



PRINCE WILLIAM COUNTY

LAND USE



TABLE OF CONTENTS

INTRODUCTION.....	III
INTENT	1
VISION AND QUALITY OF LIVE VALUES.....	2
LAND USE & DEVELOPMENT TRENDS.....	3
LAND USE PRINCIPLES	5
GUIDING LAND USE PATTERNS.....	5
LAND USE INTENSITY	6
HARMONIOUS LAND USE PATTERNS (COMPATIABILITY)	7
DESIGN GUIDELINES (QUALITY OF DEVELOPMENT & PLACEMAKING).....	8
COORDINATION OF DEVELOPMENT (TIMING)	9
ALIGNMENT WITH MOBILITY AND HOUSING CHAPTERS	11
CULTURAL RESOURCES	12
ECONOMIC DRIVERS.....	14
EQUITY	15
PLACE TYPES (DEVELOPMENT PATTERNS AND CONCEPTS).....	18
<i>Multimodal Districts</i>	22
<i>Multimodal Centers (Activity Centers)</i>	23
<i>Multimodal Corridors</i>	23
<i>Adaptive Reuse</i>	25
<i>infill Development</i>	25
<i>Complete Neighborhoods</i>	26
<i>Special Planning Areas</i>	27
<i>MCBQ Joint Land Use Study</i>	27
<i>Manassas REGIONAL Airport</i>	28
<i>Small Area Plans</i>	28
<i>Sector Plans</i>	29
LAND USE FRAMEWORK	30
LONG-RANGE LAND USE CLASSIFICATIONS AND MAP	33
<i>The Urban Communities</i>	34
<i>URBAN DESIGN POLICIES</i>	39
<i>Suburban Communities</i>	41
<i>SUBURBAN DESIGN POLICIES</i>	49

TABLE OF CONTENTS

<i>TRANSITION NEIGHBORHOODS</i>	51
<i>TRANSITION NEIGHBORHOOD DESIGN POLICIES</i>	53
<i>RURAL Communities</i>	53
RURAL PLACETYPES.....	59
<i>Village</i>	59
<i>Hamlet</i>	59
<i>Residential Cluster</i>	59
COUNTYWIDE CLASSIFICATIONS	63
<i>Overlay Districts</i>	67
LAND USE COMPATIBILITY	71
LAND USE COMPATIBILITY MATRIX.....	72
LAND USE DESIGNATION AND ZONING DISTRICT COMPATIBILITY MATRICES	73
APPENDICES	75
PUBLIC FACILITY REVIEWS – PROCESS	75
COMPREHENSIVE PLAN AMENDMENT – PROCESS.....	77
LAND USE GLOSSARY	79
LONG-RANGE LAND USE MAP	96

TABLE OF CONTENTS

FIGURE 1: QUALITY OF LIFE VALUES	2
FIGURE 2: RURAL TO URBAN SPECTRUM	19
FIGURE 3: TABLE OF FORM ELEMENTS ASSOCIATED WITH TRANSECTS	19
FIGURE 4: SIX MULTIMODAL CENTER TYPES	20
FIGURE 5: MULTIMODAL SYSTEM PLAN	21
FIGURE 6: DISTRICTS, CENTERS, REDEVELOPMENT CORRIDORS IN PRINCE WILLIAM COUNTY	22
FIGURE 7: GENERAL CHARACTER AREAS	31
FIGURE 8: LAND USE COMPATIBILITY MATRIX.....	72
FIGURE 9: COMPATIBILITY MATRIX - ZONING AND COMPREHENSIVE PLAN DESIGNATIONS – RESIDENTIAL	73
FIGURE 10: COMPATIBILITY MATRIX - ZONING AND COMPREHENSIVE PLAN DESIGNATIONS - NON-RESIDENTIAL	74

INTRODUCTION

INTENT

The Land Use Chapter provides a development vision as to how the county will utilize its land resources. In addition, this Chapter provides a plan to accommodate future development in an efficient and sustainable way that is compatible with the character of various communities while protecting the valuable and sensitive natural resources throughout the County.

The Land Use Chapter provides integration of environmental justice, equitable development, and smart growth approaches to establish healthy, inclusive and sustainable neighborhoods through the development of a Land Use Plan. The Land Use Plan considers the County's existing and future needs for commerce, environmental protection, energy efficiency, historic preservation, housing, industry, public and semi-public facilities, parks and recreation, transportation, as well as social and economic sustainability.

Prince William County, as a locality within the Washington metropolitan region, recognizes that growth and change will occur, and embraces the belief that change is vital to the well-being of the community. Over the past two decades, Prince William County has experienced significant growth pressures and while population continues to grow, the supply of land capable of supporting development continues to decrease. To address this situation and accommodate growth, the land use plan incorporates best planning practices that encourage the provision of diverse housing choices, mixed land uses, while protecting the established character of existing urban, suburban, and rural neighborhoods.

Prince William County's strategy for accommodating future growth and creating equitable and sustainable communities builds on the foundation of its many diverse neighborhoods and aims to create a better community by providing:

- a variety of housing options,
- locations for employment growth,
- walkable communities with good transit access,
- services and the infrastructure needed to support growth,
- respect for the natural environment and enhancements to the County's cultural resources, and
- growth that enables all residents to participate in the County's economy and civic life.

This Plan envisions a County where growth builds stronger neighborhoods, heightens our stewardship of the environment, leads to enhanced economic opportunity and security for all residents, and is accompanied by greater race and social equity across Prince William County's communities. The Land Use Plan encompasses the gamut of Countywide land uses from desirable and well-designed neighborhoods, to high-density and intensity mixed-use centers at strategic locations, to quiet and serene rural communities. To further enhance and improve the quality of life in Prince William County, this chapter presents countywide policies that will allow the County to address growth and development in future planning and implementation initiatives that achieve smart growth principles while acknowledging the unique characteristics of the County that residents value.

VISION AND QUALITY OF LIVE VALUES

This Chapter is an official statement of the County’s vision for land use and development pattern. The Land Use Plan continues to consciously manage the timing, location and characteristics of growth. It expresses the community’s aspirations and goals for the County’s future, while articulating a corresponding set of policies and recommendations called action strategies to guide future decisions regarding land use, development and capital improvements. The Plan’s vision is built upon the land use concepts of incorporating equity and sustainability while embracing the Quality of Life Values that are important to the community. Developing processes that further the land use vision will ensure success in implementing the plan. Providing the tools necessary to achieve the vision establishes a pathway to success. Review of public facilities to ensure investment in public infrastructure furthers the vision is a critical component of plan implementation.

Vision

Prince William County is a diverse and thriving community that strives to be an equitable, sustainable, and vibrant place which offers access to a variety of employment, housing and mobility opportunities while respecting our distinct cultural and environmental resources as well as promoting the quality-of-life values that establish a unique sense of place.

Quality of Life Values

Quality of Life Values refers to the overall quality of one’s daily experiences that are defined in terms of happiness and contentment, health, and well-being. There are seven conditions from a Planning perspective that are needed to create a successful and sustainable community.



Figure 1: Quality of Life Values

Accessible Community: Connect community amenities, facilities, and services through equitable access to adequate infrastructure using multi-modal or digital technology options to reach these important resources including opportunities for life-long learning, leisure and recreational activities, employment as well as other elements that create a healthy, safe, and secure community.

Community Collaboration: Encourage civic involvement in policy change and development process while ensuring transparency and accountability through open communications by engaging all residents and stakeholders, including our vulnerable and underserved populations.

Cultural & Environmental Stewardship: Cultivate an appreciation of ownership in the process of preserving and enhancing all the County's history (districts, buildings, sites, cemeteries, and landscapes) as well as environmental resources through the preservation of open space, the incorporation of design features, best practices, policies and strategies that promote long term efficiency and sustainability of these valuable assets.

Economic Prosperity: Promote economic opportunities that promote a mix of businesses that maintain and create jobs that offer living wages, expand the commercial tax base, and enhance the quality of life for all residents while promoting entrepreneurship and innovation, and workforce development.

Inclusive Community: Embrace the vibrant culturally and ethnically diverse population that makes our community distinct while creating conditions through an equity lens that allow all to participate and reach their full potential.

Housing Opportunities: Ensure an adequate supply of affordable and diverse types of housing options that meet the needs of all County residents with consideration to neighborhood preservation and universal design for aging in place.

Healthy & Supportive Community: Foster access to enhanced environmental, recreational and cultural opportunities, ensuring these benefits and these amenities are available to all residents as part of a healthy and supportive community.

LAND USE & DEVELOPMENT TRENDS

Prince William County is part of the Washington metropolitan area and is geographically located approximately 23 miles south of Washington D.C. and 70 miles north of Richmond, Virginia. The County encompasses approximately 207,621 acres, or 324.41 square miles. The County's is encompassed by natural boundaries include the Potomac River to the east, the Occoquan River/Reservoir & Occoquan Bay to the northeast and the Bull Run River to the northwest, and Chopawamsic Creek to the southeast. Prince William County is also bound by other political subdivisions of the Commonwealth of Virginia including Fairfax County to the north and northeast, Loudoun County to the north and northwest, Fauquier County in the west and southwest, Stafford County in the south and the City of Manassas Park in the north and City of Manassas in central part of the County. On the eastern side of Prince William County and across Potomac River is Charles County, Maryland.

The predominant pattern of development in the County consists of a mix of urban character development mostly in the east, suburban character in the east, central and western areas along major corridors and roads, rural character in the northwestern and southwestern portions of the

LAND USE CHAPTER

County. This diversity offers a choice in use and lifestyle from the urbanized communities, inland suburban communities to the rural communities. Dispersed throughout the County are several distinct Residential Planned Communities (RPC) that vary in land use and density. In general, these RPC communities include a core of local-serving commercial uses, services, schools, and public facilities surrounded by residential neighborhoods.

LAND USE PRINCIPLES

GUIDING LAND USE PATTERNS

Long-Range planning involves the purposeful arrangement of land use in a balanced, equitable and orderly manner. Guiding land use patterns in an efficient approach requires the use planning tools that facilitate the process. One of the most appropriate tools to optimize land use patterns is the concept of Smart Growth Principles. Smart growth is implementation of a set of principles to guide development and land-use decisions. These principles were developed by the Smart Growth Network, a partnership of government agencies, developers, environmentalists, historic preservation advocates, professional organizations, and interests from the real estate industry. The United States Environmental Protection Agency defines smart growth as a range of development and conservation strategies that help protect our natural environment and make our communities more attractive, economically stronger, and more socially diverse. The ten principles of Smart Growth, as adapted specifically to the County, provide a sound basis by which the County can plan for its long-term future:

1. Mix land uses in the Development Area.
2. Take advantage of compact, environmentally friendly and energy efficient building design.
3. Create a range of housing opportunities and choices.
4. Create walkable neighborhoods.
5. Foster distinctive, attractive communities with a strong sense of place.
6. Preserve open space, farmland, cultural resources, natural beauty, and critical environmental areas.
7. Strengthen and direct development towards existing communities and infrastructure.
8. Provide a variety of transportation choices.
9. Make development decisions predictable, fair, and cost-effective.
10. Encourage community and stakeholder collaboration.

Complimenting the Smart Growth principles is the concept of Holistic Communities approach to land use planning. This model adds value by providing a means for developing and implementing a land use system that will effectively balance competing economic, environmental, and social demands while ensuring the sustainability of a new development also benefits the surrounding communities.

Implementation of these two models will allow for the County's long-term success. Smart growth and Holistic Communities recognize connections within and between communities and the interrelatedness of these developments with quality of life. It leverages new growth to improve the broader community.

LAND USE POLICY 1: Provide a strategic arrangement of a variety of land uses in the county necessary to meet the needs of a growing and diverse population, existing and prospective

businesses, protecting cultural and natural resources in a fiscally, equitable and sound manner that achieves a high-quality living community.

ACTION STRATEGIES:

- LU1.1** Ensure adequate land uses necessary to provide a supply of land that allows the County to compete on a regional, national, and international basis for advanced technological industries and other economic development opportunities that will bring new jobs to Prince William County residents, particularly new professional and other high-paying jobs.
- LU1.2** Provide land uses that allow for diversity of housing unit types and employment opportunities throughout the County.
- LU1.3** Periodically update the County's Build-out Analysis and Residential Inventory to monitor the amount of available residential and non-residential development capacity.
- LU1.4** Advocate policies and public funding that align with the County's Strategic Plan, Budget, Capital Improvements Program, and Secondary Road Improvements Program that direct needed infrastructure improvements to achieve the Comprehensive Plan goals in the County.
- LU1.5** Review and amend, if necessary, the Zoning Ordinance to be consistent with the Long-Range Land Use classifications and other policies of the Comprehensive Plan.

LAND USE INTENSITY

The intensity of land use has a direct effect on the ability to provide adequate levels of service for transportation and public facilities. The Comprehensive Plan is the primary mechanism available to the County for establishing appropriate locations for various levels of land use intensity. Through this mechanism, development is encouraged to occur in accord with the Plan, at intensities that can assist in achieving various County goals. For instance, high intensity uses will be in areas of the county where the transportation and public facilities systems can best accommodate the demands from such uses, thereby efficiently using county resources. The pace of development in the county should be in general accord with the Comprehensive Plan and sustainable by the provision of transportation and public facilities.

LAND USE POLICY 2: Encourage land use densities and intensities that promote efficient development patterns throughout the County.

ACTION STRATEGIES:

- LU2.1** Integrate land use intensity with access to transportation and proximity to public facilities.
- LU2.2** Ensure that new development applications have densities that are appropriate to the character areas in the County and are consistent to those reflected on the Long-Range Land Use Plan Map.

- LU2.3** Direct new development to areas served by transit corridors; particularly designated activity centers, town centers and redevelopment corridors and appropriate areas within Small Area plans.
- LU2.4** Provide height and density transitions between higher-intensity development areas and surrounding residential and rural areas.

HARMONIOUS LAND USE PATTERNS (COMPATIABILITY)

Each land use should be located only on an appropriate site in terms of size, access, environmental conditions, community facilities, and compatibility with its neighbors. Development patterns and trends should exhibit an orderly transition of appropriate land uses in a compatible relationship to one another to establish desirable living, working and leisure environments. Likewise, the intensity and design of a proposed development should be appropriate to surrounding uses or transition from one intensity to the next and will complement and enhance the character of the surrounding area.

Different land use types may require mitigation measures between uses. The arrangement of buildings and uses along with sufficient buffering between different uses will enhance the compatibility of neighboring uses and improve the relationship between different uses in the community. Specific setback, landscaping and site arrangement requirements are set out in the zoning and subdivision ordinances and the Design Construction Standards Manual (DCSM) to ensure that there is an appropriate measure for spatial, noise and visual considerations.

LAND USE POLICY 3: Protect existing and planned land uses from potential incompatible land uses.

ACTION STRATEGIES:

- LU3.1** Designate appropriate transition areas between incompatible uses and environmental resource protection areas to minimize undesirable impacts to the community.
- LU3.2** Ensure transitions in building scale, intensity of use, and adequate buffering between semi-compatible land uses in accordance with the Land Use Compatibility Matrix, by requiring adequate distance, screening, setbacks, vegetative buffers, or combinations of these means. Proposed developments should utilize the standards of the Community Design Plan.
- LU3.3** New development should provide adequate transitions between higher-density neighborhoods and lower-density neighborhoods while providing multimodal connections to existing neighborhoods throughout the area.

DESIGN GUIDELINES (QUALITY OF DEVELOPMENT & PLACEMAKING)

The County's land use plan covers a broad range of activities including determining how land will be used, how to provide infrastructure and services to those uses, and how the built environment should appear. Two essential components of this process that are needed to achieve a vibrant community are quality of development and placemaking.

Quality of development is more than the appearance of a development. It also involves how the development functions through design elements, features and interconnectivity with adjacent neighborhoods. Moreover, it entails the assimilation of land use with the natural environment, cultural and social identities as well as open space to create a sustainable community.

Placemaking is an element of quality development that involves the planning, design and management of public spaces. Placemaking capitalizes on a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well-being as well as strengthening the connection between community and the places people share. This concept goes beyond just promoting better design principles, placemaking facilitates creative thinking, capitalizes on community assets, and contributes to the creation of a successful community.

The use of design guidelines is an effective tool to ensure the elements associated with the quality of development and placemaking can attain attractive and livable communities. Design guidelines also help create integration of land use with mobility options (automobile, pedestrian, bicycle, bus and transit) options that provide connectivity both internal and external to the development. The general design guidelines are provided in this section with the more detailed elements being listed in the Placetypes section of the Land use Chapter.

LAND USE POLICY 4: Promote a balanced mix of community-scale uses incorporating design guidelines that allow for distinctive, attractive development with a strong sense of place.

ACTION STRATEGIES:

- LU4.1** Encourage using design standards appropriate for community context that create place-specific identities in different areas of the county.
- LU4.2** Encourage the creation of places with distinctive identities through the use of high-quality design, features consistent with the character of the community.
- LU4.3** Create a distinct, unified area through streetscape enhancements such as lighting, street furniture, and consistent tree canopies to establish a sense of place.
- LU4.4** Improve an area's specific branding through wayfinding, public art and branding elements such as signage, public art and interpretive elements of historical context to establish a community identity.

LAND USE POLICY 5: Encourage site, architectural, signage, and landscape designs that complement the scale and character of existing and planned development throughout the County.

ACTION STRATEGIES:

LAND USE CHAPTER

- LU5.1** Require generalized development plans and master zoning plans – submitted with applications for rezonings, special use permits, and, where appropriate, public facility reviews – to include architectural, sign, lighting, and landscape concepts for all developments. In addition, proposed layouts and architectural elevations for all non-residential projects should be provided. Employ the Illustrative Design Guidelines for Office Development and the Illustrative Gateway/Corridor Design Guidelines, provided as supplements to this chapter, as illustrative examples of the high-quality development the County seeks.
- LU5.2** For those portions of the County that have been targeted for redevelopment/revitalization – or where such activity is occurring – retain some flexibility in applying Design Guidelines.
- LU5.3** Ensure that signs are compatible in design, scale, material, style, and color with other site amenities, with buildings and landscaping, and with both the overall design character of the development in question and any adjacent development.
- LU5.4** Ensure that signs for individual uses in mixed-use developments are designed and installed consistent with a development-wide sign program.
- LU5.5** Encourage the development of a hierarchy of appropriately scaled entry and directional signs.
- LU5.6** Encourage the incorporation of signs into a development’s landscape plans.

LAND USE POLICY 6: Encourage site, building, and landscape designs that result in the creation of safe and accessible pedestrian circulation and community open space.

ACTION STRATEGIES:

- LU6.1** Encourage the provision of public open spaces and facilities in new developments and locate them close to active uses – commercial, community services, employment, and schools.
- LU6.2** Encourage the provision of pedestrian links between and among commercial properties, community facilities, and nearby residential neighborhoods
- LU6.3** Encourage the clear delineation of pedestrian ways in commercial parking lots and other thoroughfares for public use – through the use of landscaping, lighting, signage, contrasting pavement, pavement marking, or other innovative treatments.
- LU6.4** Encourage the provision of wider-than-required sidewalks in non-residential areas with high levels of pedestrian activity and ensure that buildings along main streets in town centers are oriented with their fronts adjacent to the sidewalk with parking in the rear.

COORDINATION OF DEVELOPMENT (TIMING)

The Comprehensive Plan land use classifications are mapped on the Long-Range Land Use Plan Map. Within each land use classification, there is a range of density or intensity. All areas with the same land use classification, however, are not equal in terms of their location or the time frame

within which their development is appropriate. Currently, some areas are more readily accessed by transportation, more readily connected to the sewer system, closer to schools and thus better able to accommodate – at established levels of service – a higher level of density or intensity. Within the Development Area different density or intensity levels are appropriate in different locations, as reflected on the Long-Range Land Use Plan Map. As utility and facility networks are expanded and levels of service increased, consistent with the Comprehensive Plan, potential density and intensity will increase accordingly but always within the established density or intensity ranges set forth by the Comprehensive Plan.

Encouraging more intense uses in areas already well serviced – and infill of well-serviced areas already substantially developed, but still within the maximum density established in the Long-Range Land Use Plan – will discourage leap-frog development, land speculation, and sprawl development extended into areas of the County poorly serviced, while allowing the County to better focus limited fiscal resources. The criteria below are intended to aid in the determination of whether a proposed project is appropriately timed and has a density of development relative to the available infrastructure. These criteria are consistent with the goals, objectives, policies, and action strategies of the individual chapters of the Comprehensive Plan, with the Comprehensive Plan as a whole, and with the use of the "proffer" approach to conditional zoning as practiced in Prince William County.

The criteria are not presented in order of importance.

Public Services

What are the current level of service (LOS) standards in a given area and how do they compare to the LOS standards established in the Safe & Secure Communities, Community Education, Parks , Recreation and Tourism, Technology and Connectivity chapters of the Comprehensive Plan?

Does the development proposal adequately achieve the intended level of service standards, or does the development need to be delayed or reduced in density until the appropriate levels of service are achieved in the area?

Mobility

Proposed development can have numerous effects on the County's transportation network. Transportation impact mitigation measures should be incorporated into the approved Transportation Impact Analysis (TIA) that accompanies appropriate Comprehensive Plan amendment, rezoning, and special use permit requests.

1. Proximity to Existing/Programmed Transportation Facilities: Is the site in the general and reasonable vicinity of an arterial or collector road that is improved or funded for improvement to the standards identified in the Mobility Plan, as reflected by the Capital Improvements Program (CIP) or the Virginia Six-Year Transportation Plan? Existing or Planned Capacity of the Transportation Facilities. Does the impacted transportation system have the capacity to absorb the trips generated by the development proposal without degrading the adopted level of service? If not, are on-site and off-site measures proposed to offset the impacts?
2. Transportation Systems Management: Does the development proposal address a broad range of programs and techniques to increase the efficiency of the transportation system?

(Examples include participation in a transportation funding district, vanpooling, staggered work hours, employer-assisted transit use incentives, shuttle services, pedestrian or bicycle access between the residential and/or non-residential development and public transportation, etc.)

3. Transit: Is the project in the urban portions of the County and within walking distance of transit services or a Transit Corridor? Is effective pedestrian access provided between the project and transit service(s)? Does the project account for an on-site commuter parking area or are other transit facilities being provided? Non-motorized Facilities. Non-motorized facilities include items such as trails, sidewalks, and bikeways. Does the project provide internal non-motorized facilities?
4. Residential Site Location: If the development is a residential project, is the site close to or within walking distance of existing or planned employment areas? Is the site close to or within walking distance to shopping and services? Will the development provide effective pedestrian access between the residential project and nearby employment and/or commercial and service areas and/or public buildings and facilities?

