

## LONG-RANGE LAND USE

### Intent

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. Specifically, Prince William County recognizes that smart long-range land use planning can help create sustainable transportation networks and encourage development that is environmentally and fiscally sound. Concentrating population, jobs, and infrastructure within vibrant, walkable, mixed-use centers served by transit will help ease road congestion by providing options for a range of transportation modes. This type of development will also ease development pressure on less developed or rural portions of the County. Furthermore, this type of development creates vibrant destinations with a strong sense of place, which foster business and provide housing and job opportunities. Thus, the County seeks to follow guidance from a number of nationally recognized smart growth principles regarding the long-range development of land within its boundaries, so that open space and cultural resources are preserved, business is supported and expanded, the County's financial health is strengthened, and an exceptional quality of life is provided to County Residents.

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.

Observing these principles will allow for the County's long-term success. Smart growth recognizes connections between development and quality of life. It leverages new growth to improve the community. The features that distinguish smart growth in a community vary from place to place, but in general, smart growth invests time, attention, and resources in restoring and creating vitality to communities. Smart growth is town-centered, is transit and pedestrian oriented, and has a mix of housing, office and retail uses. It also creates open space, and preserves environmental amenities and cultural resources. Additionally, because of quality architecture and site planning, these communities are generally attractive and desirable.

The Long Range Land Use Plan contains six distinct goals, the achievement of which, along with the remaining chapters of the Comprehensive Plan, guides a land use pattern consistent with the principles of smart growth. This plan provides a framework of land use and infrastructure that will improve the quality of life for citizens by creating self-sustaining communities where it is possible to live, work and play. Centers of commerce and community within Prince William County will encourage future growth to be concentrated in vibrant, safe, mixed-use centers that will accommodate a range of housing and transportation choices. These compact, walkable, and transit-friendly areas should develop with attractive design themes to foster a sense of place. Centers are generally located in areas that already have significant investment in public facilities.

Focusing growth in centers will ease development pressures on existing communities. This policy complements the goal of preserving existing communities and ensuring appropriately scaled in-fill development. Protection of cultural resources, open space, and environmentally sensitive areas is also integral to the preservation goals. The pedestrian orientation of these centers provides opportunities for adequate open space and trails. Parks and recreation facilities should be integrated into development to increase accessibility of parks to communities.

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.

## **LONG RANGE LAND USE PLAN CONTENTS**

The components of the Long-Range Land Use Plan are:

- Intent, Goals, Policies, and Action Strategies.
- Map 1: Long-Range Land Use Plan Map(fold-out map) and Classifications.
- Land Use Compatibility (Figure 1).
- Land Use Designation and Zoning District Compatibility Matrices (Figures 2 and 3).
- Designated Corridors or Routes for Electric Transmission Lines of 150 Kilovolts or More (Figure 4).
- MCB Quantico Noise Zone and South Fork Quantico Creek watershed (Figure 5).

## GOALS, POLICIES AND ACTION STRATEGIES

**LAND USE GOAL:** To promote a Countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment.

**LU-POLICY 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.

### ACTION STRATEGIES:

- LU1.1** Advocate policies and public funding associated with the County's Strategic Plan, Budget, Capital Improvements Program, and Secondary Road Improvements Program that direct needed infrastructure improvements to achieve the economic development goals of the County. Funds should be concentrated in the Development Area as well as toward appropriate, Board of County Supervisors-approved inter-County connectors and other needed public facilities in the Rural Area.
- LU1.2** Ensure that policies and public funding associated with other public agencies, such as the Service Authority, Park Authority, Potomac and Rappahannock Transportation Commission, Virginia Railway Express and School Board, are structured to support the economic development goals of the County. Funds should be concentrated in the Development Area for needed public facilities, but should also be provided in the Rural Area.
- LU1.3** Periodically update the County's Build-out Analysis and Residential Inventory to monitor the amount of available residential and nonresidential development capacity.
- LU1.4** Seek and promote the redevelopment of unoccupied retail developments and existing office buildings into Class A or Class B office space, using the *Illustrative Guidelines for Office Development*, provided as a supplement to the Community Design Plan.

**LU-POLICY 2.** Provide for a variety of land uses to allow a diversity of housing unit types and employment opportunities throughout the County.

### ACTION STRATEGIES:

- LU2.1** Allow cluster housing and the use of planned districts and the planned unit development concept in the Development Area, so long as the resulting residential density is recommended in the given land use classification, provided that such

clustering furthers valuable environmental objectives such as are stated in EN-Policy 1 and EN-Policy 4 of the Environment Plan, is consistent with fire and rescue service objectives, and the proposed use does not negatively impact any cultural resources.

- LU2.2** Review the effectiveness of planned development districts and cluster zoning districts.
- LU2.3** Open space created as part of cluster developments shall be preserved as permanent open space.
- LU2.4** The purpose of both cluster development and planned district/planned unit development is to:
- Provide locations for town centers.
  - Implement the development of centers of commerce and centers of community.
  - Promote the efficient use of land and minimize or limit cut and fill.
  - Preserve slopes and woodlands.
  - Better manage stormwater run-off and water quality.
  - Reduce the length of streets, utility lines, and stormwater piping.
  - Provide design flexibility.
  - Promote the most cost-effective provision of public services necessary to support the development.
  - Preserve open space.
  - Preserve cultural resources.
- LU2.5** Direct new development to areas served by transit corridors; particularly designated centers of commerce, centers of community and Mass Transit Nodes.
- LU2.6** Ensure that the primary function of the Rural Area as reflected by the Long-Range Land Use Plan Map is to maintain open space, protect native habitats, allow for large-lot residential development, allow for agricultural activities, and provide potential sites for community facilities.

**LU-POLICY 3:** 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, the Capital Improvements Plan, and the Strategic Plan and are integral to the developments inducing their needs.

### **ACTION STRATEGIES:**

- LU3.1** Update the Public Facilities Map as needed.

