Minimum Buffer/Setback. A permanent building setback of Fifty (50) feet in depth with a Category 1 Buffer Yard (Section 5-1414[B]) shall be provided where a cluster development adjoins an existing or planned residential district, land bay, or development which has a minimum allowable lot size of twenty thousand (20,000) square feet or greater. Such buffer may be included in open space calculations.
- (G) Utilities. Public sewer facilities must be provided to the site. Nothing herein shall be construed as requiring the extension of central or municipal utilities to any site or property.

2-507 Lot Requirements for Compact Cluster Development Option.

- (A) Size. Fifteen thousand (15,000) square feet minimum.
- (B) Width. Sixty (60) feet minimum.
- (C) Yards. Each lot shall provide the following yards:
 - (1) Front. Fifteen (15) feet minimum.
 - (2) Side. Nine (9) feet minimum.
 - (3) Rear. Twenty-five (25) feet minimum.

- (D) Length/Width Ratio. 5:1 maximum.
- (E) Minimum Open Space Area. Open space shall be provided in a sufficient amount such that gross density of one lot per forty thousand (40,000) square feet is maintained calculated based on the overall parcel. Open space shall be preserved by means of a permanent open space easement acceptable to the Board of Supervisors.
- (F) Minimum Buffer/Setback. A permanent building setback of fifty (50) feet in depth with a Category 1 Buffer Yard (Section 5-1414[B]) shall be provided where a cluster development adjoins an existing or planned residential district, land bay, or development which has a minimum allowable lot size of fifteen thousand (15,000) square feet or greater. Such buffer may be included in open space calculations.
- (G) Utilities. Both public water and public sewer facilities must be provided to serve the site. Nothing herein shall be construed as requiring the extension of central or municipal utilities to any site or property.
- (H) Lot Design Requirements.
 - (1) Street trees planted pursuant to Section 5-1300 shall be regularly spaced.
 - (2) Garages shall be set back at least twenty (20) feet behind the front line of buildings.
- (I) Other Requirements.
 - (1) Blocks shall generally be in a grid pattern, with interconnecting streets and alleys.
 - (2) Parallel parking may be provided on streets in front of residential lots, except for lots fronting on collector or arterial roads.

2-508 Building Requirements for Lots Served By On-site Well And Wastewater Systems.

- (A) Lot Coverage. Fifteen (15) percent maximum.
- (B) Building Height. Forty (40) feet maximum.

2-509 Building Requirements for Lots Served By Public Sewer/Cluster Option and Compact Cluster Development Option.

(A) Lot Coverage. Twenty five (25) percent maximum.

(B) Building Height. Forty (40) feet maximum.

2-510 Utility Requirements. All utility distribution lines located in the CR-1 district shall be placed underground.

2-511 Development Setback and Access from Major Roads. In designing residential development, the requirements of Section 5-900 shall be observed.