LAND USE POLICY 7: Phase growth of development to coincide with the establishment of necessary adequate infrastructure, amenities, and public services.

ACTION STRATEGIES

- LU7.1** Coordinate development proposals with the orderly extension and provision of adequate public facilities and infrastructure.
- LU7.2** Encourage public/private partnerships for provision of needed public infrastructure.
- LU7.3** Ensure that planned development district projects phase in both the infrastructure and non- residential uses in an orderly manner to
- LU7.4** In planned mixed-use developments allow for interim uses that are consistent with achieving the broad range of goals in the Comprehensive Plan.
- LU7.5** An infrastructure implementation plan must be provided at the time of rezoning to ensure that critical infrastructure (i.e., roads, sidewalks, drainage, water, and sewer) for office, employment, and lodging uses is developed adequately for each phase of the project.

ALIGNMENT WITH MOBILITY AND HOUSING CHAPTERS

There is an inherent relationship between the Land Use, Mobility, and Housing Chapters of the Comprehensive Plan. Many of the policies and action strategies in the Land Use Chapter represent the synthesis of concepts and policies from the Mobility and Housing Plans. Recognizing and understanding the interdependent relationship between the Land Use Chapter and these other plans is necessary to assure an integrated and cohesive Land Use Plan. The following describes the interrelationships between these plans:

Mobility Plan

The Mobility plan provides the multimodal infrastructure that is essential to support the various land uses in a community. The mobility plan provides the existing and proposed pedestrian, bicycle, road, transit, and trail networks that connect communities and link the County to the region. The capacity required for the road network is based on the average number of daily vehicle trips that would be generated with build-out of the uses designated by the Long-Range Land Use Map.

Land Use Plan

The Land Use plan and policies closely consider the design, characteristics, and availability of transportation infrastructure addressed by the Mobility plan to assure their compatibility with the character and needs of the communities.

Housing Plan

The Land Use plan is closely related to the Housing plan in that the Land Use Map must provide sufficient capacity to meet existing and long range housing needs of the community based on population projections and COG's Regional Housing Needs Assessment. The Land Use plan establishes the distribution of residential growth and densities appropriate for a diverse range of housing types and affordability.

LAND USE POLICY 8: Purposefully integrate a variety of residential uses near transportation hubs, activity, and employment centers to create vibrant multimodal communities.

ACTION STRATEGIES

- LU8.1** Support higher density residential uses in transit-oriented developments such as Town Centers and Activity Centers located near mass transit stations like the Virginia Rail Express.
- LU8.2** Consider travel modes other than the automobile to better connect and integrate residential use with non-residential uses.
- LU8.3** Strategically designate residential land use to encourage development of housing to accommodate the population growth projections with consideration for expanding affordable housing and multigenerational households.
- LU8.4** Adopt a Complete Streets policies that improves safety and mobility in new development and study existing neighborhoods that need to improve the local street and pedestrian connections to enhance the community.
- LU8.5** Utilize the Multimodal System Plan to integrated land use and multimodal transportation planning.

CULTURAL RESOURCES

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County. The County's list of resources identified by the Board of County Supervisors known to have significant cultural resource value, are given the land use classification of County Registered Historic Site (CRHS) in the Comprehensive Plan. Other significant resources include those listed on or determined eligible for listing on the National Register of Historic Places. Development proposals that impact significant cultural resources are to be evaluated with regard to

provision of long-term measures to protect the integrity of such resources. Development should preserve, renovate, or otherwise restore an archaeological site, historic site, historic structure, or viewshed.

LAND USE POLICY 9: Encourage a land use pattern that supports preservation of cultural, historic and archaeological sites and the goals and objectives of the Cultural Resources Plan.

ACTION STRATEGIES:

- LU9.1** Encourage development densities at the low end of the range of the land use classifications near County Registered Historic Sites (CHRS), as reflected on the Long-Range Land Use Plan Map and in the Cultural Resources Plan.
- LU9.2** Evaluate rezoning and special use permit applications within and/or adjacent to CRHS-designated land to determine the appropriate density or intensity, layout, and height of new development.
- LU9.3** Include the American Battlefield Protection Program maps in an appropriate location in the Comprehensive Plan to inform the public of the presence and location of battlefields in Prince William County, as they are presently known to exist.
- LU9.4** Where appropriate, employ the principles of context sensitive design solutions for pedestrian and vehicular networks in areas with cultural resources.

LAND USE POLICY 10: Preserve and enhance the unique architectural and landscape qualities of the County.

ACTION STRATEGIES:

- LU10.1** Encourage design compatibility between new and existing development for commercial development in the County. When there is more than one building on a site, design new commercial structures as a cluster of small-scale buildings to minimize their mass and to blend with existing buildings.
- LU10.2** Use appropriate indigenous plant materials and traditional planting patterns in areas visible from public thoroughfares so that new buildings blend into their landscape surroundings.
- LU10.3** Provide site plans and building designs that protect the existing visual quality and natural resource values that make these areas distinctive.
- LU10.4** Encourage any new development in the Rural Area to preserve the visual character of the rural landscape by providing appropriate building setbacks, with landscaped/preserved open space occupying the setback area; and preserving important scenic resources—hedgerows, mature trees, farm buildings, walls and fences, and open fields.

LAND USE POLICY 11: Encourage site plans and building designs for new development that enhance the settings of the County Registered Historic Sites, as identified in the Cultural Resources Plan.

ACTION STRATEGIES:

- LU11.1** Design projects to mitigate the adverse effects of development on the architectural and landscape features of archaeological and historic sites and structures when developing properties or adjacent properties.
- LU11.2** Encourage the preservation of views to and from historic properties through the protection of farm fields, meadows, and woodlands.
- LU11.3** Incorporate adaptive reuse of historic structures into new developments, rather than demolition, and provide sufficient land around archaeological and historic sites and structures to preserve the integrity of the site in the historic context.

ECONOMIC DRIVERS

In Prince William County, land use plays a major role in planning for economic development. The Land Use plan provides direction for development to occur that provides areas for residential uses including affordable and workforce housing, employment opportunities that expanding the non-residential tax base, environmental sustainability, infrastructure investment that utilized in the right combination results in a good quality of life. The County's Land Use policies and action strategies are designed with the concept of complete communities which entails bringing together many factors that create places that are enjoyable to live, work, and play. Being in an area that boasts a high quality of life gives businesses the opportunity to attract and retain talented employees.

The Land Use plan provides a planning framework for our community to build upon existing plans and leverage local assets to improve the quality of life to residents. Prince William County has unique assets that can be used to attract employers and investment. Building on these assets is one of the best ways that the County can stimulate the local and regional economy.

Development proposals that provide for increased targeted employment opportunities, the development and expansion of existing local businesses, and serve to diversify the County's economy are to be encouraged. The Comprehensive Plan encourages economic development in centers consisting of mixed-use projects, planned developments, and improvements that focus public capital improvements in those centers – including the existing residential communities which support them – so that they remain viable, visually pleasing, and prosperous

Economic drivers are those elements that are critical for achieving a strong local and regional economy. For these economic drivers, the County intends to take a holistic approach that considers all aspects of community life. Consideration should include generating revenue, and creating jobs, and strategies addressing housing needs, environmental and sustainability, and access to community services. Three of the main economic drivers associated with land use include:

Dedicated and Supportive Land Use

The Land Use plan provides a variety of different commercial and industrial uses that create diverse economic opportunity. Location of these uses should be based on intensity and consistency of the compatible uses. Dedicated land uses for specific targeted industries as well as uses that supportive and capitalizes on efficiencies and productivity advantages when marketing to industry specific

users. Also, using patterns of clustering or agglomeration of businesses is ideal for attracting similar industries to the County.

Existing and Planned Infrastructure

Existing and proposed infrastructure including transportation, communications and utility networks are essential in land use decisions related to economic development. Ensuring infrastructure is in place or having mechanisms to finance new or rebuilding infrastructure is critical to the success of businesses.

Affordable and Diverse Housing Market

Having both an affordable and assortment of residential opportunities to provide housing to a diverse workforce is essential to drive innovation, productivity improvements and economic growth. Communities offering a variety of housing options and linking these areas to entertainment and employment uses can improve the quality of life of residents while offering support to local businesses, draw new talent as well as retain the expertise needed to make Prince William County's economic development successful.

Land Use Policy 12: Provide for a variety of land uses throughout the County that facilitate the goals of a holistic economic development plan and support various intense uses to attract targeted industries and new commercial development as well as retain existing businesses while considering opportunities to support culturally driven, social, environmental, and economic resilience.

ACTION STRATEGIES:

- LU12.1** Align land use with both residential and non-residential uses to create opportunities in HUB Zones in tandem with encouraging investment and redevelopment.
- LU12.2** Promote land use development targeting resources to support new residential construction with commercial revitalization to facilitate the connectivity of housing with employment opportunities.
- LU12.3** Ensure that the County provides enough properly located lands dedicated for industrial uses exclusive of Data Centers.
- LU12.4** Promote, retain, and support land use practices associated with agribusiness and agritourism as part of the targeted rural economy.
- LU12.5** Facilitate Comprehensive Plan amendments and rezonings that would result in an increase in acreage for prospective targeted industries and mixed-use development.
- LU12.6** Encourage the provision and maintenance of water, sewer, electricity, transportation, and communications infrastructure to support targeted industries and existing county-based companies at appropriate locations in the County.

EQUITY

The consideration of equity is an important component in Prince William County's Land Use plan. Equity is defined as "the state, quality or ideal of being just, impartial and fair." The goal of equity is to create conditions that allow all to reach their full potential. Equity in the County is broadly concerned

with access to resources and opportunities for all members of the community with emphasis to include those who have been traditionally overlooked or at disadvantage to participate in the process of Land Use decisions. Equity ensures fairness in providing for affordable housing opportunities as well as access through multimodal opportunities to amenities, health and services. To ensure equity is accomplished, the land use decision making process should be made through an equity lens.

LAND USE POLICY 13: Advocate for land use policies that increase affordable housing options, access to amenities, open public spaces and encourage the development of healthy neighborhoods that enhance the quality of life for all residents.

ACTION STRATEGIES:

- LU13.1** Ensure affordable housing is provided in proximity to employment opportunities and availability to transit.
- LU13.2** Identify communities with unmet LOS needs and develop a plan to equitably meet those needs.
- LU13.3** Ensure land use and development decisions involve an equity lens to be consistent, predictable, fair and cost effective while minimizing impacts to associated with gentrification. .
- LU13.4** Identify opportunities to expand the supply of usable and accessible open space in the area through improvements to existing open space areas and the development of new public spaces as part of any redevelopment or revitalization efforts.

SUSTAINABILITY

According to the EPA, sustainability is the management of resources that meets the needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development is the process for improving the long term economic, environmental, and social well-being of a community through wise land use. The traditional sprawling growth pattern of low-density development, which disperses residents over a wide area, consumes resources at a rate greater than can be replenished and is not sustainable. To address this concern, the County's Land Use plan will integrate other elements such as energy use, environment, housing, infrastructure and transportation considerations towards a common goal of building and establishing lasting communities and neighborhoods.

LAND USE POLICY 14: Promote sustainable land development that provides for a balance of economic opportunity, social equity including environmental justice, and protection of the natural environment.

ACTION STRATEGIES:

- LU14.1** Encourage a mix of complementary land uses and project designs that ensure the long-term sustainability including cultural, environmental and economic health of both the individual development and the broader community.

LAND USE CHAPTER

- LU14.2** Residential subdivisions should be planned to conserve open space and natural resources, protect agricultural operations, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities.
- LU14.3** Encourage land use activities and patterns such as buffers and open space to protect surface and groundwater resources.
- LU14.4** When feasible development projects should restore, connect and protect natural habitats and sensitive lands.
- LU14.5** When feasible adaptatively reuse significant architectural resources for housing or community facilities.
- LU14.6** Provide complete streets in new development that offer multimodal transportation systems designed and operated to accommodate all users and less reliance on the automobile to reduce carbon dioxide emissions.

LAND USE POLICY 15: Encourage a land use pattern that respects environmental features in accordance with the goals and objectives of the Environment Plan.

ACTION STRATEGIES:

- LU15.1** Integrate new development into the natural landforms and encourage minimizing the amount of impervious surfaces in new development.
- LU15.2** Encourage using low maintenance pervious paving and when appropriate remove paved areas in existing developments where applicable to minimize runoff.
- LU15.3** Recognize existing forest areas as important features for protecting water quality, contributing to the overall beauty of the County, and promoting ecological diversity.
- LU15.4** Preserve and protect the natural terrain, drainage, and canopy areas in new development in accordance with action strategies of the Environment Plan.
- LU15.5** Preserve historic and champion trees and other specimen trees in cooperation with the County Arborist.
- LU15.6** Encourage the integration of public open space areas with neighboring properties, to avoid fragmentation of open spaces and natural areas.
- LU15.7** Encourage the placement of buildings to minimize impacts to Environmental Resources Protection areas such as steep slopes, particularly near important natural resource areas, such as perennial streams.
- LU15.8** Align new roads to follow the natural contours of the land. Incorporate DCSM road standards that will allow greater preservation of the natural terrain and vegetation especially areas with mature trees.
- LU15.9** Encourage re-vegetation with appropriate indigenous species and the restoration of natural landscape features, to mitigate the negative impact of development on native plant and animal communities.
- LU15.10** Encourage the control of exotic nuisance plant species, where appropriate.

PLACE TYPES (DEVELOPMENT PATTERNS AND CONCEPTS)

The Land Use Plan refines the County's policies to better adapt to rapid changes in technology, demographics, and market factors without losing sight of the County's vision and goals. Central to this more adaptable, enduring approach to land use is the “place type” concept.

The place type approach provides a way to shape the future of Prince William County by emphasizing on contextual elements such as appearance, character, form and sense of place rather than focusing only on specific uses. Place type categories define elements including the density that is associated with each distinct area throughout the County.

Place types provide the design intent and key planning and design parameters related to how each place will be developed—with a desirable mix of land uses, public spaces, roads, parking and other infrastructure.

One important concept related to placetypes is mobility connectivity. Multimodal systems is one of the best ways to ensure this relationship between land use and transportation interact in a collaborative arrangement.

The Virginia Department of Rail and Public Transportation (DRPT) has published the **Multimodal System Design Guidelines** which provides a holistic framework for multimodal planning and best practices for identifying centers of activity, designating connected networks for all travel modes, and designing and retrofitting multimodal corridors.

Core to the concept of multimodal systems is the use of Transects to describe the range of natural and built environments from the countryside to the urban mixed use or town centers as a set of bands of uniform density called Transect Zones or “T-Zones”. Each T-Zone defines a consistent scale of density and intensity of development and the whole complement of streets, buildings and open space that goes along with that level of intensity. “Density” refers to the total or average number of people or households in a given unit of two-dimensional area (such as an acre), while “intensity” describes the amount of constructed building volume in each unit of two-dimensional area. Density focuses on people, while intensity focuses on built form.¹

Within the Multimodal System Design Guidelines, the system of Transect densities has been used to define the types and surrounding contexts of both Multimodal Centers and Multimodal Corridors. Rural to Urban Transect and explains its potential to create both a better quality of life within communities and better environmental practices across all scales. This transect approach identifies and allocates elements of rural to urban development and their suitability to varying environments. An illustration of the Rural to Urban transect spectrum can be found in Figure 2.

¹ DRPT, Multimodal System Design Guidelines, March 2020

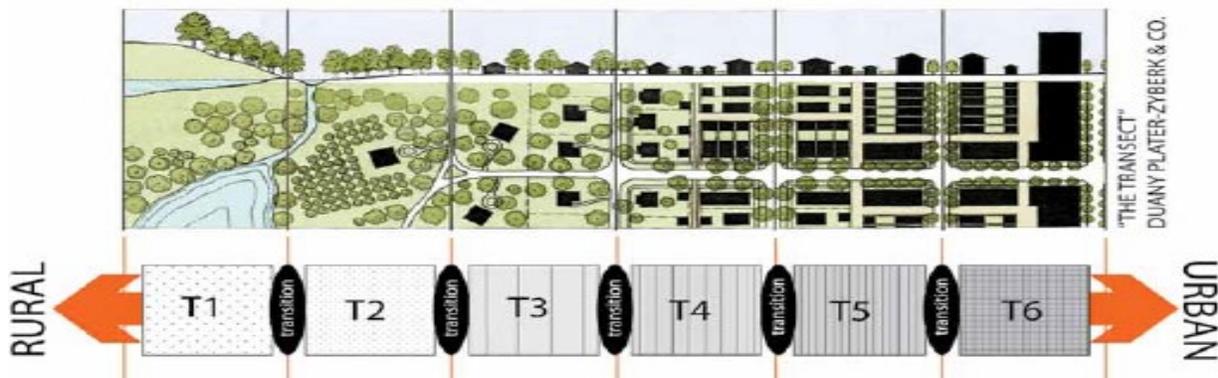


Figure 2: Rural to Urban Spectrum

Rural-to-Urban Transect and explains its potential to create both a better quality of life within communities and better environmental practices across all scales. This transect approach identifies and allocates elements of rural to urban development and their suitability to varying environments.²

Form Element /Transects	T-1A	T-1B	T-2	T-3	T-4	T-5	T-6
Target Residential Density	1-2 du/ 10 acre	2-5 du/ 10 acre	0.5-4 du/acre	4-12 du/acre	8-24 du/acre	20-50 du/acre	50-100 du/acre
Target Net FAR	0-0.02	0-0.02	0.02-0.23	0.23-0.57	0.57-1.38	1.38-2.30	2.3+
Target Gross FAR	0.01 or less	0.01 or less	0.01-0.15	0.15-0.37	0.37-0.9	0.9-1.49	1.49+
Target Building Height	1-3 Stories	1-3 Stories	1-3 Stories	3-5 Stories	4-8 Stories	6-12 Stories	8-20 Stories
Activity Density (jobs+people/acre)	0-1 /acre	0-1.2 /acre	1-10 /acre	10-25 /acre	25-60 /acre	60-100 /acre	100+ /acre
Preferred Transit Technology	Demand Response	Demand Response	Demand Response	Fixed Bus Route	Express Bus	BRT/LRT	LRT/Rail

Figure 3: Table of Form elements Associated with Transects

The Land Use Plan identifies specific Transect densities for each area of the County. The Activity Density is the sum of people and jobs in the area divided by the acreage, yielding a total density of jobs plus people per acre.

The Activity Densities for each Transect Zone reflect both existing and future densities, although the future, planned land uses and densities are the primary consideration in the development of the Mobility and Level of Service sections of this Plan.

The final core concepts used in these Guidelines are those of the Transect and Activity Density. The Activity Densities for each Transect Zone can reflect either existing or future densities, although typically future, planned densities should be considered in the development of a Multimodal System

² DRPT, Multimodal System Design Guidelines, March 2020

Plan. Activity Density is simply a way to combine the density of existing or future population and jobs in an area to allow them to be classified more simply. Activity Density for an area is the sum of people and jobs in the area divided by the acreage, yielding a total density of jobs plus people per acre. ³ Activity Density is simply a way to combine the density of existing or future population and jobs in an area to allow them to be classified more simply. The data is at the Census block level and shows the sum of jobs and population in each Census block. The pattern of densities in the map highlights the real world variability of densities on a block-by-block basis. ⁴

Based on the analysis of a wide variety of potential Multimodal Centers in the Commonwealth of Virginia according to these basic metrics of Activity Density, the following six Multimodal Center types and corresponding densities have been defined for these Guidelines to establish a basic palette of place types for planning purposes. ⁵

P-6	Urban Core
P-5	Urban Center
P-4	Large Town or Suburban Center
P-3	Medium Town or Suburban Center
P-2	Small Town or Suburban Center
P-1	Rural or Village Center
SP	Special Purpose Center

Figure 4: Six Multimodal Center Types

Within the Multimodal System Design Guidelines, the system of Transect densities has been used to define the types and surrounding contexts of both Multimodal Centers and Multimodal Corridors.

Multimodal System Plan is an integrated land use and multimodal transportation plan that ensures that there is a connected circulation network for all travel modes. ⁶ A Multimodal System Plan can either be done by assembling all of the existing land use and transportation plans into a unified whole. The Multimodal System Plan neither establishes any new policies nor changes any existing policies – it merely assembles existing land use and transportation policies into a single unified plan.

⁷

³ DRPT, Multimodal System Design Guidelines, March 2020

⁴ *IBID.*

⁵ *IBID.*

⁶ *IBID*

⁷ DRPT, Multimodal System Design Guidelines, March 2020

Multimodal Corridor Design

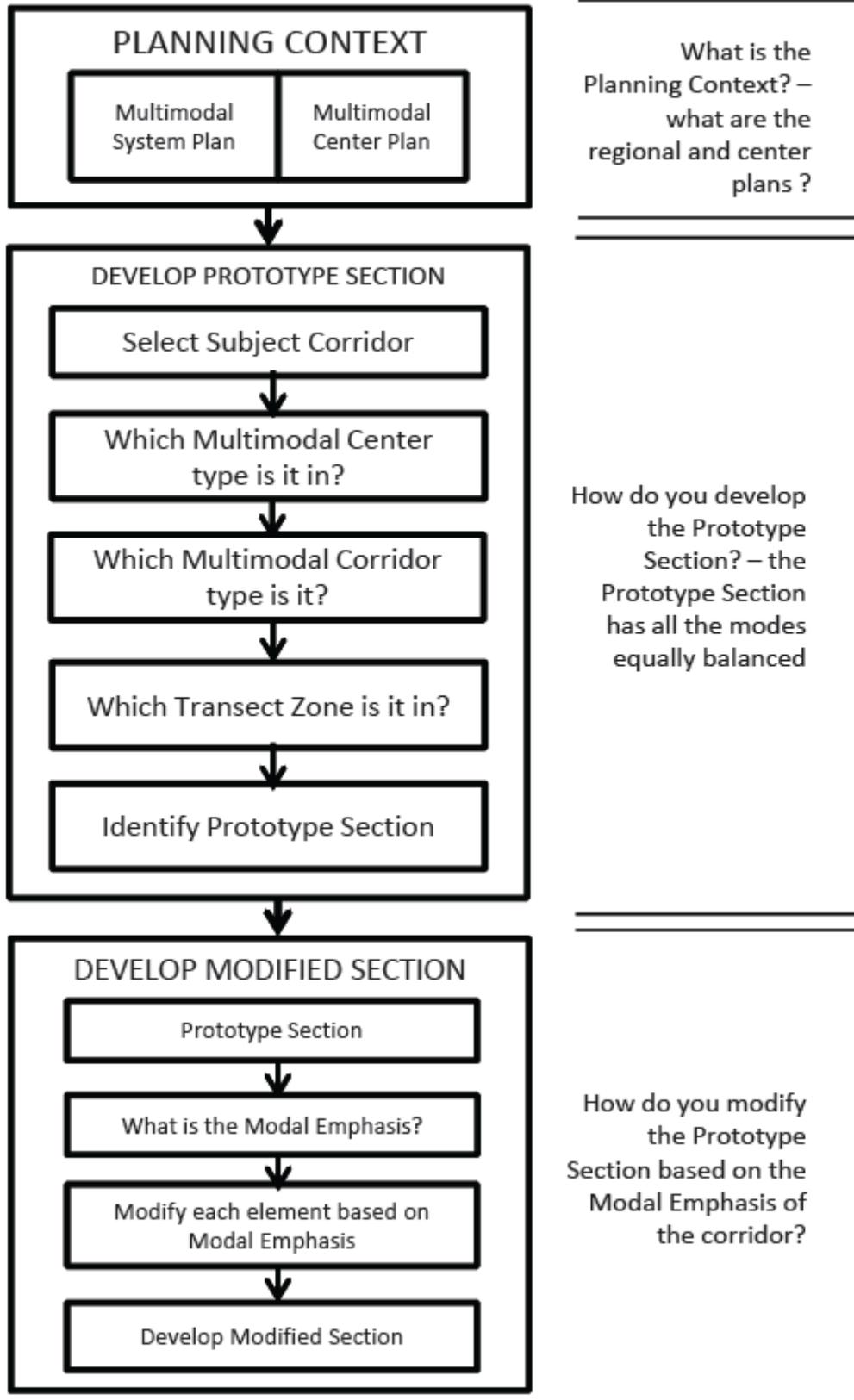


Figure 5: Multimodal System Plan

LAND USE CHAPTER

In the Multimodal System Plan, there are three multimodal classifications: Districts, Centers and Corridors. Figure 6 is a map showing the different Districts, Centers and Corridors in Prince William County.