- LU3.2** Require that public or community facilities be subject to a determination for general conformity with the Comprehensive Plan<sup>1</sup> under Virginia Code 15.2-2232 and Prince William County Code 32-201.12, as detailed further in Action Strategy LU3.3, below. Public and community facilities including, but not limited to, public buildings, streets, public structures, schools, parks, telecommunication facilities, public utility infrastructure (such as water tanks, underground and aboveground gas, electrical lines, and poles), prisons, sanitary landfills, airports, sports complexes, universities, and hospitals shall be compatible with surrounding land uses and readily accessible to users of the facility, subject to such a public facility determination. All proposed public facilities shall be planned, sited, and buffered in a manner so as to provide compatibility with surrounding existing and planned uses. Development proposed under such public facility determination shall adhere to the policies and action strategies of the Community Design Plan.
- LU3.3** The requirement for a public facility determination may, in some cases, be satisfied by administrative review, based on the written application and supporting submission of the applicant. At the discretion of the Director of Planning, or his designee, some proposed public facilities may receive administrative determination of conformity to the Comprehensive Plan (with the exception of those facilities discussed in Action Strategy 3.6). The Planning Commission shall be given a list of all administrative determinations of conformity on a regular basis for review and action. Administrative determinations of conformity shall be final unless the Planning Commission acts to schedule a public hearing. The Planning Commission action can be appealed to the Board of County Supervisors under Prince William County Code Section 32-201.15.
- LU3.4** All applicants shall be required to furnish the information and documentation specified in the Public Facility Review Determination Submission Checklist, which is contained within the “Procedure for Public Facility Review Determination,” as prepared by the Planning Office.
- LU3.5** 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 Capital Improvements Plan. 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. The Planning Commission shall also be entitled to defer determination of conformity to a later time when more details are available.

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<sup>1</sup> The following buildings, if and when no longer used for public facility uses, must be converted to a use consistent with its underlying zoning district and made to comply with all other County regulations applicable to permitted uses in the zoning district, or removed:

- ❖ Bristow post office located on the east side of Valley View Drive south of Bristow Road
- ❖ Woodbridge Department of Motor Vehicles building located in the vicinity of 2731 Caton Hill Road.

- LU3.6** All proposed water towers, water storage facilities, sewage treatment plants, and correctional facilities shall be subject to a public hearing before the Planning Commission.
- LU3.7** 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.
- LU3.8** There is a need to locate certain public uses or facilities, specifically government offices, 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, to the extent possible be 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:
- 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;
  - Such public use is limited to government offices, educational facilities, group homes that, pursuant to the Virginia Code, must, for zoning purposes, be considered to be single-family residential occupancy;
  - The zoning district in which the public use or facility is proposed to be located is consistent with the Long-Range Land Use Plan Map; 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, including appropriate policies and action strategies contained in the Community Design Plan.
- LU3.9** Continue planning efforts as needed, to encourage investment in necessary public infrastructure and to facilitate stakeholder consensus to further the implementation of centers of commerce and centers of community.
- LU3.10** Evaluate existing commuter lots, government owned parcels, or under-utilized public sites within centers of commerce and centers of community for public/private partnership redevelopment opportunities.
- LU3.11** Focus future public utilities and facilities, infrastructure improvements, and social service delivery systems within the Development Area with priority given to those areas where Prince William County is undertaking economic development or redevelopment initiatives, in accordance with the Economic Development Plan chapter.

- LU3.12** Prepare additional Comprehensive Plan text to address Social Services and General Government.
- LU3.13** Confine urban, suburban, and semi-rural development and densities appropriate to that development, as described in this Long-Range Land Use Plan to the Development Area, as reflected by the Long-Range Land Use Plan Map.
- LU3.14** Figure 4, “Designated Corridors or Routes for Electric Transmission Lines of 150 Kilovolts or More,” illustrates the corridors or routes for the location of existing electric transmission lines of 150 kilovolts or more and designates the corridors that all future electric utility lines of 150 kilovolts or more should follow.

**LU-POLICY 4:** 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:**

- LU4.1** Notify the 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 (Figure 5).
- LU4.2** 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.
- LU4.3** 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.
- LU4.4** Retain the existing boundary and the 1 unit per 10 acre density of the Rural Area where it presently exists near MCB, Quantico.
- LU4.5** 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 (Figure 5) outside of MCB, Quantico and Prince William Forest Park. Such measures may include best management practices, public land acquisition and /or conservation easements.

**CENTERS GOAL:** To promote distinct centers of commerce and centers of community.

**LU-POLICY 5:** Encourage centers of community in appropriate locations within the Development Area, resulting in livable, planned communities that provide a variety of residential options, public facilities, goods and services, open space, recreational opportunities, multi-modal transportation options and employment opportunities at a neighborhood scale.

**ACTION STRATEGIES:**

- LU5.1.** Promote a balanced mix of community-scale uses in centers of community that allow for distinctive, attractive development with a strong sense of place.
- LU5.2** Within centers of community, permit developers to develop at the high end of the density and intensity range, for residential structures, mixed use buildings, low- to mid- rise office, as part of the rezoning and special use permit process for areas designated SRH, URL, URM, URH, UMU, VMU, MTN, CEC, REC, O, and RCC. Development at the high end of density and intensity range should be permitted only when plans and proffered conditions guarantee high quality architecture, design and construction techniques. Also encourage the consideration of structured parking as part of the rezoning and special use permit process for areas designated SRH, URL, URM, URH, UMU, VMU, MTN, CEC, REC, O, and RCC.
- LU5.3** Within centers of community shared parking, and/or lower parking requirements should be considered to encourage the desired higher densities permitted in strategy LU5.2.

**LU-POLICY 6:** To create, within centers of community, an appropriate mix of uses that meet the needs of the community.

- LU6.1** Development within centers of community should complement the mix concentration of uses as defined in this chapter at the density and intensity needed to support local transit.
- LU6.2** Residential development within centers of community should develop at a higher density than the surrounding residential uses outside of the center.
- LU6.3** Commercial development within centers of community should serve local rather than regional needs.
- LU6.4** Centers of community with an excess of a particular land use type are encouraged to redevelop with an appropriate mix of uses.
- LU6.5** Encourage compatible institutional and public facility uses to be located within the centers of community through the CIP and through new development.

- LU6.6** Encourage open space within new development in centers of community that protects and complements existing environmental and cultural resources.
- LU6.7** Allow flexibility in the mix of uses allowed in land designated CEC within centers of community provided the project contributes to a center's mix of uses and form as defined in this chapter.

**LU-POLICY 7:** To achieve centers of commerce at appropriate locations that promote high-density, mixed-use development near existing and planned multi-modal transit centers that will facilitate greater use of mass transit by County residents and bring new high-quality employment opportunities to Prince William County.

### **ACTION STRATEGIES:**

- LU7.1** Promote distinctive attractive development with a strong sense of place within centers of commerce.
- LU7.2** Within centers of commerce, encourage developers to develop at the high end of the density and intensity range, for residential, mixed use buildings, mid- to high-rise office, and structured parking as part of the rezoning and special use permit process, for areas designated SRH, URL, URM, URH, UMU, VMU, MTN, CEC, REC, O, and RCC.
- LU7.3** Encourage ground floor retail/retail service uses at commuter parking lots in those structured parking lots where there is a planned adjoining mix of other uses to support retail uses in centers of commerce.
- LU7.4** Review and evaluate programs, including the purchase of development rights (PDR) and transfer of development rights (TDR), in accordance with OS-Policy 4, AS 1 to provide clear goals and policies when considering these opportunities for additional density in centers of commerce.
- LU7.5** Improve the appearance of, and amenities available at, commuter parking lots. Efforts to improve the appearance and land uses near these parking lots may be appropriate, especially when not located in shopping centers. Structured parking with ground floor retail, including amenities for users of mass transit such as dry cleaners, childcare facilities, and coffee shops, is encouraged in areas where there is a planned adjoining mix of other uses to support retail uses in centers of commerce.
- LU7.6** Incentives such as density bonuses, shared parking, and lower parking requirements should be considered to encourage the desired land uses within centers of commerce.

- LU7.7** Encourage properties to develop at the higher end of the density range especially if there are few or no environmental constraints or cultural resources so as to encourage mass transit opportunities.

**LU-POLICY 8:** To create within centers of commerce an appropriate mix of uses that provides a regional destination.

- LU8.1** Encourage new development within centers of commerce to provide an appropriate mix and concentration of uses at the density and intensity needed to support transit.
- LU8.2** Encourage new residential development in centers of commerce to develop as multifamily dwelling units.
- LU8.3** Encourage commercial development within centers of commerce to serve regional needs.
- LU8.4** Encourage compatible institutional and public facility uses that serve the region to be located within centers of commerce through the CIP and through new development.
- LU8.5** Encourage centers of commerce with an excess of a particular land use type to redevelop with an appropriate mix of uses.
- LU8.6** Encourage supplemental retail and retail service uses to integrate with and complement other regional office, residential, and institutional uses in centers of commerce.
- LU8.7** Allow flexibility in the mix of uses allowed in land designated REC or RCC within centers of commerce provided the project contributes to the center's mix of uses and form as defined in this chapter.

**LU-POLICY 9:** Create centers of commerce and centers of community that are pedestrian oriented, have an integrated multi-modal transportation network and compatible architecture that creates a sense of place.

#### **ACTION STRATEGIES:**

- LU9.1** Centers of commerce and centers of community should be safe, comfortable, and convenient for all modes of travel such as automobile, foot, bicycle, and transit.
- LU9.2** Encourage the consideration of streetscaping in the overall design of projects and infrastructure within centers of commerce and centers of community.

- LU9.3** Update the Community Design chapter to reflect height, form, and public infrastructure within centers of commerce and centers of community consistent with this chapter.
- LU9.4** Provide multimodal links between uses within centers of commerce and centers of community and emphasize internal pedestrian walkability and a pedestrian-oriented streetscape.
- LU9.5** Amend the Zoning Ordinance and Design and Construction Standards Manual (DCSM) to accommodate sufficient Floor-Area-Ratio (FAR) and lot coverage minimums to achieve the objectives of centers of commerce and centers of community.
- LU9.6** Situate parking within centers of commerce and centers of community to enhance the pedestrian environment and facilitate access between destinations. Encourage developers to design on-street parking, structured parking and reduce off-street parking where appropriate.
- LU9.7** Match building scale to street type in order to stimulate pedestrian activity within centers of commerce and centers of community. Complement architecture of surrounding areas in design of centers. Proposed developments should utilize the standards of the Community Design Plan.
- LU9.8** Encourage shared/structured parking within centers of commerce. Design surface parking, when proposed, to accommodate future redevelopment.
- LU9.9** Connect new and existing developments within centers of community with roads, parking lots, trails, sidewalks and transit. Encourage multimodal connections to existing neighborhoods on the periphery of the centers while minimizing adverse impacts to communities.
- LU9.10** Design standards should encourage sidewalk use by pedestrians only and clearly identify bike paths. Sidewalk design within centers of commerce and centers of community should contain adequate lighting at night and signage that clearly identifies pedestrian crosswalks to motorists.
- LU9.11** As part of a rezoning or special use permit in a center of commerce or center of community, any application should reflect the goals of this chapter and ensure the development of high quality architecture, design and construction. Specifically, applications should consider the inclusion of a lighting plan that complements the unique character of the center, public spaces such as streetscapes, plazas, courtyards, and pocket parks that provide a high quality pedestrian experience; wide sidewalks adequate for pedestrians, landscaping, and street furniture; and high quality, distinctive architecture that that reflects and defines the unique character of the center and incorporates the natural features of the property/land.