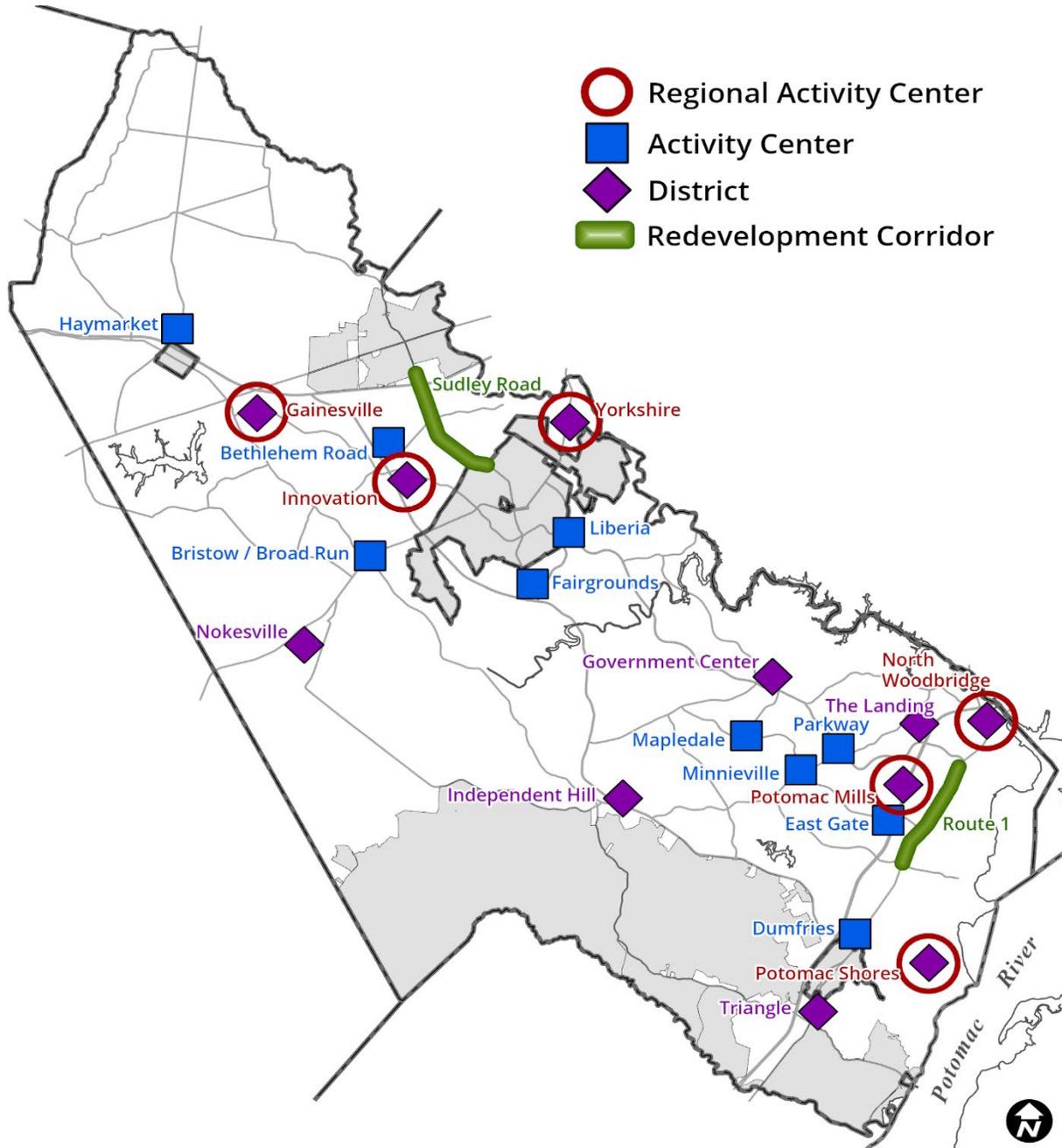


Figure 6: Districts, Centers, Redevelopment Corridors in Prince William County

MULTIMODAL DISTRICTS

Multimodal Districts are generally broad land area designated by a locality or region to have at least a moderate level of multimodal connectivity, either now or in the future. Multimodal Districts are typically areas having moderate to high Activity Density, and they may overlap with areas defined by local policy documents as urban growth boundaries, service districts, mixed use neighborhoods. The

County has identified 8 multimodal districts. The locations of these districts are shown on the map in Figure 6.

MULTIMODAL CENTERS (ACTIVITY CENTERS)

Multimodal Centers are defined as a smaller area than a district having, either now or in the future, a moderate level of multimodal connectivity with good multimodal characteristics. These areas are the locations that serve areas within the county such as nodes within a Small Area Plans or near major employment centers. These areas will provide supplemental future growth while playing a major role in achieving the goals of associated with the Smart Growth Principles. The County has identified generalized land use policies for these multimodal centers as well as specific land use policies for 8 distinct activity areas throughout the County.

Multimodal Centers are much more compact nodes consist of localized centers of activity and density, whether population, employment or activities (retail, civic or other activity-generating uses). Served by existing or future transit (although in low-intensity centers this may not be possible). One of the primary characteristics of a Multimodal Center is a mixture of land uses. The County has identified 12 Activity Centers with the locations shown on the map in Figure 6. The Activity Centers can be found at the following link: <https://www.pwcva.gov/department/planning-office/pathway-to-2040-land-use>

MULTIMODAL CORRIDORS

Multimodal Corridors are those areas that have moderate to high levels multimodal connectivity within the region's transportation system. These corridors are usually major roads that provide access into and out of a locality. Many of these corridors exist in matured areas of the County and need to be revitalized.

Redevelopment Corridors are geographic areas consisting of older commercial neighborhoods which aren't experiencing their full economic potential and identified as a priority for planning and investment strategies that serve as a catalyst to promote and perpetuate economic viability. The county has identified 2 redevelopment corridors which are shown on the map in Figure 6. The redevelopment corridors can be found at the following link:

<https://www.pwcva.gov/department/planning-office/pathway-to-2040-land-use>

LAND USE POLICY 16: Encourage growth in districts and activity centers through the development of planned communities that provide a variety of residential options, public facilities, goods and services, open space, cultural and recreational opportunities, multi-modal transportation options, and employment opportunities.

ACTION STRATEGIES:

- LU16.1** Encourage investment in necessary public infrastructure to further the implementation of districts, activity centers and redevelopment corridors.
- LU16.2** Development within districts and activity centers should complement the mix concentration of uses as defined in this chapter at the density and intensity needed to support local transit.

LAND USE CHAPTER

- LU16.3** Residential development within district and activity centers should develop at a higher density than the surrounding residential uses outside of the center.
- LU16.4** Allow incentives such as density bonuses, shared parking, and lower parking requirements to encourage the desired land uses within districts and activity centers.
- LU16.5** Encourage shared/structured parking within mixed use centers. Design surface parking, when proposed, to accommodate future redevelopment.
- LU16.6** Provide multimodal links between uses within districts and activity centers and emphasize internal pedestrian walkability and a pedestrian-oriented streetscape.
- LU16.7** Situate parking within districts and activity centers to enhance the pedestrian environment and facilitate access between destinations.
- LU16.8** Encourage developers to design on-street parking, structured parking and reduce off-street parking where appropriate.
- LU16.9** Encourage compatible institutional and public facility uses to be located within the districts and activity centers through the CIP and through new development.
- LU16.10** Encourage open space within new development in districts and activity centers that protects and complements existing environmental and cultural resources.
- LU16.11** Allow flexibility in the mix of uses allowed in land designated within districts and activity centers provided the project contributes to a center's mix of uses and form as defined in this chapter.

LAND USE POLICY 17 Redevelopment efforts will be encouraged in geographic areas consisting of older commercial corridors as soon on the Land Use Plan map and identified as a priority for planning and investment strategies that serve as a catalyst to promote and perpetuate economic viability.

ACTION STRATEGIES:

- LU17.1** Create corridors that are pedestrian oriented, have an integrated multi-modal transportation network, and compatible architecture that creates a sense of place.
- LU17.2** Encourage the consideration of streetscaping in the overall design of projects and infrastructure within redevelopment corridors.
- LU17.3** Encourage the redevelopment of older strip commercial uses with a compact mix of uses that integrates new housing options and neighborhood-serving commercial uses.
- LU17.4** Integrate accessible open space and public gathering spaces as part of redevelopment, on undeveloped or underutilized land, and along stream corridors, in order to provide community amenities.
- LU17.5** Create a connected grid of streets by incorporating new street connections as new development and redevelopment occurs.
- LU17.6** Encourage residential, commercial, and office infill development -- in a compact and walkable development pattern -- that complements existing uses.

- LU17.7** Encourage a mix of housing, office, and neighborhood-serving commercial uses at a scale compatible with surrounding residential neighborhoods.

ADAPTIVE REUSE

Adaptive reuse is the repurposing of an existing structure in order to accommodate new uses while preserving the structure. This often involves improving existing buildings to allow for modern design and building program preferences. The County encourages adaptive reuse to prolong building lifespans, reuse existing resources, facilitate market alternatives, and encourage preservation of historic structures through appropriate renovation.

LAND USE POLICY 18: Promote adaptive reuse as part of Comprehensive Plan's goals to meet the housing needs, provide civic amenities, preserve historic structures, improve economic development, and provide resilience to neighborhoods.

ACTION STRATEGIES:

- LU18.1** Incentivize building reuse at a neighborhood scale to encourage activation of a cohesive district.
- LU18.2** Encourage adaptive reuse projects to provide space for a mix of uses.
- LU18.3** Evaluate the zoning ordinances, DCSM, and site design requirements to determine if regulatory constraints exist that need to be modified to allow adaptive reuse of buildings.
- LU18.4** Encourage adaptive reuse projects that provide more investment, development, and revitalization in areas and in structures that might otherwise remain vacant or underused.

INFILL DEVELOPMENT

Establishment of a new use on a site that may be undeveloped or underutilized but is located in an area of established, stable development where roads, water, sewer, and general services are available or planned. Infill sites are often small (less than 25 acres), and their development should complement or complete a larger development area.

To optimize infrastructure investments, leverage existing service capacity, and reduce development pressure on areas not designated for growth. Infill development is characterized by development or redevelopment of undeveloped or underutilized parcels of land in otherwise built-up areas, which are usually served by or have ready access to existing infrastructure and services. Focusing development and redevelopment on infill sites takes advantage of this existing infrastructure while helping to steer development away from greenfield sites on the urban fringe, which are more expensive to serve with infrastructure and services.

LAND USE POLICY 19: Encourage in-fill development efforts in appropriate areas in the County such as Small Area Plans, Activity Centers, and redevelopment corridors, as shown as on the Land Use Plan map.

ACTION STRATEGIES:

LAND USE CHAPTER

- LU19.1** **LU 19.1** Ensure that infill development conforms to the existing lot size and shape of the existing neighborhood.
- LU19.2** **LU 19.2** Ensure that infill development conforms to the existing design layout and street character of the existing neighborhood.
- LU19.3** **LU 19.3** Encourage residential, commercial, and office infill development -- in a compact and walkable development pattern - that complements existing uses.
- LU19.4** **LU 19.4** Support in-fill development that provides for a greater range of house types and densities that allow for a greater diversity of housing options provided that the proposed use is in scale and character with the existing neighborhood.
- LU19.5** **LU 19.5** The County shall, where appropriate, consider alternatives to conventional zoning regulations to support a development pattern consistent with the goals and objectives of the redevelopment areas and allow infill development that minimizes impact on adjacent uses.

COMPLETE NEIGHBORHOODS

Complete neighborhood refers to a neighborhood where residents have equitable access through multimodal connection to the amenities, services, needed in maintain and improve their quality of life. An important component of a complete neighborhood is that it is built to human scale with pedestrian and bicycle facilities and meets the needs of people of all ages, backgrounds and abilities.

LAND USE POLICY 20: Create complete neighborhoods that provide a mix of residential options that are linked to equitable and easy access to commercial, employment, civic and recreational amenities through multi-modal connections.

- LU20.1** Ensure new development and redevelopment projects protect and preserve existing neighborhoods to maintain the character and quality of life in that area.
- LU20.2** Ensure transitions in building scale, intensity of use, and adequate buffering between semi-compatible land uses in accordance with the Land Use Compatibility Matrix, by requiring adequate distance, screening, setbacks, vegetative buffers, or combinations of these means. Proposed developments should utilize the standards of the Community Design Plan.
- LU20.3** Provide new neighborhoods with multimodal connections to existing neighborhoods to establish a cohesive community.
- LU20.4** Seek funding to conduct gap analysis of pedestrian, trails and bicycle facilities in older or underserved neighborhoods to improve the connectivity to amenities and services.
- LU20.5** Build synergies between land uses in older neighborhoods and new development to create a cohesive community.
- LU20.6** Promote efforts to make neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities.

SPECIAL PLANNING AREAS

Prince William is composed of a wide array of unique communities and landscapes. Prince William County has in the past and will continue in the future to provide detailed area specific plans and policies. The Comprehensive Plan includes many special planning areas, smaller area plans and sector plans which are intended to be adopted as components of the Plan. The following provides an overview of those special elements while the appropriate elements from these plans are linked to this document. These plans should be considered components of the Comprehensive Plan and consulted for specific proposals in the affected areas.

MCBQ JOINT LAND USE STUDY

Prince William, Stafford, Fauquier Counties and Marine Corps Base (MCB) Quantico have partnered to develop a Joint Land Use Study (JLUS) to examine land uses in around MCB Quantico. As a result of the analysis and collaboration, a set of actions have been drafted to promote land use compatibility and strengthen coordination among MCB Quantico and the Counties.

LU-POLICY 21: To recognize Marine Corps Base (MCB) Quantico as a valuable asset deserving protection and to ensure that future development adjacent to or near MCB Quantico does not negatively affect the mission of the military base.

ACTION STRATEGIES:

- LU21.1** Notify the MCB Quantico Base Commander and request feedback on Comprehensive Plan Amendments, Rezoning, and Special Use Permits development within the 3000' notice required by the Code of Virginia, and the MCB Quantico peak noise zone.
- LU21.2** When evaluating proposed rezonings and/or special use permits that involve property potentially impacted by MCB Quantico consider measures to reduce potential use incompatibilities between the proposed use and the MCB Quantico training activities.
- LU21.3** Consider whether additional provisions are needed in the Zoning Ordinance to reduce potential use incompatibilities between MCB Quantico training activities and uses located in the County.
- LU21.4** Retain the existing boundary and the 1 unit per 10 acre density of the Rural Area where it presently exists near MCB Quantico.
- LU21.5** Due to the collective environmental responsibilities of MCB Quantico, Prince William Forest Park, and Prince William County and in the best interests of preserving the pristine character of the entire south fork of the Quantico Creek watershed the County shall implement cooperative resource protection strategies. Such strategies shall employ measures that result in the conservation of that portion of the watershed outside of MCB Quantico and Prince William Forest Park. Such measures may include best management practices, public land acquisition and /or conservation easements.

MANASSAS REGIONAL AIRPORT

LAND USE POLICY 22: Optimize economic development opportunities associated with the Manassas Regional Airport and to protect the airport from the encroachment of incompatible land uses such as those that are sensitive to noise and other impacts from airport operations,

ACTION STRATEGIES:

- LU22.1** **LU 22.1** Future residential development is discouraged from areas south of Route 28 (Nokesville Road) due to the proximity of Manassas Regional Airport.
- LU22.2** **LU 22.2** Ensure land use development decisions comply with Airport Safety Overlay District.

SMALL AREA PLANS

The Prince William Board of County Supervisors has initiated an update to the County's Comprehensive Plan, which includes the creation of small area plans to direct growth to key locations throughout the County. A small area plan defines a discrete geographical area and presents a unique vision and character – a sense of place. These are implemented by detailed land use plans, mobility plans, proposed economic development, and parks, recreation, and tourism action strategies that fulfill the vision and character. These small area plans will provide a foundation to guide growth and development for the County. In addition, they will have the opportunity to address Prince William County's Strategic Plan goals, and by identifying necessary improvements to the multi-modal transportation network. As a result of these plans, the County also expects to highlight the potential for defined mixed-use centers, increased private sector investment, and improved transportation infrastructure.

Use small area planning efforts to determine additional strategies to integrate more diverse housing options that support each community's unique character.

Maintain in-depth Small Area Plans and prepare less intensive planning studies depending upon the geographical area and the planning issues involved for identified areas of concern.

An infrastructure implementation plan must be provided at the time of rezoning to ensure that critical infrastructure (i.e., roads, sidewalks, drainage, water, and sewer) for office, employment, and lodging uses is developed adequately for each phase of the project.



SECTOR PLANS

Sector Plans are a concentrated planning effort to identify strengths, weaknesses, and opportunities, build coalitions between individual residential and business communities, and set the stage for the future of that portion of Prince William County. The County intends to replace each existing sector plan with a more detailed Small Area Plan or incorporate them into the Land Use plan. The current sector plans include the following:

- Government Center - will become an Activity Center with mixed use.
- I-66 / Route 29 - will become an Activity Center
- Neabsco Creek Waterfront Area - incorporated into the Land Use classifications
- Nokesville - will become a Village
- Potomac Communities* - incorporated into activity centers or the Land Use classifications

LAND USE POLICY 23: In-fill and redevelopment efforts will be encouraged in appropriate areas in the targeted growth areas, and the County’s promotion will focus on Small Area Plans, Activity Centers, and redevelopment corridors, as shown as on the Land Use Plan map.

ACTION STRATEGIES:

LU23.1 Special Area and Small Area plans should be adopted as elements of this Comprehensive Plan for the purpose of establishing future land use patterns, types, and intensities, and circulation and building design.

LAND USE FRAMEWORK

The Land Use Plan guides the intensity, location, and distribution of land uses in Prince William County through a framework that consists of two -tiers. The first tier, Community Development General Areas, establishes a hierarchy for the overall structure and organization of development that differentiates areas by overall character and general density. The second tier, Long-Range Land Use Classifications, disaggregates these categories and provide more precise direction regarding the planned density and intensity of residential, commercial, industrial, open space, and public land uses. This framework establishes the range and intensity of allowable land uses, for all areas in Prince William County excluding Federal and State lands.

A major component to guiding the physical planning of the County is the Community Development General Areas. This concept is implemented by four general character categories - Urban Communities, Suburban Communities, Transition Neighborhoods and Rural Communities - that broadly reflect the different character and land use development. In general, the Community Development General Area concept directs the highest intensities to Urban Communities, while directing lower-intensity uses, such as, estate-style residential lots, cluster development and agricultural operations to Rural Communities.

The Suburban Communities category may effectively serve as an edge to the Urban Communities. The Transition Neighborhoods provide a shift from the Suburban Areas to the lowest-density category, Rural Communities.

In addition to those primary categories, there are five additional areas that occur in one or more of the main Communities. These include mixed use areas such as Activity Centers and Redevelopment Corridors, Community Crossroads, Public Land and Open Space.

The nine categories are described further in the following section. As a broad set of development classifications, these categories do not specify information such as density, target land uses, but rather the general structure, character, and scale of the development in the respective Community.

Character Areas

URBAN COMMUNITIES

- Intent**
- Residential and Commercial development with multimodal connectivity at or near transit.
- Location**
- Activity Centers
 - Major Corridors
- Primary Land Uses**
- Higher Density Residential
 - Commercial, Office, Civic



SUBURBAN COMMUNITIES

- Intent**
- Protect established neighborhoods; develop quality new construction at suburban densities.
- Location**
- Existing neighborhoods
 - Areas suitable for new housing/development
 - Located near open spaces, activity centers and corridors.
- Primary Land Uses**
- Low to medium density residential
 - Commercial/Office/Civic



RURAL COMMUNITIES

- Intent**
- Maintain rural character and preserve natural and historic features
- Location**
- Hamlets
 - Villages
 - Clusters
- Primary Land Uses**
- Agriculture/Agritourism
 - Forestry
 - Low density residential



TRANSITION NEIGHBORHOODS

- Intent**
- Serves as a transition between the suburban and rural areas. Protect established neighborhoods; develop quality new construction at lower suburban densities while maintaining open space.
- Location**
- Existing neighborhoods
 - Areas suitable for new housing/development.
 - Clusters
 - Located near open spaces, between activity centers.
- Primary Land Uses**
- Low density residential



ACTIVITY CENTERS

- Intent**
- Concentrate commercial uses, employment centers and mixed use development
- Type**
- Commercial centers
 - Town centers
 - Mixed use activity centers
 - Employment centers
- Primary Land Uses**
- Retail, office, industrial, civic and/or higher density residential



CORRIDORS

- Intent**
- Well-functioning corridors that facilitate traffic flow, serve local needs and coordinate land use patterns without encroaching on adjacent neighborhoods
- Location**
- Between neighborhoods and activity centers
- Primary Land Uses**
- Commercial, office, institutional



Figure 7: General Character Areas

COMMUNITY CROSSROADS

Intent

- . Provide residents access to local goods/services at or near major intersections.