- LU 9.12** Amend the Zoning Ordinance and DCSM to allow waiver or modifications of buffers and setbacks to achieve the objectives of centers of commerce and centers of community.
- LU 9.13** Amend the Environment chapter and subsequently update the DCSM to allow flexibility and creativity in meeting environmental regulations and standards, to achieve the objectives of centers of commerce.

**RESOURCES GOAL:** To complement and respect our cultural and natural resources, and preserve historic landscapes and site-specific cultural resources.

**LU-POLICY 10.** Encourage a land use pattern that supports the goals and objectives of the Cultural Resources Plan.

**ACTION STRATEGIES:**

- LU10.1** 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.
- LU10.2** 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.
- LU10.3** 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.
- LU10.4** Where appropriate, employ the principles of context sensitive design solutions for pedestrian and vehicular networks.

**LU-POLICY 11:** Encourage a land use pattern that respects environmental features in accordance with the goals and objectives of the Environment Plan.

**ACTION STRATEGIES:**

- LU11.1** Evaluate the proposed development concept relative to the environmental constraints analysis submitted with rezoning and special use permit applications in accordance with EN-Policy 1 and EN-Policy 4 of the Environment Plan, to determine the appropriate density or intensity of development. Such development shall also be consistent with fire and rescue objectives.

- LU11.2** Encourage development densities at the low end of the range of the land use classifications near areas identified as Environmental Resource and Parks and Open Space with sensitive features, as reflected on the Long-Range Land Use Plan Map.
- LU11.3** Ensure that the primary function of the Rural Area as reflected by the Long-Range Land Use Plan Map is to maintain open space, protect native habitats, allow for large-lot residential development, allow for agricultural activities, and provide potential sites for community facilities.
- LU11.4** Establish buffers and setbacks along the Prince William Parkway between Hoadly Road and Liberia Avenue and along Davis Ford Road as part of any rezoning or special use permit to protect the semi-rural appearance of the Prince William Parkway and Davis Ford Road Corridors.

**PARKS AND RECREATION GOAL:** To provide adequate recreational, park, open space and trail amenities that contribute to a high quality of life for County residents.

**LU-POLICY 12:** Use the location and design of parks, open space, and trails to help define the character of centers of commerce and centers of community.

#### **ACTION STRATEGIES:**

- LU12.1** As part of a rezoning or special use permit, encourage development of plazas, pocket parks, and community greens in centers of commerce and centers of community that need neighborhood parks.
- LU12.2** Encourage publicly accessible privately owned community space that meets the County's neighborhood park needs.
- LU12.3** Encourage dedication of parkland and facilities that meet neighborhood park needs within centers.
- LU12.4** Ensure that development in centers of commerce and centers of community will include appropriate linkages to corridors and trails identified in the Trails Plan.
- LU12.5** Encourage the co-location of park land with cultural resources.
- LU 12.6** Lighted recreational sports facilities within Community and Regional Parks shall be deemed a feature shown on the plan and do not require public facility review. The lights must follow strict zoning ordinance regulations that also require all newly lighted fields shall be turned off within one-half hour after the games are over, preferably with override timing devices, which will automatically turn off the lights.

**NEIGHBORHOODS GOAL:** To revitalize, protect, and preserve existing neighborhoods.

**LU-POLICY 13:** Protect existing and planned land uses from the encroachment of incompatible land uses.

**ACTION STRATEGIES:**

**LU13.1** 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.

**LU13.2** New development within centers of commerce and centers of community should provide adequate transitions between higher-density neighborhoods within the center and lower-density neighborhoods on the periphery while providing multimodal connections to existing neighborhoods on the periphery of the center.

**LU-POLICY 14:** Encourage development that infills undeveloped portions of established stable neighborhoods in the Development Area, at a density, mass, height, and intensity that conforms with those neighborhoods - so long as the general Long-Range Land Use Plan designation of that neighborhood is upheld.

**ACTION STRATEGIES:**

**LU14.1** Ensure that infill development conforms to the existing lot size and shape of the existing neighborhood.

**LU14.2** Ensure that infill development conforms to the existing lot layout and street character of the existing neighborhood.

**LU14.3.** Ensure that infill development conforms to the design and layout of the dwellings in the existing neighborhood.

**PROCESS GOAL:** To utilize processes that further the intent of the County's Land Use Plan.

**LU-POLICY 15:** Make development decisions predictable, fair, and cost-effective.

**ACTION STRATEGIES:**

**LU15.1** Continue to update the Zoning Ordinance and the DCSM, in order to bring all implementation-related regulations into conformance with the Comprehensive Plan.

Maintain a comprehensive list of definitions that are consistently used throughout the Plan and are consistent with the Zoning Ordinance and DCSM.

**LU15.2** Accept applications for annual review of amendments to the Comprehensive Plan text and/or the Long-Range Land Use Plan designation for a given property. 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 industries,” as defined by the Department of Economic Development, applications deemed to be within a center of commerce or center of community as shown on the Long Range Land Use Map, 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.
- Proposed development applications within centers of commerce or centers of community that are inconsistent with underlying long range land use designations or centers plans should submit comprehensive plan amendment requests (and a commitment to file companion rezoning and/or special use permit applications).
- 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 or not initiate a given amendment. Once initiated, the amendment is 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. It is not the intent that rezonings be required with Comprehensive Plan amendment applications. The purpose of public consideration of such an amendment is 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.

- LU15.3** Comprehensive plan amendments to modify the land use within a center of commerce or a center of community to create a new center of community or center of commerce or to expand an existing center of community or center of commerce should submit a centers analysis demonstrating the project's consistency with the ten principles of smart growth and its contribution to the mix of uses and form as defined in this chapter. The centers analysis will consider the entire study area around the affected center and will provide the basis for a centers plan or plan amendment that will define the boundaries, use mix, and intensity of the uses within the center.
- LU15.4** Evaluate rezoning and special-use permit applications for consistency with the Comprehensive Plan. The "Timing and Density of Development" contained in the introduction to the Comprehensive Plan shall be utilized to provide guidance as to whether a project is consistent with the Comprehensive Plan overall, and more particularly with regard to the appropriate timing and density or intensity of development.
- LU15.5** Continue to provide input to obtain additional planning and regulatory authority over local land use-related issues from the General Assembly.
- LU15.6** Update the relevant chapters of the Comprehensive Plan to integrate with centers of commerce and centers of community concepts.
- LU15.7** Develop and maintain a plan for each center and its surroundings that implements the goals of this chapter, defines the boundaries of each center, develops the use mix and minimum and maximum intensity of uses, and defines the relevant constraints and opportunities of each center.
- LU15.8** Continue to investigate:
- Expanding the existing authority for impact fees to include other infrastructure and service delivery systems;
  - Developing a quantitatively oriented Site-Specific Evaluation System to be used as a guide in establishing, in part, the exact residential density for any given parcel in the Development Area at any given time;
  - Developing a list of interim uses for areas designated for regional employment and/or industrial use in the Development Area that can be developed under a special use permit having a limited life;
  - Modifying Use-Value Assessment requirements for minimum acreage and use requirements, so as to retain areas for targeted industries within the Development Area;
  - Developing other fiscal strategies that help achieve the County's adopted goals and policies.

- LU15.9** Maintain in-depth Sector Plans and prepare less intensive planning studies depending upon the geographical area and the planning issues involved for identified areas of concern.
- LU15.10** 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.

## LONG RANGE LAND USE PLAN MAP AND CLASSIFICATIONS

The Long-Range Land Use Plan serves as a guide to the physical development of the County and reflects the spatial distribution of various urban, suburban and rural land use classifications. 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 Design and Construction Standards Manual. The Long-Range Land Use Plan can only be interpreted in conjunction with the rest of the Comprehensive Plan.

Previously approved projects shall be considered when new projects are being evaluated.

### LONG-RANGE LAND USE PLAN MAP

The Long-Range Land Use Plan 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 ER, Environmental Resource, and designated portion of a property. 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, Environmental Resource – 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 Fire and Rescue Plan, the Library Plan, the Parks, Open Space and Trails Plan, the Police Plan, the Schools Plan, and the Transportation 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.

### LONG-RANGE LAND USE CLASSIFICATIONS

The Comprehensive Plan, Long-Range Land Use Plan 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 both the Development Area and the Rural Area. 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.

## **GEOGRAPHIC AREAS**

The formulation of the Long-Range Land Use Plan began with a subdivision of the County into two general geographic areas categorized according to their present character and to their potential character as measured through both citizen expectations and goals for future development and the County's desire for fiscally sound growth patterns.

The two general geographic areas are the Development Area and the Rural Area. These areas are depicted on the Long-Range Land Use Area Map and summarized in the following manner:

### **THE DEVELOPMENT AREA**

The Development Area is 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. This area includes established residential, commercial, and industrial, areas, as well as undeveloped or underdeveloped land expected to meet the County's projected growth. Growth in the Development Area should follow the ten smart growth principles to ensure that development enhances the quality of life in the community. The Development Area contains urban, suburban, and semi-rural sub-areas. The Development Area also contains centers of commerce and centers of community that are to be developed as mixed-use, walkable places. It is intended that all portions of the Development Area are to be served by public water and sewer, although water and sewer are optional in semi-rural sub-areas.

The Long-Range Land Use Plan encourages infill of the Development Area and redevelopment and revitalization of older areas of the County, at densities described in this chapter, or as otherwise determined appropriate based on environmental constraints analyses, the character of the existing community and if consistent with fire and rescue service objectives. The Long-Range Land Use Plan encourages cost-efficient provision of public services and the provision of an environmentally sound development pattern particularly on infill sites that may not have been developed because of greater than normal environmental constraints and higher development costs associated with the existing environmental conditions.

## The Urban Areas

The Urban Areas 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 Centers of Commerce Overlay 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.

**Centers of Commerce Overlay.** Centers of commerce should be planned urban centers where a variety of activities with a regional draw allows people to work, shop, dine, live, and enjoy entertainment. Characteristics should include traffic and pedestrian circulation and accessibility, connection between street activities and building use, and cohesiveness of commercial activity and scale. Centers of commerce should serve as focal points throughout the County, and should be planned and developed in a comprehensive, coordinated manner. The Centers of Commerce Overlays will not overlay the Rural Area.

- Centers of commerce, as shown on the Long Range Land Use map, should be located within easy access to major transportation hubs such as interstate highway interchanges, commuter rail stations, express bus stops, and commuter parking lots, or some combination thereof.
- Centers of commerce shall include major transit facilities such as commuter rail stations, Omni-Ride Metro Direct (Express Bus Service), and be in a transit corridor as defined in the Transit Plan.
- Centers of commerce should have a variety of transportation modes integrated into the Center design, and have an emphasis on internal pedestrian walkability and a pedestrian-oriented streetscape.
- Shared/structured parking is encouraged. Surface parking, when proposed, is encouraged to be designed for future redevelopment.
- Centers of commerce should display integrated structures that demonstrate a common theme in terms of architecture and design.
- Environmental and cultural resources within centers of commerce must be protected in accordance with County policies, but emphasis is to be placed on urban form.

- Centers of commerce should contain mixed-use projects that primarily provide some combination of mid-rise and high-rise office, multifamily residential buildings, single family attached residences, regionally oriented retail (including malls), regional attractions, and lodging.
- Supplemental local-serving retail and retail service uses should be integrated to complement other regional office, residential, and institutional uses.
- Office uses within centers of commerce should be intensive regional employment such as, but not limited to, corporate offices, federal government offices, and high-tech industries.
- Proposed projects should be evaluated based on their integration with transit, density of development, and whether the design and mix of uses can support the regional activities within the center.