Location

- . Rural Communities
- . Transition Neighborhoods
- . Suburban Communities

Primary Land Uses

- . Neighborhood commercial Retail or office.



PUBLIC LAND

Intent

- . Provide land for public facilities

Location

- . Publicly owned throughout the county dedicated for public facilities



Primary Land Uses

- . Police, Fire & Rescue
- . Libraries
- . Schools
- . Commuter lots
- . Utilities
- . Parks & Recreation



OPEN SPACE

Intent

- . No to Very limited development

Location

- . Publicly and privately owned land in natural state (greenspace)
- . Environmental Resources
- . Public parks



Primary Land Uses

- . Natural
- . Passive parks



LONG-RANGE LAND USE CLASSIFICATIONS AND MAP

The Long-Range Land Use classification serve as a guide to the physical development of the County and reflects the spatial distribution of various urban, suburban, and rural land use designations. While this plan is a generalized document, it can be looked at on a site-specific basis, in consideration of approved zonings or other Board of County Supervisors' action that clearly states County planning policy for a site or area. The plan is implemented by the Zoning Ordinance, the Subdivision Ordinance and/or the DCSM. The Long-Range Land Use classifications and map can only be interpreted in conjunction with the rest of the Comprehensive Plan.

The Comprehensive Plan, Long-Range Land Use classifications have been mapped based upon criteria as set throughout the Comprehensive Plan as goals, objectives, policies, and action strategies. These criteria apply to development where appropriate within all areas throughout the County. Within each land use classification, there is a range of density or intensity. All areas with the same land use classification, however, are not equal in terms of their location or the time frame within which their development is appropriate. Currently, some areas are more readily accessed by transportation, more readily connected to the sewer system, closer to schools and, thus, better able to accommodate at established levels of service a higher level of density or intensity. Other areas because of environmental constraints and if consistent with fire and rescue service objectives may lend themselves to higher density cluster development. As utilities and facility networks are expanded and levels of service increased consistent with the Comprehensive Plan potential density and intensity will increase accordingly, but always within the established density or intensity ranges set forth by the Comprehensive Plan. Encouraging more intense uses in areas already well serviced and infill of well-serviced areas already substantially developed will discourage leapfrog development and sprawl development extended into areas of the County less well serviced, and minimize land speculation, while allowing the County to better focus its fiscal resources.

The Long-Range Land Use Map illustrates existing and potential development by land use classification and by density or building height. The density is expressed as gross area of a particular long-range land use classification less the portion of property within the Environmental Resource Protection Overlay (ERPO). For non-residential and mixed-use projects density and intensity are measured as the square feet of development divided by the square feet of land area less the ER designated portion of the property. The Long-Range Land Use Plan Map—together with a general description of the classifications and overlays reflected thereon—provides general guidance in determining the level of consistency between a development request and these classes of uses. All rezoning, special use permit and Comprehensive Plan amendment requests shall be evaluated based on the County's Long-Range Land Use Plan and the County's fiscal ability to service such development. Development should occur in a manner consistent with the ability of supportive utilities, facilities, transportation, environmental conditions, and service components to accommodate the impacts of the development, and in accordance with the levels of service (LOS) standards contained in the Safe and Secure Communities Plan, the Community Education Plan, the Parks, Recreation and Tourism Plan, Open Space Plan, and the Mobility Plan. In some instances, land use classifications are shown that seem on the surface to be inconsistent with this Long-Range Land Use Plan and its policies and action strategies. These inconsistencies generally occur on properties for which zoning approval was given prior to adoption of subsequent Comprehensive Plans.

Development of these properties will be permitted to occur according to the densities and proffers of the approved rezoning.

[Link to the Long-Range Land Use Map in the Appendix](#)

THE URBAN COMMUNITIES

Vision: Urban communities will accommodate living, working, shopping, learning, and playing in dense urban environments of walkable mixed use and transit-oriented development. These areas will possess high-quality public environments with accessible and connected places, and a rich mix of uses that establish a distinctive sense of place. Urban communities are envisioned to support development types, patterns, and densities that will create jobs, grow the tax base, and be fiscally sustainable.

The Urban Communities are either already the most intensely developed portions of Prince William County, or those areas planned for intensive development in the future. They include established commercial, industrial, and high-density residential areas, as well as undeveloped or underdeveloped land expected to meet the County's future needs for intense, urban development. One of the primary intents of these urban designations is to encourage development at densities high enough to bring regional mass transit to Prince William County and better link the County to its region via mass transit. Development within urban areas should reflect sound planning per the ten Smart Growth principles in the form of vibrant, walkable mixed-use centers. The regional employment uses, high-density residential and to a lesser extent retail uses are generally found along or near the major regional and/or interstate transportation corridors. The acts as a mechanism by which incentives such as a streamlined re-planning process and increased use flexibility are given to projects that would implement smart growth principles. Proximity to major transportation corridors, however, may also coincide with environmentally sensitive areas and cultural resources in which case the appropriate development densities, site layout, and/or building types would need more detailed consideration.

The Urban Communities contain the following Long-Range Land Use Map classifications:

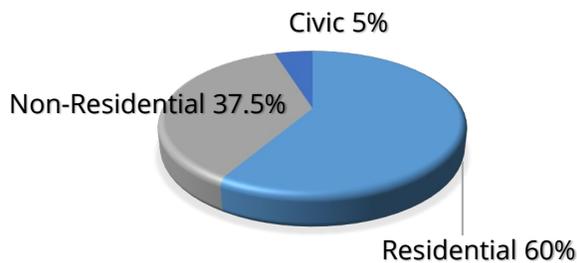
Town Center



Town Centers provide a mix of uses arranged in a pedestrian-friendly urban form. These centers are locations for regional commercial and entertainment destinations as well as access to amenities for adjacent residential and employment centers. Streets are interconnected and multi-modal with parking located behind buildings. Short blocks with shallow setbacks and on-street parking are appropriate.

Primary Uses	Secondary Uses	Implementing Zoning Districts*
<ul style="list-style-type: none"> Retail & Service Commercial Multifamily Residential Institutional Transit Commercial, Office 	<ul style="list-style-type: none"> Civic Cultural Community Institutional Parking 	<ul style="list-style-type: none"> PMD PMR PBD R-U MXD-U MXD-C
Use Pattern	Target Residential Density	Target Non-Residential FAR
Based on Street Typology	<ul style="list-style-type: none"> T-6: 50-100 du/acre T-5: 12-50 du/acre T-4: 8-24 du/acre T-3: 4-12 du/acre 	<ul style="list-style-type: none"> T-6: 2.3-3.0 FAR T-5: 1.38-3.0 FAR T-4: 0.57-1.38 FAR T-3: Up to 0.57 FAR

TARGET LAND USE MIX



- **Residential: 40-80%**
- **Non-Residential: 150-60%**
- **Civic: 5%+**

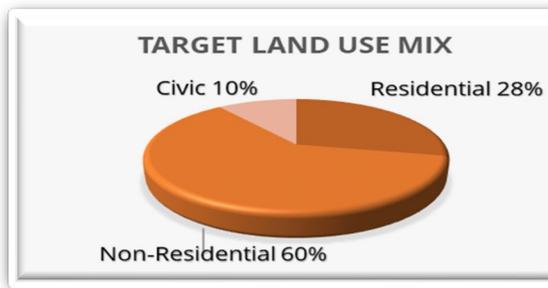
Target Building Height	Minimum Open Space
<ul style="list-style-type: none"> T-6: 8-20+ stories T-5: 6-12 stories T-4; 4-8 stories T-3: 3-5 stories 	10% of site

Community Mixed Use (CMU)



Mixed-Use live work centers include both residential and commercial uses arranged in a pedestrian-friendly form. These centers are locations for community commercial, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods. Streets are interconnected and serve cars, cyclists, and pedestrians. Mixed-Use Centers should be connected by bus transit to nearby destinations and to nearest rail transit.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> Townhouses Multi-Family Residential Retail & Service Commercial Healthcare Life Science Government Contracting 	<ul style="list-style-type: none"> Active Adult Retirement Communities Office Hotel Institutional Parking 	<ul style="list-style-type: none"> PMD PMR O(M) O(H) B-1 MXD-U MXD-C
Use Pattern	Target Residential Density	Target Non-Residential FAR
<ul style="list-style-type: none"> Based on Street Typology 	<ul style="list-style-type: none"> T-5: 12-50 du/acre T-4: 8-24 du/acre T-3: 4-12 du/acre 	<ul style="list-style-type: none"> T-5: 1.38-2.30 FAR T-4: 0.57-1.38 FAR T-3: Up to 0.57 FAR



- **Residential: 30-60%**
- **Non-Residential: 30-60%**
- **Civic: 10%**
- Percentages of target land use mix based on entire CMU district.

Target Building Height	Minimum Open Space
<ul style="list-style-type: none"> T-5: 6-12 stories T-4: 4-8 stories T-3 : 3-5 stories 	<ul style="list-style-type: none"> 20% of site

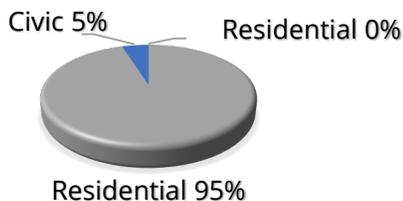
Office Mixed Use (OMU)



The purpose of this classification is to provide for areas of low-to high-rise, offices or research and development activities. Projects developed in this classification shall be for office use, with retail and retail service uses discouraged as a stand-alone structure. Office development areas is encouraged to be in accordance with the Illustrative Guidelines for Office Development, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> Offices Business Schools & Colleges Computer & Network Services Hotel, Medical & Dental Offices Package or Courier Services Research and Development Government Contracting 	<ul style="list-style-type: none"> Adult Daycare Recreational Facility Restaurant Parking 	<ul style="list-style-type: none"> PMD PBD O(M) O(H) O(L) MXD-C
Use Pattern	Target Residential Density	Target Non-Residential FAR
Based on Street Typology	N/A	<ul style="list-style-type: none"> T-4: 0.57-1.38 FAR T-3: Up to 0.57 FAR

TARGET LAND USE MIX



- Residential: 0%
- Non-Residential: 95-100%
- Civic: 5%

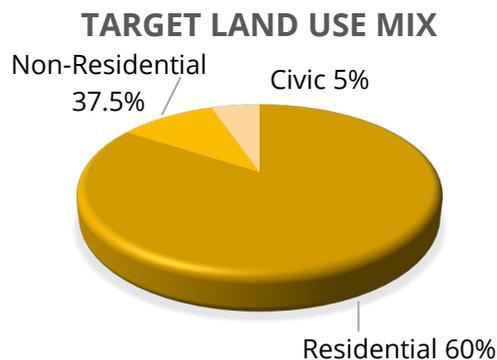
Target Building Height	Minimum Open Space
<ul style="list-style-type: none"> T-4: 4-8 stories T-3: Up to 5 stories 	10% of site

Residential Neighborhood (T-5 & T-4)



Residential Neighborhoods (T-5) and (T-4) are an opportunity to develop higher density, mixed-use residential close to transit (VRE) or town centers. This classification also provides opportunities to develop compact neighborhoods that can act as transitions between mixed use centers and lower density residential areas. These are high-density, walkable neighborhoods focusing on connections to mixed-use centers and transit. These areas can accommodate attached and multi-family housing types and may include small scale retail or office uses integrated into the neighborhood.

Primary Uses	Secondary Uses	Implementing Zoning Districts*
<ul style="list-style-type: none"> Multi-Family Residential High-Density Townhouses Retail & Service Commercial 	<ul style="list-style-type: none"> Active Adult Retirement Communities Civic 	<ul style="list-style-type: none"> PMR R-U R-30 R-16
Use Pattern	Target Residential Density	Target Non-Residential FAR
Based on Street Typology	<ul style="list-style-type: none"> T-5: 12-50 du/acre T-4: 8-24 du/acre 	<ul style="list-style-type: none"> T-5: 1.38-2.30 FAR T-4: 0.57-1.38 FAR



- Residential: 90-100%
- Non-Residential: 0-10%
- Civic: 5%

Target Building Height	Minimum Open Space
<ul style="list-style-type: none"> T-5: 6-12 stories T-4: 4-8 stories 	10% of site

URBAN DESIGN POLICIES

LAND USE POLICY 24: Urban Communities buildings should be designed to provide human scale, interest, and variety while maintaining an overall sense of relationship with adjoining or nearby buildings and the surrounding neighborhood.

ACTION STRATEGIES:

- LU24.1** Encourage a combination of architectural elements that lend the building a human scale. Examples include arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards.
- LU24.2** Incorporate tighter, more frequent rhythm of spacing of columns, bays or other vertical articulation, subdividing the building façade into smaller, more human scaled elements.
- LU24.3** Incorporate fenestration techniques that indicate the scale of the building (e.g., size, location, and number of windows in an urban setting create a sense of interest that relies on a subtle mixture of correct ratios, proportions, and patterns). Emphasis of building entries through projecting or recessed forms, detail, color or materials.
- LU24.4** Buildings should possess an architectural character that respects traditional design principles, such as: variation and modulation. This can be achieved through:
- Variation in the building form such as recessed or projecting bays or other architectural elements.
 - Expression of architectural or structural modulations and details. Encourage vertical modulation on multi-story buildings to add variety and to make large buildings appear to be an aggregation of smaller buildings. Encourage a variety of horizontal modulation techniques to reduce the architectural scale of the building and add visual interest.
 - Avoidance of repetitive modulation techniques, which may not be effective when viewed from distance.
 - Diversity of window size, shape or patterns that relate to interior functions.
 - Emphasis of building entries through projecting or recessed forms, detail, color or materials.
- LU24.5** Buildings should generally have three vertical divisions: bases, middles, and tops:
- The base should be composed of the first floor or first two floors of the building and should be designed to give the appearance of greater height than any floor of the middle.
 - The design of the middle should be distinguishable from the base and top.
 - The top of buildings above four stories may have a cap set back above the lower stories, which is distinctive in shape and smaller than the previous floor.

LAND USE CHAPTER

- LU24.6** Encourage a variety of roofline modulation techniques (e.g., hipped or gabled rooflines and modulated flat rooflines). As a general rule, the larger the building or unbroken roofline, the bigger the modulation should be.
- LU24.7** Employ 360-degree architecture. Building form should employ a uniform level of quality on all sides of the building.
- Avoid blank walls near sidewalks, major internal walkways, parks, and pedestrian areas.
 - Provide appropriate artwork, in consultation with the Planning Office, on wall surfaces.
 - Install trellises with climbing vines or other plant materials to cover the surface of the wall. For long walls, a trellis or trellises should be combined with other design treatments to avoid monotony.
- LU24.8** The façade of the building base (ground level of the building) should provide a high level of transparency. Transparency refers to the degree to which people can view activities inside the buildings, retail goods for sale, or display lighted windows related to these activities. Windows or glazing on upper levels should be sufficiently transparent to provide an awareness of internal activities when viewed from the street or public spaces.
- LU24.9** The color of all proposed materials should be indicated on the plans submitted at the time the applicant is seeking rezoning approval, according to current Community Design Plan guidelines. Buildings within a land bay shall have compatible, coordinated color schemes.
- LU24.10** The building architecture is encouraged to utilize either a central focal point or, in an asymmetrical facade, more localized symmetry of building parts. Building wings and additions are encouraged to have similar forms, roof pitch, and architectural character to the main body of the building.
- LU24.11** Each building is encouraged to be compatible with and enhance the design of adjacent buildings and all other development in the immediate area, so long as the predominant design or design “theme” in the area is one that the County or community wishes to retain, amplify, or encourage.
- LU24.12** Interparcel connectors should be provided to help alleviate traffic on major roadways and in conjunction with fire and rescue service objectives. Pedestrian and vehicular connections should link office uses with residential, retail, and recreational uses.
- LU24.13** The number of building and site signs should be restricted to avoid clutter. Detached signs and billboards that are typical of highway corridors are strongly discouraged. Streetscapes that become overloaded with signs have a cumulative negative effect on the image of the community.
- LU24.14** Open space – in the form of plazas, parks, courtyards, trails, etc. – are encouraged to be incorporated into each site, to provide recreational amenities and visual relief at

the street level. Where possible, these ground level open spaces should complete linkages between the existing community and any existing or planned regional park system and/or within an overall office/mixed-use project.

- LU24.15** The site should be designed so that the building responds to its surrounding environment. Natural land features including grades and slopes, trees, and other significant landscape materials; and water bodies (natural and man-made) should be utilized to add unique character to projects. Excessive amounts of cut and fill and clearing should be avoided, to preserve the natural character of the land.
- LU24.16** Buildings are encouraged to be oriented to the street, not to an interior parking area. The building should be the focus of the site design, not the automobile. Primary entrances are encouraged to face the street with secondary entrances from parking areas on the side or rear of the building. Buildings with primary entrances from an interior access point are strongly discouraged.
- LU24.17** Create a quality streetscape with enhanced paving, street furniture, landscaping, and lighting that establishes a distinct yet consistent character.

SUBURBAN COMMUNITIES

The Suburban Communities accommodate the lower density residential, neighborhood-oriented retail and service uses, and smaller scale employment uses found in the more traditional neighborhoods and/or along major intra-County transportation corridors. Implementation of the ten Smart Growth principles in suburban areas is critical for providing a high quality of life for County residents. Planned mixed use developments fulfill this vision by providing a distinct sense of place, allowing for walkable neighborhoods, and allowing citizens in different stages of life to remain in their communities. Activity Centers act as a mechanism by which incentives such as a streamlined re-planning process and increased use flexibility are given to projects that would implement smart growth. Infill development outside these centers should be consistent with the character of the existing community.

The Suburban Communities should be an area that maintains a basic suburban character but enhances the livability and design quality of existing neighborhoods and new developments over time. Consideration should always be given the mitigation of any undesired impacts between adjacent uses; good design practices should be used to ensure land use compatibility. Street improvements in new suburban development should show improved vehicular connections between neighborhoods, increased pedestrian facilities and minimal pavement widths needed to meet functional and safety requirements. Street design should encourage slow vehicle speeds without reducing the connectivity of the overall network. Retail and service uses should be well connected to adjacent areas and neighborhoods. Neighborhood-based retail and service centers should, where possible, be within walking or biking distance of residential and employment areas. Where possible, encourage clustering residential and commercial development to preserve open space and reduce public expenditure for public services.

The Suburban Communities contain the following Long-Range Land Use Map classifications:

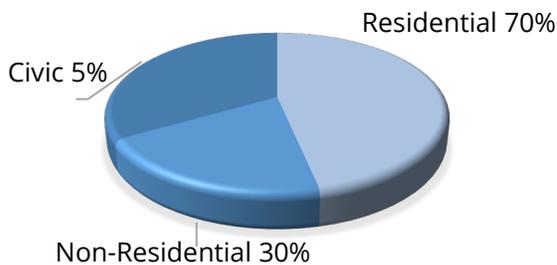
Neighborhood Mixed Use (NMU)



Neighborhood Mixed Use provide a focus on local employment uses within a mixed-use environment. First floor retail or commercial establishments and/or the inclusion of multi-family housing can support the developments. The intent is to create vibrant, diverse places to accommodate a variety of businesses and housing development needs. Buildings have short to medium setbacks and varying block sizes.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> • Single Family Attached • Multi-Family Residential • Retail & Services • Civic, Cultural, Community Institutional 	<ul style="list-style-type: none"> • Office • Retirement Communities • Healthcare • Local Government Contracting 	<ul style="list-style-type: none"> • PMD • PMR • MXD-C
Use Pattern	Target Residential Density	Target Non-Residential FAR
Separate or Vertical Mixed Use	<ul style="list-style-type: none"> • T-4: 8 - 24 du/acre • T-3: 4 - 12 du/acre 	<ul style="list-style-type: none"> • T-4: 0.57 - 1.38 FAR • T-3: 0.23 - 0.57 FAR

TARGET LAND USE MIX



- **Residential: 50-90%**
- **Non-Residential: 10-50%**
- **Civic: 5%**
- Percentages of target land use mix based on entire NMU district.