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

**Mass Transit Node (MTN).** The purpose of the Mass Transit Node classification is to recognize areas surrounding existing Virginia Railway Express (VRE) commuter rail stations, and provide guidelines for future VRE commuter rail and Metrorail stations and other mass transit centers. MTN projects should be planned and developed in a comprehensive, coordinated manner. MTN projects should provide areas in the County for residents to have the opportunity to live, work, and recreate in the same area without being dependent on the automobile and should focus on integrating the VRE or Metrorail station into the development as an amenity and focal point. MTN projects should, therefore, be developed at a high density and intensity and should contain a mix of residential, commercial, and office uses. The acceptable housing type within any MTN project is multifamily, with a minimum density of 30 dwelling units per gross acre, less the ER-, Environmental Resource-designated portion of a property.

**Regional Employment Center (REC).** The purpose of the Regional Employment Center classification is to provide for areas located close to and/or with good access from an interstate highway where intensive regional employment uses are to be located. REC projects\* should be planned and developed in a comprehensive, coordinated manner. Primary uses in the REC are mid-rise and/or high-rise office (including government offices particularly those for Prince William County agencies), research and development facilities, lodging, and mixed-use projects. Residential uses shall represent no greater than 25 percent of the total REC gross floor area of the project. Drive-in/drive-through uses are discouraged. Shared/structured parking is encouraged. The acceptable housing type within any mixed-use REC project is multifamily, at a density of 16-30 dwelling units per gross acre, less the ER, Environmental Resource designated portion of a property. Development in REC projects shall occur according to an infrastructure implementation plan submitted at the time of rezoning. The intent of this plan is to ensure that critical infrastructure for office, employment and lodging uses is developed adequately for each

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\* In all instances, a “project” or “project area” is defined as the boundary of a rezoning or special use permit request.

phase of the project. Development shall also occur according to a phasing plan that must ensure that office, employment and lodging uses are always the primary uses within the area rezoned. Office development in REC 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. A minimum office building height of 4-6 stories is preferred.

**Regional Commercial Center (RCC).** The purpose of the Regional Commercial Center classification is to provide for areas, located close to and/or with good access to/ from an interstate highway, where large-scale retail projects that serve a regional rather than local market are to be located. RCC projects should be planned and developed in a comprehensive, coordinated manner. Primary uses include regional retail malls, mixed-use projects, and large single-user retail buildings. Residential uses shall be considered secondary uses and shall represent no greater than 25 percent of the total RCC gross floor area of the project. Drive-in/drive-through uses are discouraged. Residential uses shall, with the exception of Residential Elderly, be part of a mixed-use building. Shared/structured parking is encouraged. The acceptable housing type within any mixed-use RCC project is multifamily, at a density of 16-30 dwelling units per gross acre, less the ER-, Environmental Resource-designated portion of a property. Development in RCC projects shall occur according to an infrastructure implementation plan submitted at the time of rezoning. The intent of this plan is to ensure that critical infrastructure for office, employment and lodging uses is developed adequately for each phase of the project. Development shall also occur according to a phasing plan that must ensure that office, employment, retail and lodging uses are always the primary uses within the area rezoned.

## POTOMAC COMMUNITIES

**Urban Residential Low (URL)** provides for attached or detached residential development at a density up to eight units per acre, and attendant community facilities such as schools, churches and public safety stations. This density is an effort to spur reinvestment and redevelopment of underutilized residential areas. This designation is intended to be planned for Potomac Communities, and may be planned within centers of commerce and centers of community given the designation contributes to the overall vision of the Center Overlay as defined in this chapter.

**Urban Residential Medium (URM)** provides for attached residential development at a density of eight to 20 units per acre, and attendant community facilities such as schools, churches and public safety stations. This density is an effort to provide economically viable alternatives to strip retail development. This designation is intended to be planned for Potomac Communities, and may be planned within centers of commerce and centers of community given the designation contributes to the overall vision of the Center Overlay as defined in this chapter.

**Urban Residential High (URH)** provides for attached residential development at a density of 20 to 30 units per acre, and attendant community facilities such as schools, churches and public safety stations. This designation is intended to be planned for Potomac Communities, and may be

planned within centers of commerce and centers of community given the designation contributes to the overall vision of the Center Overlay as defined in this chapter.

**Village Mixed Use (VMU)** provides for mixed use development where residential and neighborhood commercial uses are intermingled on small lots laid out in a traditional street grid. Implementation of VMU will be through a Village Zoning District that provides density, design standards, setbacks, and use limitations to ensure compatibility between the residential and commercial uses. This designation is intended to be planned for Potomac Communities, and may be planned within centers of commerce and centers of community given the designation contributes to the overall vision of the Center Overlay as defined in this chapter.

**Urban Mixed Use (UMU)** provides 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 of properties with excellent transportation access. Additional uses, such as neighborhood or general commercial, may be included in a UMU area, but not to the exclusion of any of the required land use components. The actual “mix” and intensity of uses in UMU areas may vary based upon the surrounding land uses and transportation access, and each individual property within the UMU need not contain more than one use. However, no mixed-use development should occur until such time as a county-initiated master zoning plan has been developed with the affected property owners and approved by the Board of Supervisors for all properties within any UMU boundary. Such master zoning plan shall incorporate, within that UMU boundary, the three required land use components. Mass-transit shall be included in any UMU development, with pedestrian connections to the various uses. Pedestrian connections to neighboring development should also be encouraged. This designation is intended to be planned for Potomac Communities, and may be planned within centers of commerce and centers of community given the designation contributes to the overall vision of the Center Overlay as defined in this chapter.

### **The Suburban Areas**

The Suburban Areas 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. Centers of community 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. The Centers of Community Overlay 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. Infill development outside these centers should be consistent with the character of the existing community.

**Centers of Community Overlay.** Centers of community should be neighborhood centers for residents to live, shop, dine, recreate, and congregate. Centers of community should contain a mix of uses with low- to mid-rise offices (that serve a local market), neighborhood-serving retail, a range of housing types (including both high and lower-density), and institutional uses.

Centers of community should be planned and developed in a comprehensive, coordinated manner. The Centers of Community Overlays will not overlay the Rural Area.