Target Building Height	Minimum Open Space
<ul style="list-style-type: none"> • T-4: 4 - 8 stories • T-3: 3 - 5 stories 	20% of site

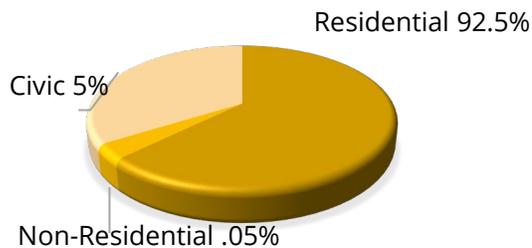
Residential Neighborhood (RN) T-4,T-3, T-2



Residential Neighborhoods (T-4, T-3, T-2) primarily accommodate single-family homes arranged in small to medium lots. Connections and pedestrian amenities should still be a priority for development design. These areas should also include parks, trails and open space integrated into the development in appropriate locations. Small office or service uses may be appropriate. Neighborhood design includes longer blocks with homes set back from the street and parking accommodated in private driveways and garages.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> Single Family Detached Single Family Attached Multifamily Civic, Cultural, Community Institutional 	<ul style="list-style-type: none"> Service Commercial Office Retirement Communities Accessory Residential Units 	<ul style="list-style-type: none"> SR-1 R-2 R-4 R-6 R-16 RMH PMR
Use Pattern	Target Residential Density	Target Non-Residential FAR
Separate or Mixed Use	<ul style="list-style-type: none"> T-4: 8-24 du/acre T-3: 4-12 du/acre T-2: 0.5 4 du/acre 	<ul style="list-style-type: none"> T-4: 0.57-1.38 FAR T-3: 0.23 - 0.57 FAR T-2: 0.02 - 0.23 FAR

TARGET LAND USE MIX



- Residential: 85-100%
- Non-Residential 0-10%
- Civic: 5 %

Target Building Height	Minimum Open Space
<ul style="list-style-type: none"> T-4 4-8 stories, T-3: 3 - 5 stories T-2: 1 - 3 stories 	30% of site

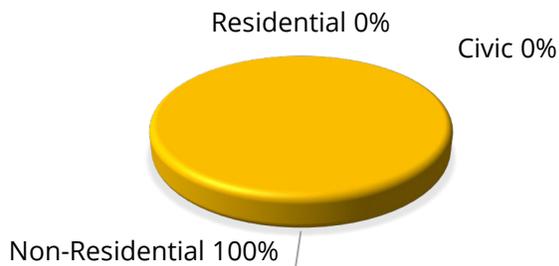
Technology/Flex



Technology/Flex Industrial areas provide opportunities for production, flex office/warehouse space, and warehousing uses that do not require large outdoor storage or produce nuisances such as noise, dust or vibration.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> Healthcare Federal Government Contracting Research & Development Flex Space Light Industrial Information Communications Technology, Warehousing & Logistics Advanced Manufacturing 	<ul style="list-style-type: none"> Retail & Service Commercial Office Institutional 	<ul style="list-style-type: none"> PBD O(F) M-2 O(L) O (M)
Use Pattern	Target Residential Density	Target Non-Residential FAR
Based on Street Typology	N/A	T-3: Up to 0.57 FAR

TARGET LAND USE MIX



- Residential: 0%
- Non-Residential: 100%
- Civic: 0%

Target Building Height	Minimum Open Space
T-3: Up to 5 Stories	20% of site

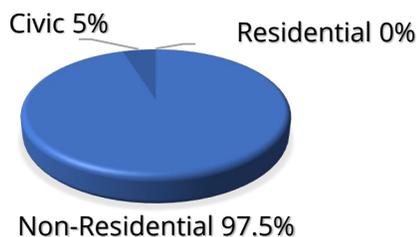
Office Mixed Use (OMU)



The purpose of this classification is to provide for areas of low-to high-rise, offices or research and development activities. Projects developed in this classification shall be for office use, with retail and retail service uses discouraged as a stand-alone structure . Office development areas is encouraged to be in accordance with the Illustrative Guidelines for Office Development, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> Offices Business Schools & Colleges Computer & Network Services Hotel, Medical & Dental Offices Package or Courier Services Research and Development Government Contracting 	<ul style="list-style-type: none"> Adult Daycare Recreational Facility Restaurant Parking 	<ul style="list-style-type: none"> PBD O(M) O(H) O(L) O(F)
Use Pattern	Target Residential Density	Target Non-Residential FAR
Based on Street Typology	N/A	<ul style="list-style-type: none"> T-3: Up to 0.57 FAR T-2: Up to 0.23 FAR

TARGET LAND USE MIX



- **Residential: 0%**
- **Non-Residential: 95%**
- **Civic: 5%**

Target Building Height	Minimum Open Space
<ul style="list-style-type: none"> T-3: Up to 5 stories T-2: Up to 3 stories 	10% of site

Residential Planned Community (RPC)



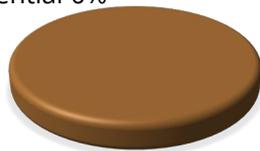
The Residential Planned Community classification includes areas zoned RPC, Residential Planned Community. This classification is intended for planned developments not less than 500 contiguous acres under one ownership or control in those areas of the County where provisions for sanitary sewers, sewage disposal facilities, adequate highway access, and public water supply are assured. Within such planned communities, the location of all residential, commercial, industrial, and governmental uses, school sites, parks, playgrounds, recreational areas, commuter parking areas, and other open spaces shall be controlled in such a manner as to permit a variety of housing accommodations and land uses in an orderly relationship to one another.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> Single Family attached Single Family detached Multifamily 	<ul style="list-style-type: none"> Commercial Civic Industrial 	<ul style="list-style-type: none"> RPC
Use Pattern	Target Residential Density	Target Non-Residential FAR
Based on Street Typology	<ul style="list-style-type: none"> T-4: 8-24 du/acre T-3: 4-12 du/acre T-2: 0.5 4 du/acre 	<ul style="list-style-type: none"> T-4: 0.57-1.38 FAR T-3: Up to 0.57 FAR T-2: Up to 0.23 FAR

TARGET LAND USE MIX

Non-Residential 0%

Civic 0%



Residential 100%

- Residential: Based on MZP%
- Non-Residential: Based on MZP%
- Civic: Based on MZP%

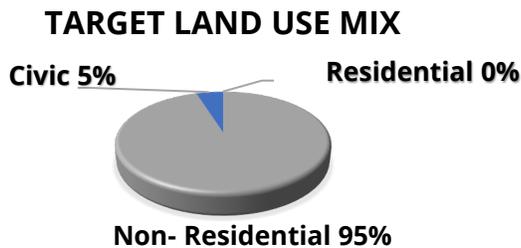
Target Building Height	Minimum Open Space
<ul style="list-style-type: none"> T-4: 4-8 stories T-3: Up to 5 stories T-2: Up to 3 stories 	Based on MZP

Industrial Employment (EI)



The purpose of the Industrial Employment classification is to provide for areas of economic base industries that must be screened and buffered from major transportation corridors and adjacent land uses. These screening and buffering requirements shall be as contained in the Zoning Ordinance and DCSM. Retail/retail service uses shall be so located on a site that their primary purpose is to support the needs of those employed within that EI project. Within an EI designated area, the more intense uses shall be located in the core of the area and the less intense uses at the periphery, to act as a transition between the EI project and adjacent areas designated or developed for different uses.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> • Manufacturing • Industrial Park • Wholesale/distribution facilities, warehouses. • Certain public facilities and utilities • Auto & Truck repair 	<ul style="list-style-type: none"> • Retail Uses 	<ul style="list-style-type: none"> • O (F) • M-1 • M-2 • MT
Use Pattern	Target Residential Density	Target Non-Residential FAR
Based on Street Typology	N/A	<ul style="list-style-type: none"> • T-4: 0.57-1.38 FAR • T-3: Up to 0.57 FAR



- Residential: 0 %
- Non-Residential: 95-100%
- Civic: Based on 5%

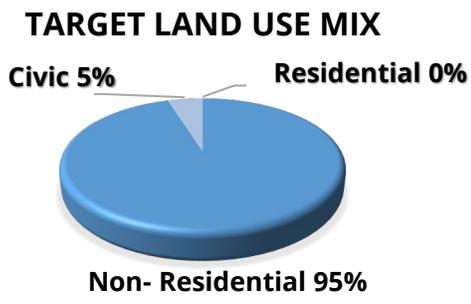
Target Building Height	Minimum Open Space
<ul style="list-style-type: none"> • T-4: 4-8 stories • T-3: 3 -5 stories 	10% of site

Flexible Employment Center (FEC)



The purpose of the Flexible Use Employment Center classification is to provide for areas of employment uses situated on individual sites or in campus-style “parks.” Primary uses in the FEC classification are light manufacturing, “start-up” businesses, small assembly businesses, and office uses (including government offices, particularly those for Prince William County agencies). Within an FEC designated project, the more intense uses shall be in the core of the area and the less intense uses (excluding outdoor storage) at the periphery, to act as a transition between the FEC project and adjacent areas designated or developed for different uses.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> Light manufacturing Start-up businesses Small assembly businesses 	<ul style="list-style-type: none"> Warehousing, wholesale, storage, distribution uses. Outdoor storage Civic Uses 	<ul style="list-style-type: none"> O (M) O (F) M-2 PBD
Use Pattern	Target Residential Density	Target Non-Residential FAR
Based on Street Typology	N/A	<ul style="list-style-type: none"> T-3: Up to 0.57 FAR T-2: Up to 0.23 FAR



- Residential: 0%
- Non-Residential: 95-100%
- Civic: 5%

Target Building Height	Minimum Open Space
<ul style="list-style-type: none"> T-3: 3 -5 stories T-2: to 3 stories 	20% of site

SUBURBAN DESIGN POLICIES

LAND USE POLICY 25 Buildings in the Suburban Communities should be designed to provide human scale, interest, and variety while maintaining an overall sense of relationship with adjoining or nearby buildings and the surrounding neighborhood.

ACTION STRATEGIES:

- LU25.1** Encourage a combination of architectural elements that lend the building a human scale. Examples include arcades, balconies, bay windows, roof decks, trellises, landscaping, awnings, cornices, friezes, art concepts, and courtyards.
- LU25.2** Incorporate tighter, more frequent rhythm of spacing of columns, bays or other vertical articulation, subdividing the building façade into smaller, more human scaled elements.
- LU25.3** Incorporate fenestration techniques that indicate the scale of the building (e.g., size, location, and number of windows in an urban setting create a sense of interest that relies on a subtle mixture of correct ratios, proportions, and patterns). Emphasis of building entries through projecting or recessed forms, detail, color or materials.
- LU25.4** Buildings should possess an architectural character that respects traditional design principles, such as: variation and modulation. This can be achieved through:
- Variation in the building form such as recessed or projecting bays or other architectural elements.
 - Expression of architectural or structural modulations and details. Encourage vertical modulation on multi-story buildings to add variety and to make large buildings appear to be an aggregation of smaller buildings. Encourage a variety of horizontal modulation techniques to reduce the architectural scale of the building and add visual interest.
 - Avoidance of repetitive modulation techniques, which may not be effective when viewed from distance.
 - Diversity of window size, shape or patterns that relate to interior functions.
 - Emphasis of building entries through projecting or recessed forms, detail, color or materials.
- LU25.5** The façade of the building base (ground level of the building) should provide a high level of transparency. Transparency refers to the degree to which people can view activities inside the buildings, retail goods for sale, or display lighted windows related to these activities. Windows or glazing on upper levels should be sufficiently transparent to provide an awareness of internal activities when viewed from the street or public spaces.
- LU25.6** The color of all proposed materials should be indicated on the plans submitted at the time the applicant is seeking rezoning approval, according to current Community Design Plan guidelines. Buildings within a land bay shall have compatible, coordinated color schemes.

- LU25.7** The building architecture is encouraged to utilize either a central focal point or, in an asymmetrical facade, more localized symmetry of building parts. Building wings and additions are encouraged to have similar forms, roof pitch, and architectural character to the main body of the building.
- LU25.8** Lighting is encouraged to emphasize significant building features, in order to enhance a building's nighttime image.
- LU25.9** Each building is encouraged to be compatible with and enhance the design of adjacent buildings and all other development in the immediate area, so long as the predominant design or design "theme" in the area is one that the County or community wishes to retain, amplify, or encourage.
- LU25.10** Interparcel connectors should be provided to help alleviate traffic on major roadways and in conjunction with fire and rescue service objectives. Pedestrian and vehicular connections should link office uses with residential, retail, and recreational uses.
- LU25.11** Mechanical or HVAC units, trash cans, dumpsters, or any other freestanding building appurtenances should not be visible from the street.
- LU25.12** Location and size of signage in relation to a pedestrian instead of large-scale suburban-style signage that is oriented to the automobile.
- LU25.13** Open space – in the form of plazas, parks, courtyards, trails, etc. – are encouraged to be incorporated into each site, to provide recreational amenities and visual relief at the street level. Where possible, these ground level open spaces should complete linkages between the existing community and any existing or planned regional park system and/or within an overall office/mixed-use project.
- LU25.14** The site should be designed so that the building responds to its surrounding environment. Natural land features including grades and slopes, trees, and other significant landscape materials; and water bodies (natural and man-made) should be utilized to add unique character to projects. Excessive amounts of cut and fill and clearing should be avoided, to preserve the natural character of the land.
- LU25.15** Buildings are encouraged to be oriented to the street, not to an interior parking area. The building should be the focus of the site design, not the automobile. Primary entrances are encouraged to face the street with secondary entrances from parking areas on the side or rear of the building. Buildings with primary entrances from an interior access point are strongly discouraged.
- LU25.16** Create a quality streetscape with enhanced paving, street furniture, landscaping, and lighting that establishes a distinct yet consistent character.
- LU25.17** When selecting building materials developments should generally look to match or improve the type, quality, and colors of adjacent developments.
- LU25.18** When possible, while still meeting individual design standards, developments should share parking areas, driveways, and open space.

LU25.19 Pedestrian facilities should connect to adjacent developments, in addition to any public right-of-way.

TRANSITION NEIGHBORHOODS

The Transition Neighborhoods category identifies areas of the County that are appropriate for lower-density residential neighborhoods, recreation areas, and related commercial uses that support rural communities. Semi-Rural areas often function as a transition between the Suburban Communities and Rural Communities categories, providing opportunities for development, but without the intensity and level of public services expected in urban and suburban areas and with design approaches that blend the development with the natural landscape. Semi-Rural residential densities are derived in consideration of the physical conditions, community character, and availability of public services, roads, and other infrastructure. Higher densities within the allowable range should be located near suburban areas, while lower densities should be located near Rural Land areas. Site design methods that reduce on-site infrastructure costs and preserve contiguous open space are encouraged.

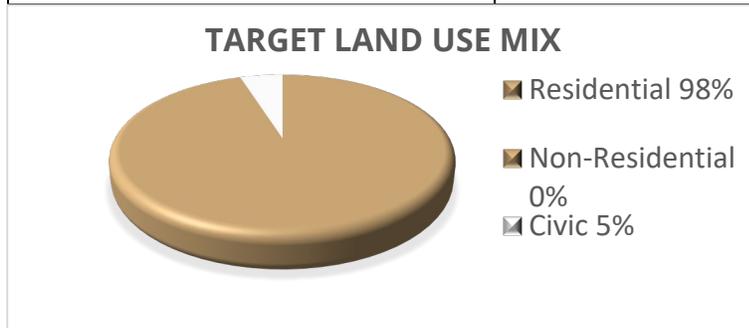
The Transitional Neighborhood Areas contain the following Long-Range Land Use Map classifications:

Residential Neighborhood (RN) T-2 and T - 1B)



Residential Neighborhoods T-2 and T-1B primarily accommodate single-family homes arranged in cluster or medium sized lots. Connections and pedestrian amenities should still be a priority for development design. These areas should also include parks, trails and open space integrated into the development in appropriate locations. Neighborhood design includes longer blocks with homes set back from the street and parking accommodated in private driveways and garages. Density should be at the lower end of the transect unless clustering is used to maintain 60% open space.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> Single Family Detached 	<ul style="list-style-type: none"> Civic, Cultural, Accessory Residential Units 	<ul style="list-style-type: none"> SR-1 SR-3 SR-5
Use Pattern	Target Residential Density	Target Non-Residential FAR
	<ul style="list-style-type: none"> T-2: 0.5-4 du/acre T-1B: 0.2-0.5 du/acre 	N/A



- Residential: 95-100%**
- Non-Residential 0%**
- Civic: 5 %**

Target Building Height	Minimum Open Space
<ul style="list-style-type: none"> T-2: 1 - 3 stories T-1B: 1 - 3 stories 	30% of site

TRANSITION NEIGHBORHOOD DESIGN POLICIES

LAND USE POLICY 26: Preserve existing natural viewsheds and transition density should be consistent with surrounding neighborhoods.

ACTION STRATEGIES:

- LU26.1** Development should minimize significant alterations to existing topography.
- LU26.2** Development should preserve existing natural features and open space through the use of clustering.
- LU26.3** When possible, buildings parking, mechanical equipment should be located outside of the view of from the public rights-of-way.
- LU26.4** Structures should use regional or historic architectural design elements when buildings are in view of the public right-of-way.

RURAL COMMUNITIES

This is the area of Prince William County in which are contained agricultural, open space, forestry, and large-lot residential land uses, as well as occasional small-scale convenience retail centers and community facilities. Large-lot residential cluster development contained within or abutted by large tracts of permanent open space is an alternative residential pattern permitted in the Rural Communities. Unlike the 10-acre lots permitted by right, however, these clusters require subdivision approval by the County. The purpose of the Rural Area designation is to help preserve the County's agricultural economy and resources, the County's agricultural landscapes and cultural resources, the quality of the groundwater supply, and the open space and rural character presently found there. The Rural Area also protects Prince William Forest Park and Manassas National Battlefield Park County Registered Historic Sites, which serve as key anchor points within the Rural Area classification. While it is intended that the Rural Area be served by public water facilities, the Rural Area is not intended to be served by public sewer facilities, except under emergency conditions as identified in the Sewer Plan. Protecting the Rural Area from higher density is the key to furthering the intent of this plan and achieving the ten smart growth principles throughout the County including the Development Area. Designation of the Rural Area and application of the development Goals, Policies, and Action Strategies relative to the Rural Area are intended to help avoid the negative economic, social, and environmental characteristics of sprawl development.

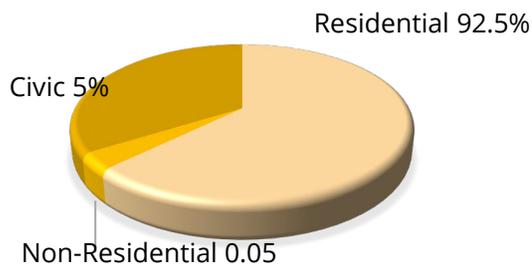
Residential Neighborhood (RN) T1-A



Residential Neighborhoods T-1A primarily accommodate single-family homes arranged on large sized lots. This district is designed to encourage conservation and proper use of large tracts of real property to assure available sources of agricultural products, to assure open spaces within reach of concentrations of population, to conserve natural resources, prevent erosion, and protect the environment; and to assure adequate water supplies. Density should be at the lower end of the transect.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> Single Family Detached 	<ul style="list-style-type: none"> Cultural, Accessory Residential Units 	<ul style="list-style-type: none"> A-1
Use Pattern	Target Residential Density	Target Non-Residential FAR
	<ul style="list-style-type: none"> T-1A: 0.1-0.2 du/acre 	N/A

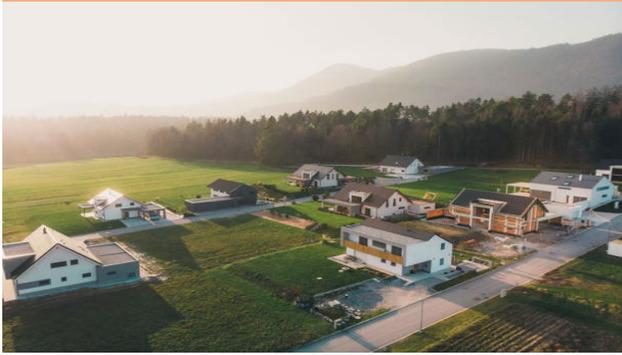
TARGET LAND USE MIX



- Residential: 95-100%
- Non-Residential 0%
- Civic: 5 %

Target Building Height	Minimum Open Space
<ul style="list-style-type: none"> T-1A: 1- 3 stories 	30% of site

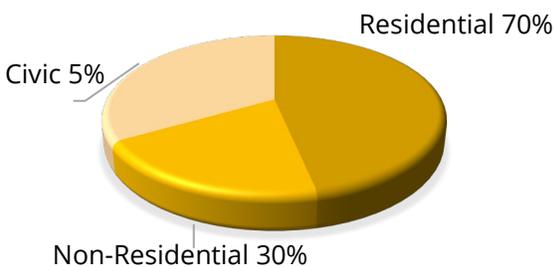
Village Mixed Use (VMU) T2



Village Mixed Use (VMU) provides for mixed use development where residential, and neighborhood commercial uses are intermingled on lots laid out in a traditional street grid. This district is designed to encourage residential, commercial and civic uses in an area that has its own distinct character. Consideration for conservation and open space as well as adaptive reuse to protect properties with historic value.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> Single Family Detached Single Family Attached Commercial/Retail 	<ul style="list-style-type: none"> Cultural Civic 	<ul style="list-style-type: none"> V PMR PMD MXD-N
Use Pattern	Target Residential Density	Target Non-Residential FAR
	<ul style="list-style-type: none"> T-2: 0.5-4 du/acre 	N/A

TARGET LAND USE MIX



- **Residential: 75-100%**
- **Non-Residential 0-30%**
- **Civic: 5 %**

Target Building Height	Minimum Open Space
<ul style="list-style-type: none"> T-2: 1- 3 stories 	30% of site

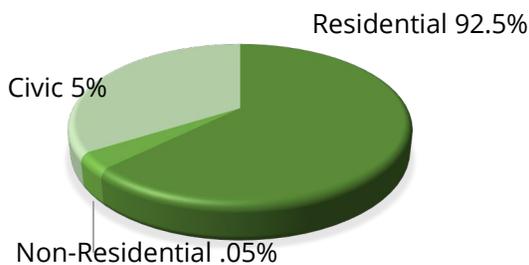
Conservation Residential (CR) T-1B



Residential Clusters are residential developments characterized by compact development patterns. These areas offer a range of housing types that are smaller than conventional rural and suburban homes and are located on smaller lots. Residential Cluster development concentrates development on a limited footprint within a site at higher densities, while permanently conserving surrounding natural resources, cultural resources, and open space.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> Single Family Detached 		<ul style="list-style-type: none"> SR 1 SR 3 SR 5
Use Pattern	Target Residential Density	Target Non-Residential FAR
	<ul style="list-style-type: none"> T-1B: 0.2-0.5 du/acre 	N/A

TARGET LAND USE MIX



- Residential: 100%
- Non-Residential 0%
- Civic: 0 %

Target Building Height	Minimum Open Space
<ul style="list-style-type: none"> T-1B: 1- 3 stories 	30% of site

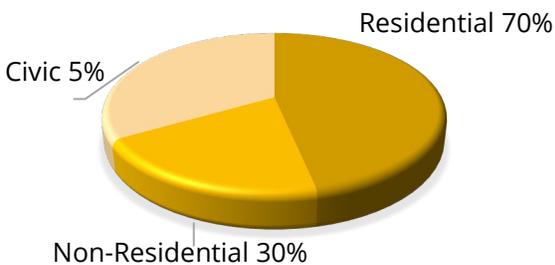
Hamlet Mixed Use (VMU) T1-B



Hamlet Mixed Use (HMU) provides for mixed use development where residential, and neighborhood commercial uses are intermingled on lots laid out in a traditional street grid. This district is designed to encourage residential, commercial and civic uses in an area that has its own distinct character but at a lower density than Village. Consideration for conservation and open space as well as adaptive reuse to protect properties with historic value.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> Single Family Detached Commercial/Retail 	<ul style="list-style-type: none"> Cultural Civic 	<ul style="list-style-type: none"> PMR MXD-N
Use Pattern	Target Residential Density	Target Non-Residential FAR
	<ul style="list-style-type: none"> T-1B 0.2- 0.5 du/acre 	N/A

TARGET LAND USE MIX



- **Residential: 75-100%**
- **Non-Residential 0-30%**
- **Civic: 5 %**

Target Building Height	Minimum Open Space
<ul style="list-style-type: none"> T-1B: 1- 3 stories 	30% of site

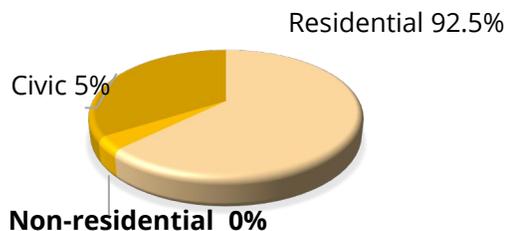
Agriculture & Forrestral (AF) T1-A



Agriculture and Forrestral district is designed to protect and enhances agricultural and forrestral land as an economic and environmental resource. This district encourages agricultural uses and forest preservation accommodated by a primary residential use. This district is designed to encourage conservation and proper use of large tracts of real property in order to assure available sources of agricultural products, to assure open spaces within reach of concentrations of population, to conserve natural resources, prevent erosion, and protect the environment; and to assure adequate water supplies. Density should be at the lower end of the transect.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> Agricultural and Single Family Detached residential 	<ul style="list-style-type: none"> Cultural, Accessory Residential Units 	<ul style="list-style-type: none"> A-1
Use Pattern	Target Residential Density	Target Non-Residential FAR
	<ul style="list-style-type: none"> T-1A: 0.1-0.2 du/acre 	N/A

TARGET LAND USE MIX



- Residential: 95-100%
- Non-Residential 0%
- Civic: 5 %

Target Building Height	Minimum Open Space
<ul style="list-style-type: none"> T-1A: 1- 3 stories 	30% of site

RURAL PLACETYPES

VILLAGE

Villages are compact areas with a mix of uses (including residential, commercial, civic/institutional, and potentially other land uses) that serve as focal points for the surrounding rural area.