- Centers of community as shown on the Long Range Land Use map should be located at or near the intersections of principal arterials and/or major collector roads, transit hubs, and commuter lots.
- Centers of community should be served by transit.
- While access to these centers is typically via automobile, emphasis must be placed on internal pedestrian walkability as well as pedestrian connections to nearby residential districts.
- While a mix of residential densities is desired, centers of community are encouraged to be developed at a higher density than surrounding residential uses.
- Retail and retail service uses should serve local rather than regional needs.
- Institutional uses such as parks, libraries, public safety facilities, schools and religious institutions should be located in centers of community.
- Emphasis should be placed on consistent architecture that is at a pedestrian-friendly scale and that complements the surrounding neighborhood.
- Proposed designs should be evaluated based on connectivity of the transportation network, mix of uses that meet community needs and pedestrian walkability.
- Open space should be integrated into the design and should contribute to protecting environmental and cultural resources of the center.
- Proposed design should preserve existing communities in accordance with the Neighborhood Goal.

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

**Flexible Use 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). Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 25 percent of the total FEC gross floor area of the project. These 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 FEC project. Warehousing, wholesale, storage and/or distribution uses shall also be considered secondary uses within any FEC project. Outdoor storage shall also be considered a secondary use and shall be limited to no more than 25 percent of the land area of the FEC project. Within an FEC-designated project, the more intense uses shall be located 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. Office development in FEC 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.

**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 Design and Construction Standards Manual. Primary uses in the EI are manufacturing, industrial parks, truck and auto repair, wholesale/distribution facilities, warehouses, certain public facilities and utilities, and other industrial uses. Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 25 percent of the total EI gross floor area of the project. These 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 and adjacent areas designated or developed for different uses. Performance standards for off-site impacts – such as dust, particulates, and emissions – are to be applied. Stand-alone office and office-like facilities that are primary uses within an EI-designated area should be discouraged in any EI area.

**Community Employment Center (CEC).** The purpose of the Community Employment Center classification is to provide for areas of low- to mid-rise offices (including government offices, particularly those for Prince William County agencies), research and development, lodging, and mixed-use projects planned and developed in a comprehensive, coordinated manner. CEC projects shall be located at or near the intersection of principal arterials and major collector roads, or at commuter rail stations. Residential uses shall be considered secondary uses and shall represent no greater than 25 percent of the total CEC gross floor area of the project. Drive-in/drive-through uses are discouraged. Single-family attached or multifamily housing including elderly housing is permitted, at a density of 6-12 units per gross acre, less the ER, Environmental Resource-designated portion of a property. Development in CEC projects shall occur according to an infrastructure implementation plan submitted at the time of rezoning. The intent of this plan is to ensure that critical infrastructure for office, employment and lodging uses is developed adequately for each phase of the project. Development shall also occur according to a phasing plan that must ensure that office, employment and lodging uses are always the primary uses within the area rezoned. Office development in CEC 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. A minimum office building height of 3-5 stories is preferred.

**General Commercial (GC).** The purpose of the General Commercial classification is to recognize areas of existing commercial activity along major County roadways that serve a local market rather than a regional market. Access to GC uses shall be limited to abutting arterial or collector roadways, rather than from lesser abutting roadways, except where interparcel connections are provided between abutting GC sites. Pedestrian access to adjacent and nearby residential areas where appropriate shall be encouraged. Primary uses in the GC are retail, retail service, and lodging uses. Office use shall be considered a secondary use and shall represent no

greater than 25 percent of the total GC gross floor area of the project. Infill and redevelopment of areas identified as GC are encouraged, particularly with new or relocated commercial uses that are of a scale similar to surrounding uses. Designation of new GC areas is discouraged. Office development in GC 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. Office buildings in GC areas are preferred at a height of at least 2-3 stories.

**Office (O).** 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. Any retail and/or retail service uses shall be contained within the office or research and development building whose tenants and employees those retail/retail service uses would serve. Less intense O uses such as neighborhood-scale offices shall be located at the periphery of the O project, to act as a transition between the O project and adjacent residential areas. Office development in O 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. A minimum office building height of 3-5 stories is preferred.

**Neighborhood Commercial (NC).** The purpose of the Neighborhood Commercial classification is to provide commercial areas to serve surrounding residential neighborhoods. NC designated areas shall be planned and developed in a comprehensive, coordinated manner. NC projects shall not be nearer than one mile from any other NC area or project, or any GC or Convenience Retail (CR) area or project. The site orientation of an NC project shall be toward surrounding neighborhoods, with project access from primary neighborhood-serving roadways, rather than from roadways serving pass-through/pass-by traffic. Pedestrian access to and from the surrounding neighborhood, where appropriate, shall be encouraged. Primary uses in the NC classification are the retail and retail service uses permitted in the B-2, Neighborhood Business zoning district and/or mixed-use buildings that combine retail/retail service uses on the first floor only and residential uses on no more than two additional floors, with a special use permit. In order that the neighborhood-serving function of NC uses can be maintained, maximum NC project size shall be 15 acres and the maximum size of nonresidential uses shall be 120,000 gross square feet, with no single use (other than a grocery store, general store, or drug store) to be larger than 12,000 gross square feet.

**Suburban Residential High (SRH).** The purpose of the Suburban Residential High classification is to provide for areas of a variety of housing opportunities at the highest suburban density. The preferred housing type in this classification is multifamily (apartments and condominiums). The density range in SRH projects is 10-16 dwellings per acre, less the ER-, Environmental Resource-designated portion of a property.

**Suburban Residential Medium (SRM).** The purpose of the Suburban Residential Medium classification is to provide for a variety of housing opportunities at a moderate suburban density, greater than that of the SRL classification. The preferred housing type in this classification is

single-family. The density range in SRM projects is 4-6 dwellings per gross acre, less the ER, Environmental Resource-designated portion of a property. Cluster housing and the use of the planned unit development concept may occur, provided that such clustering and planned district development furthers valuable environmental objectives as stated in EN-Policy 1 and EN-Policy 4 of the Environment Plan, the intent stated in the Cultural Resources Plan and preserves valuable cultural resources throughout the county.