Distinguished by their compact development patterns and distinct sense of place, Villages can accommodate a limited amount of future growth that is contained within their boundaries and is compatible with the scale and character of the surrounding rural landscape. Villages often originate from and develop around an existing intersection of local roads, existing commercial uses, and/or historic buildings and districts that form the center of the Village. Although the sizes of Villages may vary, these areas are typically larger in land area than Hamlets (another rural placetype) and encompass an area that is approximately a 1/3-mile radius around a central crossroads.

Land uses within Villages may include small-scale retail/commercial uses, infill residential uses, civic/institutional uses (e.g., libraries, schools, post offices, places of worship, and other government buildings and facilities), outdoor civic and recreational spaces, or other community-serving uses that are compatible with the rural character.

HAMLET

Hamlets are compact areas with a small-scale mix of uses (including residential, commercial, civic/institutional, and potentially other land uses) that serve as focal points for the surrounding rural area. Like Villages (another rural placetype), Hamlets are distinguished by their compact development patterns and distinct sense of place. Hamlets often originate from and develop around an existing intersection of local roads, existing commercial uses, and/or historic buildings and districts that form the center of the Hamlet. However, Hamlets comprise more than just a crossroads: they extend beyond the crossroad and have some potential for limited future growth that is contained within their boundaries and is compatible with the scale and character of the surrounding rural landscape. Although the sizes of Hamlets may vary, these areas are typically smaller in land area than Villages and encompass an area that is approximately a 1/6-mile radius around a central crossroads.

Land uses within Hamlets may include a limited amount of small-scale retail/commercial uses, infill residential uses, civic/institutional uses (e.g., libraries, schools, post offices, places of worship, and other government buildings and facilities), outdoor civic and recreational spaces, or other community-serving uses that are compatible with the rural character.

RESIDENTIAL CLUSTER

Residential Clusters are residential developments characterized by compact development patterns. These areas offer a range of housing types that are smaller than conventional rural and suburban homes and are located on smaller lots. Residential Cluster development concentrates development on a limited footprint within a site at higher densities, while permanently conserving surrounding natural resources, cultural resources, and open space. Residential Clusters include a restricted

buffer around residential uses that protects surrounding natural resources, cultural resources, open space, and scenic and agricultural lands.

Land uses within Residential Clusters are predominantly residential (e.g., small lot single-family detached and attached), but these areas could accommodate other land uses that complement and support residential uses, such as civic/institutional, commercial, open space, and recreational uses.

LAND USE POLICY 27: Establish and designate a framework of rural placetypes to allow for distinct nodes of development in select locations, while preserving and enhancing character of the surrounding rural landscape.

ACTION STRATEGIES

- LU27.1** Adopt a map depicting the locations and boundaries of rural placetypes.
- LU27.2** Use the character areas as the basis for policies that guide the form and character of these areas, while maintaining the character of the surrounding rural area and preserving natural and historic resources.
- LU27.3** Allow for selective public water and sewer extensions in areas designated for Villages, Hamlets and Residential Clusters.
- LU27.4** Consider appropriate changes to County ordinances to implement the intended character of Villages, Hamlets, and Residential Clusters while maintaining the integrity of the surrounding rural landscape, natural resources and agricultural land.
- LU27.5** Encourage any new development in Villages, Hamlets, and Residential Clusters to preserve the visual character of the rural landscape by providing appropriate building setbacks, with landscaped/preserved open space occupying the setback area; and preserving important scenic resources—hedgerows, mature trees, farm buildings, walls and fences, and open fields.
- LU27.6** The agricultural area in and around Villages, Hamlets, and Residential Clusters should be protected and preserved against sprawl and large-scale suburban-style commercial development, which are not compatible with the existing rural design vocabulary.
- LU27.7** Preserve and restore stream corridors and Resource Protection Areas within and around Villages, Hamlets, and Residential Clusters by establishing conservation overlay districts to protect surface and groundwater quality.
- LU27.8** Encourage and allow for a range of new and more affordable housing options within Villages, Hamlets, and Residential Clusters, including smaller, more affordable housing types on smaller lots.
- LU27.9** Work with local communities and stakeholders to prepare community plans and/or design guidelines for individual Village and Hamlet communities to guide development, protect sensitive resources, and ensure appropriate development character.

- LU27.10** Establish a design review board to review new development in Villages, Hamlets, and Residential Clusters

LAND USE POLICY 28: Encourage the development of Villages and Hamlets defined by compact development patterns, a mix of uses, and distinct identities that are compatible with the scale and character of the surrounding rural landscape.

ACTION STRATEGIES

- LU28.1** Encourage a mix of land uses within each Village and Hamlet at a scale and intensity that complements the rural character.
- LU28.2** Encourage compact development patterns within Villages and Hamlets through the clustering of buildings on small lots, with highest intensity uses located at a defined center or core of the Village or Hamlet.
- LU28.3** Encourage design compatibility between new and existing development for commercial development in the Rural Area. When there is more than one building on a site, design new commercial structures as a cluster of small-scale buildings to minimize their mass and to blend with existing buildings.
- LU28.4** Encourage the siting and orientation of buildings close to and facing roadways to foster a human-scale, pedestrian-oriented character.
- LU28.5** Discourage large-scale, auto-oriented commercial uses and strip center development.
- LU28.6** Encourage the creation of a connected network of open spaces in and around Villages and Hamlets, including spaces for community gatherings and events (such as farmer’s markets).
- LU28.7** Create a connected network of streets, sidewalks, trails and pathways within Villages and Hamlets that connect homes, destinations, and open spaces while enabling safe travel via multiple modes of transportation, including walking, bicycling, and automobile. Link new civic/public spaces such as Village Squares to the network of open spaces and connections.
- LU28.8** Promote and celebrate rural history by preserving encouraging the preservation and/or adaptive reuse of historic structures and landscapes, while treating these resources as assets that contribute to a distinct sense of place within Villages and Hamlets.
- LU28.9** Implement the Nokesville Design Guidelines and require that all new development within the Nokesville Village adhere to these guidelines. Establish and implement design guidelines to guide site, landscape, and architectural design for other Villages and Hamlets, foster a unique identity for each Village and Hamlet, and preserve and/or enhance the character of each community.
- LU28.10** Preserve and enhance the rural character of existing roadways by maintaining features such as narrow widths and curving alignments that contribute to the rural character.

- LU28.11** Protect and enhance the visual character of the rural landscape by maintaining significant viewsheds within, looking out from, and looking toward Villages and Hamlets. Establish visual buffers to screen development from the surrounding rural landscape through landscaping, vegetation and topography.

LAND USE POLICY 29: Allow for Residential Cluster development in select areas to accommodate new housing options in compact development patterns while preserving existing natural and cultural resources, open space, scenic views, and the overall character of the rural landscape.

ACTION STRATEGIES

- LU29.1** Encourage residential development in compact development patterns on smaller lots that minimize the extent of site disruption and the size of the development footprint while conserving the surrounding landscape.
- LU29.2** Encourage site design and layout that fits the landscape by incorporating and preserving existing natural features and topography.
- LU29.3** Encourage site and building design that establishes a distinctive sense of place and fosters a sense community.
- LU29.4** Integrate accessible open space into the design of Residential Clusters to provide recreational amenities, access to nature, and community gathering places.
- LU29.5** Created a connected network of roads, trails, pathways, and sidewalks to link homes to open space, conservation areas, and surrounding destinations.
- LU29.6** Allow for selective public water and sewer extensions to Residential Clusters from adjoining or nearby areas served by public water and sewer.
- LU29.7** Encourage predominantly residential development within Residential Clusters, while allowing for limited complementary uses, such as civic and institutional facilities, recreational amenities, or small-scale commercial uses that support, and are compatible with, residential uses.
- LU29.8** Protect and enhance the visual character of the rural landscape by maintaining significant viewsheds within, looking out from, and looking toward Residential Clusters. Establish visual buffers to screen development from the surrounding rural landscape through landscaping, vegetation and topography.
- LU29.9** Prepare and adopt a Conservation Residential ordinance to guide both development within Residential Clusters and the permanent conservation of natural resources, cultural resources, and open space within and around the Residential Cluster.

COUNTYWIDE CLASSIFICATIONS

County Registered Historic Sites (CRHS). This classification is designed to protect important cultural resources. Cultural resources include architectural, archaeological, and historical resources. CRHS designations that are mapped on the Long-Range Land Use Plan Map include existing sites and districts that have a preservation easement or are either listed, pending, or deemed eligible for listing on the National Register of Historic Places or Virginia Historic Landmarks Register; are incorporated into the County Zoning Ordinance as an Historic Overlay District or other zoning overlay district; are recorded as part of the Historic American Building Survey or the Historic American Engineering Record; or has been selected for inclusion in the annual evaluation and update of such list by the Historical Commission and approved by the Board of County Supervisors. In this designation, development that would potentially impact these resources shall occur in accordance with the standards and criteria set forth in the Cultural Resources Plan.

Parks and Open Space (POS). The purpose of this classification is to designate existing and projected parks and recreational areas of the County. The Parks, Open Space, and Trails Plan contains a complete inventory of existing federal, state, and local parks, and of planned parks within the County.

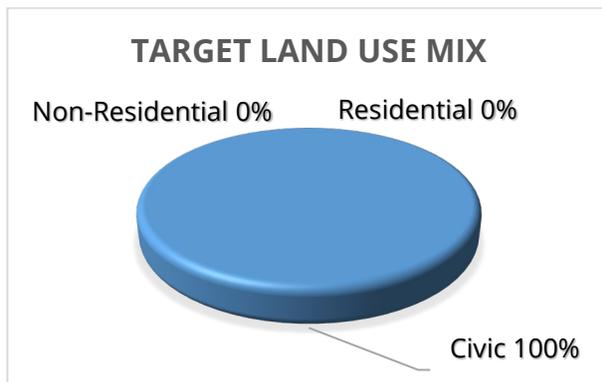
Public Land (PL). The purpose of identifying public lands in the Comprehensive Plan is to provide an indication of existing and planned public facilities, institutions, or other government installations such as but not limited to detention/correctional facilities, government centers, judicial centers, and related facilities. The appropriate Comprehensive Plan chapter (Telecommunications, Potable Water, Sanitary Sewer, Transportation, Fire and Rescue, Libraries, Police, or Schools) should be consulted for a more complete presentation regarding these public facilities. Where necessary, public facility reviews with public comment as outlined in the Virginia Code shall be conducted to determine conformance of specific proposed facilities with the Comprehensive Plan. A public facility review with public comment shall be mandatory where a public facility is not addressed in the Comprehensive Plan unless such facility is exempt from review by that code section.

County Registered Historic Sites (CRHS)



This classification is designed to protect important cultural resources. Cultural resources include architectural, archaeological, and historical resources. CRHS designations that are mapped on the Long-Range Land Use Plan Map include existing sites and districts that have a preservation easement or are either listed, pending, or deemed eligible for listing on the National Register of Historic Places or Virginia Historic Landmarks Register; are incorporated into the County Zoning Ordinance as an Historic Overlay District or other zoning overlay district; are recorded as part of the Historic American Building Survey or the Historic American Engineering Record; or has been selected for inclusion in the annual evaluation and update of such list by the Historical Commission and approved by the Board of County Supervisors.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> County's significant cultural resources 	Varies	Varies



- Residential: 0%
- Non-Residential: 0%
- Civic: 100%+

Target Building Height	Minimum Open Space
Varies	Varies

Parks & Open Space



The purpose of this classification is to designate existing and projected parks, open space and recreational areas of the County. The Parks, Open Space, and Trails Plan contains a complete inventory of existing federal, state, and local parks, and of planned parks within the County.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> Active & Passive Recreation Sport fields Trails, hiking, bicycles Open Space 	N/A	N/A
Use Pattern	Target Residential Density	Target Non-Residential FAR
Based on Street Typology	N/A	T-1: Up to 0.02 FAR

TARGET LAND USE MIX

Non-Residential 0% Residential 0%



Civic 100%

- Residential: 0%
- Non-Residential: 0%
- Civic: 100%+

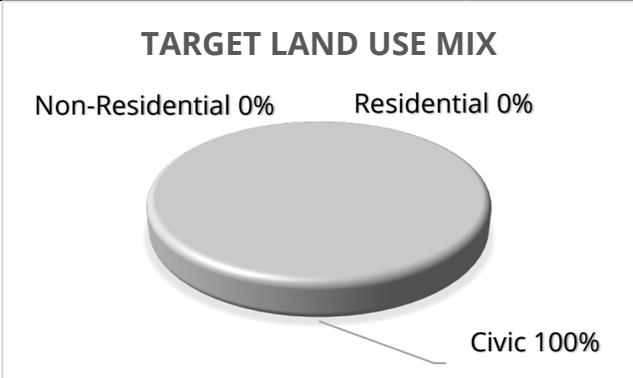
Target Building Height	Minimum Open Space
<ul style="list-style-type: none"> 1-3 stories for active recreation locations 1 story for passive recreation Open Space no buildings allowed 	<ul style="list-style-type: none"> 50% of site for active 80% of site for passive 100% for open space

Public Land (PL)



The purpose of identifying public lands in the Comprehensive Plan is to provide an indication of existing and planned public facilities, institutions, or other government installations such as but not limited to detention/correctional facilities, government centers, judicial centers, and related facilities. The appropriate Comprehensive Plan chapter (Telecommunications, Potable Water, Sanitary Sewer, Transportation, Fire and Rescue, Libraries, Police, or Schools) should be consulted for a more complete presentation regarding these public facilities.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> Public facilities Institutions Government Center Transit Centers 	N/A	N/A
Use Pattern	Target Residential Density	Target Non-Residential FAR
Based on Street Typology	N/A	T-3: Up to 0.57 FAR



- Residential: 0%
- Non-Residential: 0%
- Civic: 100%+

Target Building Height	Minimum Open Space
1 - 5 stories	20% of site

OVERLAY DISTRICTS

The purpose of the overlay districts is to protect and enhance certain specific lands uses and structures which, by virtue of their type or location, have characteristics that distinct to areas outside of the district. In addition, some of these overlay districts are used to provide additional uses and densities in activity centers that may not be allowed in other areas of the County.

Environmental Resources Protection (ERPO)

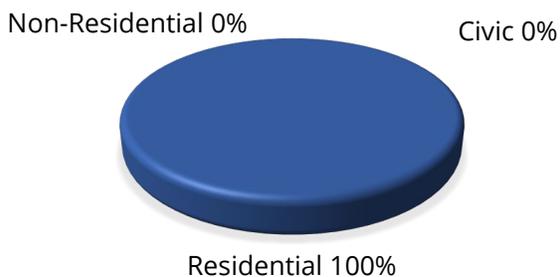


Environmental Resource Protection Overlay (ERPO) is an overlay area located in sensitive environmental places in which special building regulations and restrictions operate in order to help to maintain natural integrity.

The purpose of the Environmental Resource Protection Overlay is to maintain natural spaces, provide a safe environment for residents, control the safety of houses, keep the surface water clean, preserve habitats of wild animals, maintain slope and soil stability, as well as maintaining open spaces between buildings. All 100-year floodplains, Resource Protection Areas, areas with 25 percent or greater slopes, areas with 15 percent or greater slopes in conjunction with soils that have severe limitations, soils with a predominance of marine clays, public water supply sources, wetlands, and critically erodible shorelines and stream banks.

Primary Uses	Secondary Uses	Implementing Zoning Districts
Varies	Varies	Varies
Use Pattern	Target Residential Density	Target Non-Residential FAR
Based on Land Use	N/A	N/A

TARGET LAND USE MIX



•Based on underlying Land Use

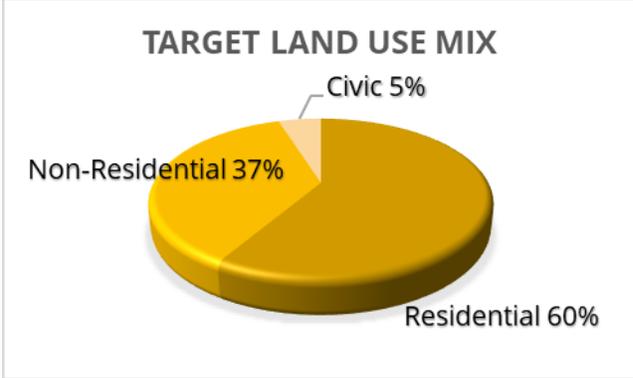
Target Building Height	Minimum Open Space
	Up to 100% of site

University Village UV



University Village is an overlay district that provides a mix of uses arranged in a pedestrian-friendly form adjacent to a University or College. The village centers are locations for commercial, institutional, and residential uses to support GMU and nearby employment centers. Streets are interconnected and multi-modal with parking located behind buildings. Short blocks with shallow setbacks and on-street parking are appropriate.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> • Retail & Service Commercial • Multifamily Residential • Institutional • Transit • Commercial • Office 	<ul style="list-style-type: none"> • Civic, Cultural, Community • Parking • Hotel • Conference Center 	<ul style="list-style-type: none"> •PMD •PMR •PBD •MXD-U • O (M)
Use Pattern	Target Residential Density	Target Non-Residential FAR
Based on Street Typology	T-5: 12-50 du/acre T-4: 8-24 du/acre	T-5: 1.38-2.30 FAR T-4: 0.57-1.38 FAR



- Residential: 40-80%
- Non-Residential: 10-65%
- Civic: 5%+

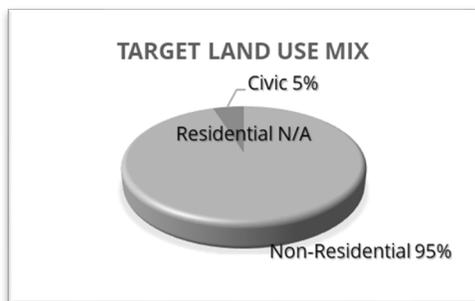
Target Building Height	Minimum Open Space
T-5: 6-12 stories T-4: 4-8 stories	10% of site

Arts & Entertainment (A&E)



The Arts & Entertainment is an overlay district provides opportunities for a pedestrian friendly access to arts, cultural and entertainment venues supported by retail, dining, creating and exploring opportunities. Buildings in this area have medium to deep setbacks and block sizes to accommodate public art sculptures or displays, performances, and promenades.

Primary Uses	Secondary Uses	Implementing Zoning Districts
<ul style="list-style-type: none"> Cultural Arts Center Theaters Music store and education venue Academy for Performing Arts Art Galleries Dance Studio Museum Art studio Yoga Studio 	<ul style="list-style-type: none"> Restaurant Retail Cafe 	<ul style="list-style-type: none"> MXD-C MXD -U
Use Pattern	Target Residential Density	Target Non-Residential FAR
Based on Street Typology	N/A	<ul style="list-style-type: none"> T-5: 1.38-2.30 FAR T-4: 0.57-1.38 FAR T-3: Up to 0.57 FAR



- **Residential: 0%**
- **Non-Residential 95%**
- **Civic: 5%+**

Target Building Height	Minimum Open Space
<ul style="list-style-type: none"> T-5: 6-12 stories T-4: 4- 8 stories T-3: Up to 5 stories 	10% of site

LAND USE COMPATIBILITY

Different land use categories may require mitigation measures. The Land Use Compatibility Matrix (Figure 1) provides a general evaluation technique to ensure compatibility in areas where different land use categories meet. It does not indicate that certain categories are totally incompatible with certain other categories. The matrix does, however, provide general guidance in evaluating the degree to which mitigation measures may be necessary to ensure compatibility between or among abutting or facing land uses. Specific mitigation measures should be based on site conditions and the nature of both the use in question and the abutting use(s). The guidelines contained in the matrix should be consulted in addition to the guidelines contained in the Community Design Plan, as well as the standards and regulations contained in the Zoning Ordinance and the DCSM should be consulted in determining appropriate mitigation measures.

Land use classifications in the matrix that are identified as "Compatible" are those uses that are, when adjacent, harmonious and consistent with one another. Land use classifications identified as "Incompatible Except with Mitigation Measures" will require significant buffering and transitions, depending on the long-range land use area and specific land uses. Adequate buffering, whether it be appropriate spacing between uses, undisturbed vegetative buffers, vegetated streams, transportation corridors, man-made barriers, the location of less intense uses at the periphery of the site (if such uses are proposed), or a combination of these measures are among the mitigation measures that should be addressed. Transitions in land uses and/or transitions in density are also warranted at the interfaces of land use categories. These mitigation measures are of particular concern in the Development Area, with the range of land uses permitted therein.

Land use classifications identified as "Incompatible" should only be located adjacent to each other when extensive and extraordinary mitigating measures can effectively address all compatibility concerns. Mitigation measures are of particular concern when inherently incompatible land uses such as residential uses and industrial uses are proposed adjacent to one another.

LAND USE COMPATIBILITY MATRIX

Land Use Category	TC	CMU (T-5)	CMU (T-4)	NMU (T-3)	NMU (T-2)	OMU	EI	FEC	TF	RN T-1A	RN T-1B	RN T-2	RN T-3	RN T-4	RN T-5	RPC	VMU	HMU	AF
TC	○																		
CMU (T-5)	○	○																	
CMU (T-4)	○	○	○																
NMU (T-3)	⊗	⊗	⊗	○															
NMU(T-2)	⊗	⊗	⊗	○	○														
OMU	⊗	⊗	⊗	⊗	⊗	○													
EI	⊗	⊗	⊗	⊗	●	⊗	○												
FEC	⊗	⊗	⊗	⊗	⊗	⊗	⊗	○											
TF	⊗	⊗	⊗	⊗	●	⊗	⊗	⊗	○										
RN T-1A	●	●	●	●	⊗	●	●	●	●	○									
RN T-1B	●	●	●	⊗	⊗	⊗	●	●	●	⊗	○								
RN T-2	●	●	⊗	⊗	⊗	⊗	●	●	●	⊗	⊗	○							
RN T-3	⊗	⊗	⊗	⊗	⊗	⊗	●	●	⊗	⊗	⊗	⊗	○						
RN T-4	○	○	○	⊗	⊗	⊗	●	⊗	⊗	⊗	⊗	⊗	⊗	○					
RN T-5	○	○	○	⊗	⊗	⊗	●	⊗	⊗	●	●	⊗	⊗	⊗	○				
RPC	⊗	⊗	⊗	⊗	⊗	⊗	●	⊗	⊗	⊗	⊗	⊗	○	○	○	○			
VMU	●	●	●	⊗	⊗	⊗	●	●	⊗	⊗	⊗	○	○	○	○	○	○	○	
HMU	●	●	●	●	⊗	●	●	●	●	⊗	○	⊗	●	●	●	●	●	⊗	○
AF	●	●	●	●	⊗	●	●	●	●	⊗	⊗	⊗	⊗	●	●	●	●	⊗	○

- Compatible
- ⊗ Compatible with mitigation measures
- Incompatible

Figure 8: Land Use Compatibility Matrix

LAND USE CHAPTER

LAND USE DESIGNATION AND ZONING DISTRICT COMPATIBILITY MATRICES

The Zoning and Comprehensive Plan Compatibility Matrices (Figures 2 and 3) are to be used for assisting applicants and staff in choosing the appropriate zoning district for the specific long-range land use classifications of a parcel for which a rezoning is sought.

		Comprehensive Plan Classifications															
		TC	CMU (T-5)	CMU (T-4)	NMU (T-3)	NMU (T-2)	RN T-1A	RN T-1B	RN T-2	RN T-3	RN T-4	RN T-5	RPC	VMU	HMU	CR	AF
Zoning Districts	Districts																
	A-1						*										*
	SR-5							*									*
	SR-3							*									*
	SR-1							*	*								
	R-2					*			*								
	R-4				*	*			*	*							
	R-6				*					*							
	RMH								*	*	*						
	R-16		*	*							*						
	R-30		*									*					
	R-U	*	*									*					
	PMR	*	*	*	*	*			*	*	*			*	*		
	RPC												*				
	V																
	TC	*	*														
MXD	*	*	*	*	*								*	*			

Figure 9: Compatibility Matrix - Zoning and Comprehensive Plan Designations – Residential

Zoning Districts	Comprehensive Plan Classification									
	TC	CMU (T-5)	CMU (T-4)	NMU (T-3)	NMU (T-2)	OMU	EI	FEC	TF	VMU
Districts										
B-1										
B-2				*						
B-3					*					*
O (L)			*	*	*	*			*	
O (M)		*	*			*		*	*	
O (H)		*				*				
O (F)		*	*			*	*	*	*	
M-1							*			
M-2							*	*	*	
MT							*			
PBD		*	*	*		*		*	*	
PMD		*	*	*	*					
V										
MXD	*	*	*	*	*	*				*
TC	*									

Figure 10: Compatibility Matrix - Zoning and Comprehensive Plan Designations - Non-Residential

APPENDICES

PUBLIC FACILITY REVIEWS – PROCESS

Public Facilities are an essential element of providing the infrastructure and facilities that are crucial to achieving a high quality of life and ensuring the health, general welfare, and safety of County residents. Public facilities include, but are not limited to, buildings and structures such as schools, libraries, police and fire stations, parks, both active and passive, and infrastructure such as streets, trails, and utilities. It is crucial that these facilities are located in a manner that focuses on efficient and exceptional level of service to the public but are also planned, sited, and buffered to ensure compatibility to existing and planned uses.

LAND USE POLICY 30: Plan and design all public facilities in a manner that generally conforms to the Comprehensive Plan, the Zoning Ordinance, the Design and Construction Standards Manual (DCSM), the Capital Improvements Plan (CIP), and the Strategic Plan and are integral to the developments inducing their needs.

ACTION STRATEGIES:

- LU30.1** Update public facilities maps to project current and future facility needs based on adopted level of service standards.
- LU30.2** All proposed public facilities shall be planned, sited, and buffered in a manner to provide compatibility with surrounding existing and planned uses. Development proposed under such public facility review determination shall adhere to the policies and action strategies of the Community Design Plan.
- LU30.3** Require that public facilities be subject to a determination for general conformity with the Comprehensive Plan under Virginia Code 15.2-2232 and Prince William County Code 32-201.12.
- LU30.4** All applicants shall be required to furnish the information and documentation specified in the "Application Package for Public Facility Review," as prepared by the Planning Office.
- LU30.5** The requirement for a public facility determination, in some cases, may be satisfied during the Planning Commission's yearly review of Prince William County's proposed CIP. The Planning Commission shall be entitled to make a finding of conformity for those projects for which sufficient detail has been submitted to warrant such a finding or are determined to be a feature shown. The Planning Commission may defer determination of conformity to a later time when more details are available.
- LU30.6** All proposed water towers, water storage facilities, sewage treatment plants, and correctional facilities shall be subject to a public hearing before the Planning Commission.
- LU30.7** Final pipe sizing for water and sewer facilities and all water storage facilities and pump station locations that exceed the range shown on the Potable Water Plan and Sanitary Sewer Plan maps that are part of the Comprehensive Plan shall be subject to a public facility determination.
- LU30.8** There is a need to locate certain public uses or facilities, for example government offices, storage facilities, public educational facilities and group homes that pursuant to the Virginia Code must, for zoning purposes, be considered to be single-family residences in various portions of the County. Such uses and facilities will be, to the extent possible, located in zoning districts where they would be permitted by right if privately owned and operated. Therefore, the public uses and facilities identified below shall be deemed in conformity with the Comprehensive Plan and will not be subject to a formal public facility review public hearing by the Planning Commission if all of the following criteria are met:

LAND USE CHAPTER

- A private use or facility similar in nature to the proposed public use or facility, such as offices or schools, is permitted by right by the Zoning Ordinance in the zoning district in which the public use facility is proposed to be located.
- The public use or facility is consistent with the uses contemplated in the Long-Range Land Use Plan; and
- Such public use or facility conforms to all provisions of the Zoning Ordinance, the DCSM, and any other development standards applicable to similar private uses.

COMPREHENSIVE PLAN AMENDMENT – PROCESS

To promote transparency and accountability outlined processes should be utilized in all land use decisions to further implement and the vision of the Land Use chapter.

LAND USE POLICY 31: Make development decisions predictable, fair, and cost-effective.

ACTION STRATEGIES:

- LU31.1** Continue to update the Zoning Ordinance and the DCSM, in order to bring all implementation-related regulations into conformance with the Comprehensive Plan.
- LU31.2** Maintain a comprehensive glossary of definitions within each chapter of the Comprehensive Plan.
- LU31.3** Accept applications for annual review of amendments to the Comprehensive Plan text and/or the Long-Range Land Use Plan designation. The application and public hearing process for Comprehensive Plan Amendments shall be as follows:
- Applications for these Comprehensive Plan Amendments shall be received by the Planning Office no later than the first Friday of every January unless the Board of County Supervisors specifically adopts a different acceptance date. Applications for amendments for targeted industry uses, as defined by the Department of Economic Development, for commercial or mixed-use development with a commitment to submit a concurrent rezoning or the re-designation of public land to private use or ownership, shall be exempt from this due-date requirement.
 - Any land currently designated as public land on the Long-Range Land Use Plan must be re-designated through the Comprehensive Plan Amendment process when it is no longer needed for public use.
 - Each amendment must first be formally initiated by the BOCS, using a preliminary analysis of the relative merits of the amendment application provided by the Planning Office.
 - The BOCS may choose to initiate, initiate with an expanded study area, or not initiate a given amendment. Once initiated, a formal application can be

LAND USE CHAPTER

submitted to the Planning Office and the proposed amendment shall be sent to the Planning Commission for its review and recommendation.

- The Planning Commission sends its recommendation(s) to the BOCS, which has the power to approve or deny each amendment. Both the Planning Commission and BOCS actions require a public hearing.
- All Comprehensive Plan amendment applications must provide the information requested in the application form available in the Planning Office. Concurrent rezoning applications are encouraged but not required for all Comprehensive Plan Amendments. The purpose of such Comprehensive Plan Amendments is for public consideration to determine whether the general planning policy rather than the specific application of that policy to a given location is appropriate within the broad Countywide development goals, policies, and action strategies expressed in the Comprehensive Plan.

- LU31.4** All applicants shall be required to furnish the information and documentation specified in the "Application Package for Comprehensive Plan Amendments," as prepared by the Planning Office.
- LU31.5** Evaluate rezoning and special-use permit applications for consistency with the Comprehensive Plan. The "Coordination of Development" contained in this chapter, shall be utilized to provide guidance as to whether a project is consistent with the Comprehensive Plan overall.
- LU31.6** Continue to provide input to obtain additional planning and regulatory authority over local land use-related issues from the General Assembly.
- LU31.7** Update the relevant chapters of the Comprehensive Plan to integrate with activity centers and corridors, redevelopment areas, and special planning areas, such as small area plans.
- LU31.8** Develop and maintain a plan for each activity center and its surroundings that implements the policies of this chapter, defines the boundaries of each area, develops the use mix and minimum and maximum intensity of uses, and defines the relevant constraints and opportunities.
- LU31.9** Develop and maintain special planning areas, such as small area plans, plans, and other planning studies to address identified planning issues or identified areas of concern.
- LU31.10** Continue to monitor the status of policies and action strategies on a regular basis to ensure implementation of the Comprehensive Plan.

LAND USE GLOSSARY

A-1, Agricultural: This zoning district is intended to implement the agricultural or estate classification of the comprehensive Plan. This district allows agricultural uses and allows one detached single-family dwelling per 10 acres.

Active Recreation: Uses involving development of parkland to provide facilities including the construction of buildings, fields, courses, and other related infrastructure to support recreational activities. Examples include baseball, soccer, volleyball, tennis, basketball, and other sports requiring managed fields, courts, swimming pools, tracks, or indoor program or classroom space.

Administrative Support Facilities: Structures that house specialized functions, such as personnel, evidence storage, and crossing guards. They may house both sworn officers and civilian support personnel. These facilities may be of variable size but supplement the space needs of district police stations at a ratio of 250 square feet per sworn officer employed by the County.

ADU Ordinance, Affordable Dwelling Unit Ordinance: An ADU Ordinance would require developers of multi-family units (condominiums, apartments, and townhouses) to set aside a portion of the units for rent or purchase by families with low to moderate incomes. In exchange, the County would give developers a bonus density, i.e., the approval to build above the median of the density range.

A&E, Arts & Entertainment District Overlay: This district provides opportunities for a pedestrian friendly access to arts, cultural and entertainment venues supported by retail, dining, creating, and exploring opportunities.

Affordable Housing: Housing where the occupant is paying no more than thirty percent (30%) of gross income for gross housing costs, including utility costs.

AGL, At Ground Level: A basepoint of measurement for the height of a structure, such as a telecommunications tower, indicating a point of measurement from the ground, regardless of the topographic elevation above sea level.

Airport Safety Overlay District: This is a zoning district that is established to recognize airport related hazards which may endanger lives and property and to oversee potential obstructions which can effectively reduce airspace required for aircraft take-off, landing, and maneuvering. This district is in addition to and overlays all other zoning districts where it is applied.

Area, Gross in the Comprehensive Plan: A measure in square feet or acres equating to the area of a property shown with a long-range land use classification contained in the Comprehensive Plan that is not the ER, Environmental Resource designated portion of the property.

B-1, General Business: This zoning district allows retail stores, shopping centers, office, and institutional uses.

B-2, Neighborhood Business: This zoning district allows neighborhood scale retail, office and institutional uses with the aggregate non-residential uses not to exceed 120,000 gross square feet and no single use greater than 12,000 gross square feet.

B-3, Convenience Retail: This zoning district provides for areas within the County where convenience goods and services may be located. The non-residential uses shall not exceed 15,000 gross square feet, with no single user larger than 8,000 gross square feet.

Blueways: Rivers, lakes, or streams with public access for recreation that includes fishing, nature observation, and opportunities for boating.

BMP, Best Management Practices: A term used for water quality standards, defined in the Design and Construction Standards Manual as an effective practicable means of reducing the amount of pollution generated by non-point sources, which may be structural or non-structural practices, or a combination of practices.

BOCS: The Prince William Board of County Supervisors.

Brownfield: A brownfield is an industrial or commercial property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off undeveloped, open land, and both improves and protects the environment.

Canopy: The leaf area of a tree.

Canopy Coverage: The area underneath the dripline of a tree, group of trees or forest.

CBPA, Chesapeake Bay Preservation Area Overlay District: A zoning district that is enacted to implement the requirements of the Chesapeake Bay Preservation Act that is in addition to and overlays all other zoning districts where it is applied.

CIP, Capital Improvement Program: The CIP is the capital infrastructure component of the County's fiscal plan, an important part of the County's Five-Year Budget Plan, and an implementation tool for the Comprehensive Plan.

Coastal Plain: The physiographic province generally located to the east of Interstate 95.

Complete Streets: A planning concept whereby policies are put in place at the governmental level for streets to be designed and operated so that the entire right-of-way can enable safe, attractive, and comfortable access and travel for all users, including motorists, bicyclists, transit riders, and pedestrians.

CMU, Community Mixed Use: This land use designation is intended to develop mixed-use live work centers which include both residential and commercial uses arranged in a pedestrian-friendly form. These centers are locations for community commercial, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods. Streets are interconnected and serve cars, cyclists, and pedestrians. Mixed-Use Centers should be connected by bus transit to nearby destinations and to nearest rail transit.

Conservation Areas: Land areas set aside for natural and/or cultural resource protection that are protected by easements, code or ordinance restrictions, or federal, state or county

designation. The primary purpose is to protect, research and manage significant natural and/or cultural resources.

Passive recreation may be allowed within conservation areas. Decisions about the management of conservation areas and what activities are to be permitted within them will be based on site evaluations, research, and empirical data to determine whether the proposed practices or uses are compatible with resource protection.

Context Sensitive Solutions: A collaborative, interdisciplinary approach that involves all stakeholders in providing a transportation facility that fits its setting. It is an approach that leads to preserving and enhancing scenic, aesthetic, historic, community, and environmental resources, while improving or maintaining safety, mobility, and infrastructure conditions.

Contiguous: Abutting, adjoining, or touching and having a boundary, or portion thereof, which is coterminous.

Cultural Heritage: Cultural resources, history and practices such as farming, medicinal arts, crafts, industry, social and religious traditions, arts and literature, military traditions and skills, woodcraft and other human activities that help present generations know and understand the people, places and events that came before them.

Cultural Resources: Physical evidence of past human activity identifiable through field survey, historical documentation, or oral history. These include archaeological sites, man-made objects, historic buildings, structures, objects or districts, cemeteries and the landscapes in which they exist.

CRHS, County Registered Historic Site: This is a Long-Range Land Use classification that identifies important cultural resources, including architectural, archaeological, and historical resources and is intended to protect said cultural resources.

DCSM, Design and Construction Standards Manual: A regulatory document of standards which apply to land development in the County, specifically the requirements applicable to the production, review, and approval of site development plans and plats, and construction in accordance with those documents.

DEQ: Virginia Department of Environmental Quality.

Development Area: That portion of Prince William County that has already been developed or is expected to be developed at residential densities greater than those in the Rural Area. The Development Area also contains commercial, office, and industrial uses.

DHR: See VDHR, Virginia Department of Historic Resources.

DRPT: See VDRPT, Virginia Department of Rail and Public Transportation.

ECA, Environmental Constraints Analysis: A report required with a rezoning or Special Use Permit application mapping natural site conditions to aid in the identification and protection of significant environmental resources.

ER, Environmental Resource Overlay: All 100-year floodplains, Resource Protection Areas, areas with 25 percent or greater slopes, areas with 15 percent or greater slopes in conjunction with soils that have severe limitations, soils with a predominance of marine clays, public water supply sources, wetlands, and critically erodible shorelines and stream banks.

Fairfax County Water Authority/Fairfax Water: Fairfax Water serves the Northern Virginia communities of Fairfax, Falls Church, Loudoun, Prince William and Alexandria. Fairfax Water is one of two sources of potable water for Prince William County.

FAR, Floor Area Ratio: The ratio yielded by dividing the gross floor area of all buildings on a lot by the total area of that lot.

FEC, Flexible-Use Employment Center: This Long-Range Land Use classification provides for light manufacturing, "start-up" business, and offices.

FEMA, Federal Emergency Management Agency: The Federal Emergency Management Agency is an agency of the United States Department of Homeland Security (DHS). FEMA's purpose is to coordinate the response to a disaster which has occurred in the United States which overwhelms the resources of local and state authorities.

FHWA, Federal Highway Administration: A major agency of the U.S. Department of Transportation (DOT). As a cabinet-level organization of the Executive Branch of the U.S. Government, the DOT is led by a presidential appointee-the Secretary of Transportation. The top-level official at FHWA is the Administrator, who reports directly to the Secretary of Transportation. FHWA is headquartered in Washington, DC, with field offices in every State, the District of Columbia, and Puerto Rico. FHWA is charged with the broad responsibility of ensuring that America's roads and highways continue to be the safest and most technologically up to date. Although State, local, and tribal governments own most of the Nation's highways, the FHWA provides financial and technical support to them for constructing, improving, and preserving America's highway system.

Flood Hazard Overlay District – also, Flood Hazard Area: Any normally dry area that is susceptible to being inundated by water. The flood hazard areas include, but are not limited to, the land subject to the 100-year flood.

GDP, Generalized Development Plan: A written, statement and graphic depiction of the uses intended for a subject property in a rezoning application.

GMU, George Mason University: A state-supported four-year university, based in Fairfax, Virginia, with satellite campus in Prince William County.

Green Infrastructure: Green Infrastructure is our nation's natural life support system – an interconnected network of waterways, wetlands, woodlands, wildlife habitats, and other natural areas; greenways, parks and other conservation lands; working farms, ranches and forests; and wilderness and other open spaces that support native species, maintain natural ecological processes, sustain air and water resources, and contribute to the health and quality of life for America's communities and people. 2007 Virginia Outdoors Plan (Benedict and McMahon, 2006)

HCOD, Highway Corridor Overlay District: A zoning overlay district intended to reduce traffic congestion and visual clutter.

Highly Erodible Soils: These soil types are identified on a map that is a component of the environment Chapter. The information is derived from maps of United States Department of Agriculture, Soil Conservation Service "Soil Survey of Prince William County, Virginia", dated August 1989. The erosion factor for soil types indicated in this soil survey is one of the measures used to describe the physical and chemical properties of soils. Soils with high erosion factors are those that are more susceptible to sheet and rill erosion by water, particularly once exposed.

Highly Permeable Soils: These soil types are identified on a map that is a component of the Environment Chapter. The information is derived from maps of United States Department of Agriculture, Soil Conservation Service "Soil Survey of Prince William County, Virginia", dated August 1989. The permeability factor for soil types indicated in this soil survey is one of the measures used to describe the physical and chemical properties of soils. Soils with high permeability are those that have a higher estimated rate of downward movement of water when the soil is saturated.

Permeability is considered in the design of soil drainage systems, septic tank absorption fields, and construction where the rate of water movement under saturated conditions affects soil behavior.

Historic High Sensitivity Areas: These areas of the county are reflected on a map entitled "High Sensitivity Areas and County Registered Historic Sites" as a component of the Cultural Resources Chapter. This map depicts areas of high sensitivity for historic resources, including areas classified as CRHS, County Registered Historic Site (also shown on the Long-Range Land Use Map). Areas that are not classified CRHS but shown as "Historic High-Sensitivity" are not site specific but are general locations where there is suspected presence of significant historic resources, but where exact locations or boundaries are unknown.

Historical Commission: The Prince William County Historical Commission was established by the Board of County Supervisors in 1965, per Chapter 5 of the Prince William County Code, for the purpose of advising and assisting the Board of County Supervisors in its efforts to identify and preserve sites and structures throughout the County that are significant in the history of the County.

HUD (U.S. Department of Housing and Urban Development): HUD administers programs that provide housing and community development assistance. The Department works to ensure fair and equal housing for all.

IDA, Intensely Developed Area: Those areas designated by the Board of County Supervisors that meet the criteria for such designation pursuant to the Code of Virginia, Section 9 VAC 10-20-60 of the Chesapeake Bay Preservation Area designation and management regulations.

LID, Low Impact Development or Low Impact Design: Techniques which may be used in lieu of, or in combination with traditional stormwater management to manage the storm run-off from a development with the goal of maintaining or replicating the pre-development hydrologic regime.

LOS, Level of Service Standards: Level of service (LOS) standards specify the public facilities needed for new developments to provide explicit guidance to ensure that facilities are adequate to support the level of development that is proposed at any point in time.

LRLUP, Long-Range Land Use Plan: A map that is a component of Long-Range Land Use Plan Chapter that illustrates existing and potential development by land use classifications. This map, together with a general description of the classifications reflected thereon, provides general guidance in determining the level of consistency between a development request and these classes of uses.

M-1, Heavy Industrial: This zoning district is intended to provide areas for and to encourage development of heavy and intensive industrial processing, manufacturing and storage.

M-2, Light Industrial: This zoning district is intended to provide areas for research and development centers, light industrial manufacturing, warehousing, wholesaling and related office and institutional uses.

M-T, Industrial/Transportation: This zoning district is intended to provide for areas and encourage development of heavy industrial uses, particularly those that generate considerable truck and/or heavy equipment traffic, or which require access to more than one mode of transportation.

MCB-Q: The United States Marine Corps Base at Quantico.

MWCOG/COG, Metropolitan Washington Council of Governments: COG is a regional organization of Washington area local government, composed of 24 local governments surrounding the nation's capital, plus area members of the Maryland and Virginia legislatures, the U.S. Senate, and the U.S. House of Representatives. COG provides a focus for action and develops sound regional responses to such issues as the environment, affordable housing, economic development, health and family concerns, human services, population growth, public safety, and transportation. Founded in 1957, COG is an independent, nonprofit association, supported by financial contributions from its participating local governments, federal and state

grants and contracts, and donations from foundations and the private sector. Policies are set by the full membership acting through its board of directors, which meets monthly to discuss area issues.

MPO, Metropolitan Planning Organizations: A Metropolitan Planning Organization (MPO) is an organization of elected officials in urbanized regions with 50,000 or more population. MPOs provide a forum for local decision-making on transportation issues of a regional nature. The policy for the metropolitan planning process is to promote consistency between transportation improvements and state and local planned growth and economic development patterns. The MPO for the Washington area is the Transportation Planning Board of the Metropolitan Washington Council of Governments.

MZP, Master Zoning Plan: A graphic depiction of a development proposal, required with a rezoning for a planned district rezoning. A Master Zoning Plan demonstrates how the development proposal will be cohesive, ensures the efficient use of property, efficient traffic circulation, and preservation of open space and sensitive environmental and historical features. The Master Zoning Plan is intended to guide the progress of a Planned Development District by identifying designated areas where compatible uses are proposed. Upon approval, the Master Zoning Plan shall determine the general layout of the development, the uses permitted in the land bays shown on the master zoning plan, and the general size and capacity of public improvements shown (but not their specific location, unless so proffered). The "Planned District Layer" in County Mapper identifies all sub districts, the specific allowable land uses in the sub district and the development standards.

Natural Resources: Biotic (living organisms such as plants, animals, fungi, bacteria, etc.) and abiotic components (non-living things such as soils, rock, water, air, light, chemical compounds, etc.) and the communities, landscapes, and ecosystems that they make up.

NMU, Neighborhood Mixed Use: This land use designation provides a focus on local employment uses within an urban, mixed-use environment. First-floor retail and commercial establishments and/or the inclusion of multi-family housing can support developments. The intent is to create vibrant, diverse places to accommodate a variety of business and housing development needs.

Occoquan Policy: A policy in the Virginia Administrative Code for the State Water Control Board that protects the Occoquan watershed from point source pollution. The Occoquan Policy specifically regulates jurisdictional domestic sewage and sets forth requirements for high performance regional treatment plants. The policy was adopted pursuant to authority vested in the State Water Control Board by §62.1-44.15 of the State Water Control Law.

OMU, Office Mixed Use: The purpose of this classification is to provide for areas of low-to high-rise, offices or research and development activities. Projects developed in this classification shall be for office use, with retail and retail service uses discouraged as a stand-alone structure. Office development areas is encouraged to be in accordance with the Illustrative Guidelines for Office

LAND USE CHAPTER

Development, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office.

Open Space: Land that is not dominated by man-made structures. It preserves natural or cultural resources, provides for passive recreation, is used for cultivated fields or forests, or exists in a natural and undeveloped state. Open space may include nature preserves, historic sites, farms, parks, forests, floodplains, wetlands, etc., and may include some structures, parking areas, roads, trails and facilities that support the use of the land.

Open Space Corridors: Continuous systems of open space. These corridors include environmentally sensitive lands and natural resources requiring protection from disturbances and development, and lands needed for open space and passive recreational uses such as trails and blueways. Open Space corridors include drainage-ways and stream channels, floodplains, wetlands, steep slopes, and other resource features, and are part of a countywide system of continuous open space corridors.

Parks: Lands set aside for recreation use and/or the preservation and management of natural and cultural resources. Parks consist of three main components: active recreation, passive recreation, and natural open space conservation areas.

Passive Recreation: Uses that generally require or result in little or no alteration of the landscape and produce little or no light, noise or visual intrusion on their surroundings. Passive uses may require trails, small footprint buildings for restrooms or visitor centers, parking, etc. Examples include hiking, jogging, birdwatching, photography, nature study, fishing, canoeing or kayaking (depending on the access needs), biking, and horseback riding.

PBD, Planned Business District: This zoning district allows a planned nonresidential development with a mix of commercial, research and development, office complexes, and certain types of manufacturing and related land uses.

PC, Prince William County Planning Commission: The Prince William County Planning Commission is a panel of eight citizens appointed by the Board of County Supervisors to advise the Board on land use and development issues in the County.

PCRP, Potomac Communities/Potomac Communities Revitalization Plan: A 34-square mile planning area lying east of Interstate 95 from Stafford County to Fairfax County, containing the Route 1 corridor and several sub-planning or study areas, such as North Woodbridge, Neabsco Mills, and Triangle.

PFR, Public Facility Review: Public facilities may be in any zoning district in the County subject to Section 15.2-2232 of the Code of Virginia and in accordance with Part 32-201 et. seq. of the Zoning Ordinance. Those public facilities deemed by the Planning Director as a feature shown in the Comprehensive Plan may be determined by the Planning Director to be consistent with the Comprehensive Plan. Any public facility that the Planning Director cannot reasonably determine to be a feature shown or subject to an exception to Comprehensive Plan conformity review, are

submitted to the Planning Commission for its review. All proposed water towers, water storage facilities, sewage treatment plants and correctional facilities are subject to a public hearing by the Planning Commission.

PL, Public Land: This Long-Range Land Use classification identifies public land within the County in order to provide an indication of existing and planned public facilities, institutions, or other government installations.

PHNST, Potomac Heritage National Scenic Trail: A multi-purpose trail that is planned to connect historical and recreational sites in the eastern portion of Prince William County that is part of a larger regional trail planned to run from the Northern Neck of Virginia to West Virginia.

PMD, Planned Mixed Use District: This zoning district allows a mix of nonresidential and residential within

PMR, Planned Mixed Residential: This zoning district is designed to permit and encourage the establishment of communities of varied housing types in planned developments.

POS, Parks and Open Space: This Long-Range Land Use classification illustrates a number of existing parks and recreational areas of the County.

POSA, Parks and Open Space Active: A Potomac Communities Plan long-range land use classification that indicates parks with planned programming and facilities, such as pools, ball fields, and playgrounds.

POSP, Parks and Open Space Passive: A Potomac Communities Plan long-range land use classification that consists of open space areas, the use of which is limited due to sensitive environmental features, topography, or dimensional constraints.

Prehistoric High Sensitivity Area: These areas of the county are reflected on a map entitled "High Sensitivity Areas and County Registered Historic Sites" as a component of the Cultural Resources Chapter. This map depicts areas of high sensitivity for prehistoric resources, including areas classified as CRHS, County Registered Historic Site (also shown on the Long-Range Land Use Map). Areas that are not classified CRHS but shown as "Prehistoric High-Sensitivity Areas" are not site specific but are general locations where there is suspected presence of significant prehistoric resources, but where exact locations or boundaries are unknown.

Protected Open Space: Land that is protected from development with perpetual conservation or open space easement or fee ownership, held by federal, state, or local government or nonprofit organization for natural resource, forestry, agriculture, wildlife, passive recreation, historic, cultural, or open space use, or to sustain water quality and living resources values.

PRTC, Potomac and Rappahannock Transportation Commission: This is a multi-jurisdictional agency representing Prince William and Stafford and Spotsylvania Counties and the Cities of Manassas, Manassas Park and Fredericksburg. PRTC provides commuter bus service along the I-

LAND USE CHAPTER

95 and I-66 corridors to points north (OmniRide & Metro Direct), and local bus services in Prince William County and the cities of Manassas and Manassas Park (OmniLink & Cross County Connector). It also offers OmniMatch, a free ridesharing service. In addition, VRE is operated by PRTC in partnership with the Northern Virginia Transportation Commission (NVTC) to provide commuter rail service along the Manassas and Fredericksburg lines, connecting to transit providers at stations in Virginia and the District of Columbia. The PRTC Board of Commissioners is comprised of 17 members. Thirteen are locally elected officials from its six member jurisdictions: City of Fredericksburg (1), City of Manassas (1), City of Manassas Park (1), Prince William County (6), and Stafford County (2), and Spotsylvania County (2). Three of the commissioners are appointed from the General Assembly (one Senator and two Delegates). The other commissioner represents the Virginia Department of Rail and Public Transportation (VDRPT).

Public Parks: Lands owned, leased or secured under easement or use agreement by a political body, including but not limited to the federal government, Commonwealth of Virginia, Prince William County, and other local jurisdictions for the benefit of the citizens and managed for recreation and resource protection purposes.

R-30, Urban Residential: This zoning district allows a maximum of 30 dwelling units per acre

R-16, Suburban Residential High: This zoning district allows a maximum of 16 dwelling units per acre with a minimum of 6 dwelling units per acre.

R-6, Suburban Residential: This zoning district allows a maximum of 6 single-family attached or detached dwelling units per acre.

R-4, Suburban Residential: This zoning district allows 1 detached single-family dwelling per 10,000 square foot lot.

R-2, Suburban Residential: This zoning district allows 1 detached single-family dwelling per 20,000 square foot lot.

RU, Urban Residential District: This zoning district is designed to provide quality multifamily development at urban densities not less than 31 units per acre.

Recreational Resources: Any facility or land designated for recreational use.

RMA, Resource Management Area: Land area that protects and buffers the sensitive features of the RPA. The RMA is located landward and contiguous to the RPA. Land areas designated RMA include those areas, such as floodplains, highly erodible soils, steep slopes, highly permeable soils, and nontidal wetlands.

RMH, Residential Mobile Home: This zoning district allows a maximum of 6 mobile homes per net acre; minimum 5,000 square foot lots.

ROD, Redevelopment Overlay District: Zoning overlay district intended to promote and

perpetuate the continued economic viability of older commercial neighborhoods which are experiencing economic decline.

RPA, Chesapeake Bay Resource Protection Area: Land area at or near the shoreline that contains sensitive features that play an important role in protecting water quality from nonpoint source pollution through the ecological and biological processes they perform. These areas are also sensitive to any impacts and can be easily damaged, resulting in degraded water quality. Under the

Chesapeake Bay Preservation Act, the following land areas must be designated as Resource Protection Area: Tidal wetlands; Nontidal wetlands connected by surface flow to tidal wetlands or perennial tributary streams; Tidal shores; A 100-foot-wide buffer area located adjacent to and landward of perennial tributary streams and the other above RPA features

RPC, Residential Planned Community: This is both a zoning district and long-range land use designation allowing a planned development of greater than or equal to 500 contiguous acres in areas of the County where sanitary sewers, sewage disposal facilities, adequate highway access and public water supply are assured. Within such planned communities, the location of all residential, commercial, industrial and governmental uses, school sites, parks, playgrounds, recreational areas, commuter parking areas and other open spaces shall be controlled in such a manner as to permit a variety of housing accommodations and land uses in orderly relationship to one another. The overall population density permitted in a RPC district shall not exceed 11 persons per acre.

Rural Communities: That portion of Prince William County which contains agricultural, open space, forestry and large-lot residential land uses, as well as occasional small-scale convenience retail centers and community facilities. It is intended that the Rural Area be served by public water facilities but not by public sewer facilities, except under emergency conditions as identified in the Sewer Plan.

Sector Plan: A Comprehensive Plan for a small geographic area. See definition for "Small Area Plans".

Service Authority: The Prince William County Service Authority was created by a resolution of the Board of County Supervisors in 1983. The Authority is chartered by the State Corporation Commission and is an independent public body responsible for providing a comprehensive County-wide drinking water and water reclamation system. The management of the Authority is vested in an eight-member Board of Directors that is appointed by the Board of County Supervisors. The Authority's Board appoints the General Manager, who is responsible for the daily management of the Authority.

Small Area Plan: The Prince William County Board of County Supervisors has initiated an update to the County's Comprehensive Plan, which includes the creation of small area plans to direct growth to key locations throughout the County. Small area plans provide greater emphasis on detailed planning, visioning, economic development, and design in order to develop plans that represent each study area with its own character, vision, and implementation strategy. These

small area plans are similar in nature to the County's existing sector plans, potentially including new components and analysis to guide development:

- Strategic plan implementation
- Design guidelines
- Economic development analysis
- Level of service analysis
- Implementation and phasing plans

Special Use Permit: Special use shall mean a use that, owing to some special characteristic's attendant to its operation or installation, is permitted in a district after site specific review and subject to special conditions approved by the Board of County Supervisors.

Specimen Tree: A tree having a diameter, measured at four and one half (4.5) feet above the ground, of thirty (30) inches or more, or a tree having a diameter measuring seventy five percent (75%) or more of the diameter of the current state champion of that species; includes County and state champion trees.

SR-5, Semi-Rural Residential: This zoning district allows 1 detached single-family dwelling per 5 acres.

SR-3, Semi-Rural Residential: This zoning district allows 1 detached single-family dwelling per 3 acres.

SR-1, Semi-Rural Residential: This zoning district allows 1 detached single-family dwelling per 1 acre.

Strategic Plan: The Prince William County Strategic Plan is a four-year document designed to help the County achieve its long-term vision. As such, it provides crucial policy guidance for service delivery and resource allocation decisions during the Board of County Supervisor's four-year term.

SN, Suburban Neighborhood: This land use designation is to primarily accommodate single-family homes arranged in small to medium lots. Connections and pedestrian amenities should still be a priority for development design. These areas should also include parks, trails and open space integrated into the development in appropriate locations.

Subdivision Ordinance: Chapter 25 of the Prince William County Code regulating the division or re-division of a parcel of land into lots or parcels for the purpose of transfer of ownership or site development.

Sworn Officers: Employees appointed to the Police Department as a full-time, regular, salaried police officers.

Targeted Industries: Targeted industries are a list of industries that reflect the investment and employment goals of the County's economic development program as adopted in Board

resolution 99-195. The Department of Economic Development uses the list to develop specific marketing efforts. The list is updated periodically to reflect the changing economy of Northern Virginia and the Washington metropolitan area.

TCM, Transportation Congestion Management: Strategies and programs which address management of both the demand and the capacity of the highway system fall into the broad category of transportation congestion management (TCM).

TDM, Transportation Demand Management: A set of measurable, monitorable, and enforceable strategies for reducing traffic congestion while promoting alternative forms of transportation on the existing and future transportation network. A TDM plan is required for mixed-use higher intensity activity centers when trip generation credits or reductions are proposed in conjunction with a proposed development.

TeOD, Technology Overlay District: This zoning district is intended to promote harmonious development which is conducive to establishing and maintaining collaborative public-private research partnerships. To achieve this intent, the district is located adjacent to a major public institution, such as an institute of higher education.

TF, Technology /Flex: This land use designation provides opportunities for production, flex office/warehouse space, and warehousing uses that do not require large outdoor storage or produce nuisances such as noise, dust or vibration.

Telecommunications Act of 1996: This act of Congress was an overhaul of the 1934 act. The purpose of this act is to promote competition and reduce regulation in order to secure lower prices and higher quality services for American telecommunications consumers and encourage the rapid deployment of new telecommunications technologies.

TIA, Traffic Impact Analysis: A study conducted to assess the impact of traffic generated by a new land use or change in use on the existing or future road network, and to obtain the required information in evaluating any potential road network improvements.

TMA, Transportation Management Area: The Federal Transit Administration (FTA) and the Federal Highway Administration (FHWA) designated all urbanized areas (UZAs) with populations greater than 200,000 (determined by the 2000 Census), as Transportation Management Areas (TMAs). The FTA and the FHWA took this action in compliance with the agencies' authorizing statutes, 23 U.S.C. 134, and 49 U.S.C. 5305. A TMA is responsible for developing a Traffic Congestion Management Plan focusing on travel demand reduction and operational management strategies.

TC, Town Center: A special zoning designation permitted in Section 32-280.30 of the Zoning Ordinance by a Special Use Permit in any PMD or PMR zoning district. The purpose of town centers is to promote the development of a pedestrian-oriented and fully integrated mixed-use community where public facilities and services can be efficiently provided and where environmental characteristics are sensitively considered.

TPB, Transportation Planning Board: The National Capital Region Transportation Planning Board (TPB) is the federally designated Metropolitan Planning Organization (MPO) for the region and plays an important role as the regional forum for transportation planning. The TPB prepares plans and programs that the federal government must approve in order for federal-aid transportation funds to flow to the Washington region. Members of the TPB include representatives of local governments; state transportation agencies; the Maryland and Virginia General Assemblies; the Washington Metropolitan Area Transit Authority; and non-voting members from the Metropolitan Washington Airports Authority and federal agencies. The TPB has an extensive public involvement process and provides a 30-day public comment period before acting on plans and programs.

Trails: Designated routes on land or water with public access for recreation or transportation purposes such as walking, jogging, hiking, bicycling, horseback riding, mountain biking, canoeing, kayaking, and backpacking. For safety or other management purposes, some Prince William public trails and blueways may be restricted to particular uses. Trails may be located on land or water bodies of any size including, but not limited to, urban, suburban, subdivided, and rural land.

Training Facilities: Areas for classroom and field instruction for public safety agencies. They may include classrooms, administrative space, training simulators, burn buildings, firearm ranges, and driver-training facilities for public safety recruits and experienced staff.

Transit: Transportation mode alternatives to single occupancy vehicles that are designed to move groups of people. Such modes may include but are not limited to rail, bus, ridesharing, carpooling, van pooling, "slugging", and ferry.

Transit Corridor: General route alignment such as a roadway or rail right-of-way, which includes a service area that would be accessible to the transit system, and infrastructure that supports the Countywide transit network.

Transit Supportive Development: Development and/or redevelopment that promotes and accommodates walking, cycling, transit, and automobile travel collectively to create a balanced, sustainable transportation system.

Transitional Housing (HUD Definition): Transitional housing is a project that is designed to provide housing and appropriate support services to homeless persons to facilitate movement to independent living within 24 months.

Transportation Demand Management (TDM): Refer to Appendix C of the Roads Plan in the Transportation Chapter.

UMU, Urban Mixed-Use: A Potomac Communities Plan long-range land use classification providing for a coordinated project or integrated group of projects, consisting of at least three components – residential, office or regional employment, and recreation – combined to take full advantage properties with excellent transportation access.

LAND USE CHAPTER

UV, University Village: The purpose of this land use designation is to provide a mix of uses arranged in a pedestrian-friendly form adjacent to a University or College. The village centers are locations for commercial, institutional and residential uses to support GMU and nearby employment centers. Streets are interconnected and multi-modal with parking located behind buildings. Short blocks with shallow setbacks and on-street parking are appropriate.

UN, Urban Neighborhood: This land use designation provides an opportunity to develop higher density, mixed-use residential close to transit (VRE) or town centers. They mix housing types that meet the needs of all ages and economic groups.

V, Village District: A zoning district that implements the VMU, Village Mixed-Use land use classification of the Potomac Communities Plan.

VMU, Village Mixed-Use: A long-range land use classification that provides for mixed-use development where residential and neighborhood commercial uses are intermingled on small lots laid out in a traditional rural street grid.

Virginia American Water: Virginia American Water oversees both water and wastewater service for the residents of Dale City area of Prince William County. The sources of the drinking water, which are purchased from Fairfax Water Authority, are the Potomac and Occoquan rivers. Each day on average, Prince William District customers use 4.39 million gallons of water, which travels through

184.2 miles of pipes of all sizes. Our Prince William District wastewater operations (formerly Dale Service) serve approximately 20,000 customers - a population of about 50,000 people. The system comprises two wastewater treatment plants with a combined capacity of 9.2 million gallons per day, and approximately 170 miles of sewer main.

VDCR/DCR, Virginia Department of Conservation and Recreation: A state agency that works with Virginians to conserve, protect, and enhance their lands and improve the quality of the Chesapeake Bay, rivers, and streams; promotes the stewardship and enjoyment of natural, cultural, and outdoor recreational resources; and ensures the safety of Virginia's dams.

VDHR/DHR, Virginia Department of Historic Resources: A state agency that is the State Historic Preservation Office, headed by the State Historic Preservation Officer. Its mission is to foster, encourage, and support the stewardship of Virginia's historic, architectural, archaeological, and cultural resources.

VDOT, Virginia Department of Transportation: A state agency that is responsible for building, maintaining, and operating the state's roads, bridges, and tunnels and through the Commonwealth Transportation Board it provides funding for airports, seaports, rail, and public transportation.

VDRPT/DRPT, Virginia Department of Rail and Public Transportation: A state agency reporting to the Secretary of Transportation, DRPT works closely with VDOT, which is responsible

for highways, as well as other transportation agencies responsible for aviation and ports. Each of DRPT's three primary areas of activity (rail, public transportation, and commuter services) focus on the movement of people and goods throughout Virginia.

Viewshed: A viewshed is an area of land, water, and other environmental elements that is visible from a fixed vantage point. The term is used widely in such areas as urban planning, archaeology, and military science. In urban planning, for example, viewsheds tend to be areas of scenic or historic value that are deemed worthy of preservation against development or other change. The preservation of viewsheds is a goal in the designation of open space areas, green belts, and community separators.

RE, Virginia Railway Express: A joint project of the Northern Virginia Transportation Commission and the Potomac and Rappahannock Transportation Commission to provide commuter rail service along the Manassas and Fredericksburg lines, connecting to transit providers at stations in Virginia and the District of Columbia.

VOP, Virginia Outdoors Plan: The state's official document regarding land conservation, outdoor recreation, and open space planning. It helps all levels of the public and private sectors meet needs pertaining to those issues. The plan provides guidance for the protection of lands through actions of the Virginia Land Conservation Foundation (VLCF), and the plan is required for Virginia to take part in the federal Land and Water Conservation Fund (LWCF) program.

WMATA, Washington Metropolitan Area Transit Authority: A regional agency empowered (1) to plan, develop, finance and cause to be operated improved transit facilities, in coordination with transportation and general development planning for the Washington Metropolitan Transit Zone, as part of a balanced regional system of transportation, utilizing to their best advantage the various modes of transportation; (2) to coordinate the operation of the public and privately owned or controlled transit facilities, to the fullest extent practicable, into a unified regional transit system without unnecessary duplicating service; and (3) to serve such other regional purposes. The Washington Metropolitan Area Transit Zone embraces the District of Columbia, the cities of Alexandria, Falls Church and Fairfax and the counties of Arlington, Fairfax, and Loudoun and political subdivisions of the Commonwealth of Virginia located within those counties, and the counties of Montgomery and Prince George's in the State of Maryland and political subdivisions of the State of Maryland located in said counties.

The Authority is governed by a Board of six Directors consisting of two Directors for each signatory. For Virginia, the Directors are appointed by the Northern Virginia Transportation Commission; for the District of Columbia, by the Council of the District of Columbia; and for Maryland, by the Washington Suburban Transit Commission.

Wetlands: Wetlands are those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstance do support a prevalence of vegetation typically adapted for life in saturated soil (known as hydrophytes). Soils developed under these saturated conditions are considered to be hydric soils. Wetlands generally include swamps, marshes, bogs, and similar areas.

Zoning Ordinance: Chapter 32 of the Prince William County Code for the purpose of promoting health, safety, order, prosperity, the conservation of natural and historic resources, and the

LAND USE CHAPTER

general welfare of the public. In addition, a Zoning Map of Prince William County is an integral part of the Zoning Ordinance.

LONG-RANGE LAND USE MAP