**Suburban Residential Low (SRL).** The purpose of the Suburban Residential Low classification is to provide for housing opportunities at a low suburban density. The housing type in this classification is single-family detached, but up to 25 percent of the total land area may be single-family attached. The density range in SRL projects is 1-4 units per gross acre, less the ER-, Environmental Resource-designated portion of a property. Cluster housing and the use of the planned unit development concept may occur, provided that such clustering and planned district development furthers valuable environmental objectives as stated in EN-Policy 1 and EN-Policy 4 of the Environment Plan, the intent stated in the Cultural Resources Plan and preserves valuable cultural resources throughout the county.

**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.

### **The Semi-Rural Area**

**Semi-Rural Residential (SRR).** The purpose of the Semi-Rural Residential classification is to provide for areas where a wide range of larger-lot residential development can occur, as a transition between the largest-lot residential development in the Rural Area and the more dense residential development found in the Development Area. Residential development in the SRR areas shall occur as single-family dwellings at a density of one dwelling per 1-5 gross acres. Where more than two dwellings are constructed – as part of a residential project in the SRR classification – the average density within that project should be 1 dwelling unit per 2.5 acres on a project-by-project basis. Cluster housing and the use of the planned unit development concept may occur, so long as the resulting residential density is no greater than that possible under conventional development standards and provided that such clustering furthers valuable environmental objectives such as stated in the Environment Plan and is consistent with fire and rescue service objectives. The lower end of the density range for the SRR classification should be proposed with a rezoning application. Higher densities shall be achieved through negotiation at the rezoning stage, not to exceed average densities established in this category.

## THE RURAL AREA

**The Rural Area.** 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 Area. 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 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.

**Agricultural or Estate (AE).** The purpose of the Agricultural or Estate classification is to protect existing agricultural lands, cultural resources, and open space, as well as other important rural environmental resources, and to provide areas within the County where large lot residential development is appropriate. The maximum density is one dwelling per 10 gross acres.

**Convenience Retail (CR).** The purpose of the Convenience Retail classification is to provide for commercial nodes to serve surrounding rural areas located within 10-15 minutes' driving time. CR projects are encouraged to provide retail and retail service uses desired by rural residents to fulfill basic, daily needs rather than uses that are more properly located in the Development Area of the County. These uses are those permitted in the B-3, Convenience Retail zoning district. CR projects shall be planned and developed in a comprehensive, coordinated manner. No CR area or project shall be nearer than five miles from any other CR project or any NC or GC project. A CR area shall be limited to one quadrant of an intersection and the site orientation of a CR project shall be toward the less heavily traveled road of that intersection, rather than toward pass-through/pass-by traffic, with single in/out access provided from that road. Pedestrian access to and from any adjacent neighborhood(s) shall be integral to the site design of CR projects. As detailed in the Community Design chapter, building architecture and site design shall be compatible with a rural area rather than a "suburban" or "urban" design. Retail motor vehicle fuel stations shall be accessory uses only, and shall be attached to the CR. Combination gas station-quick-service and drive-in/drive-through uses are discouraged. Maximum CR project size shall be 5 acres, including appurtenances (such as drainfields). The maximum size of non-residential uses shall be 15,000 gross square feet, with no single use to be larger than 8,000 gross square feet. Second-story residential use as part of a mixed-use building

is permitted, with a special use permit. No building in a CR area shall be built to greater than two stories.

## POTOMAC COMMUNITIES

**See the Potomac Communities Revitalization Plan Sector Plan**

## COUNTYWIDE CATEGORIES

**Environmental Resource (ER).** This classification is explained in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as determined by the Federal Emergency Management Act (FEMA), Flood Hazard Use Maps or natural 100-year floodplains as defined in the Design and Construction Standards Manual, and Resource Protection Areas (RPAs) as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 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; and critically erodible shorelines and stream banks are considered part of the Environmental Resource Designation.

**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, 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.

## 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.

Figure 1: Land Use Compatibility Matrix

Land Use Category	REC	RCC	FEC	EI	GC	CEC	O	NC	SRH	SRM	SRL	CR	SRR	A/E	URL	URM	URH	UMU	VMU
Regional Employment Center (REC)	○																		
Regional Commercial Center (RCC)	⊗	○																	
Flexible Employment Center (FEC)	⊗	⊗	○																
Industrial Employment (EI)	⊗	⊗	⊗	○															
General Commercial (GC)	⊗	⊗	⊗	⊗	○														
Community Employment Center (CEC)	⊗	⊗	⊗	⊗	⊗	○													
Office (O)	⊗	⊗	⊗	⊗	⊗	○	○												
Neighborhood Commercial (NC)	⊗	⊗	⊗	⊗	⊗	⊗	⊗	○											
Suburban Residential - High (SRH)	⊗	⊗	●	●	⊗	⊗	⊗	⊗	○										
Suburban Residential - Medium (SRM)	⊗	⊗	●	●	⊗	⊗	⊗	⊗	⊗	○									
Suburban Residential - Low (SRL)	⊗	⊗	●	●	⊗	⊗	⊗	⊗	⊗	⊗	○								
Convenience Retail (CR)	⊗	⊗	●	●	⊗	⊗	⊗	⊗	⊗	⊗	●	○							
Semi-Rural Residential (SRR)	●	●	●	●	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	○						
Agricultural Estate (A/E)	●	●	●	●	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	○					
Urban Residential - Low (URL)	⊗	⊗	●	●	⊗	⊗	⊗	⊗	⊗	⊗	⊗	○	⊗	○					
Urban Residential - Medium (URM)	⊗	⊗	●	●	⊗	⊗	⊗	⊗	⊗	⊗	⊗	●	●	●	⊗	○			
Urban Residential - High (URH)	○	○	⊗	●	⊗	○	○	⊗	○	⊗	●	⊗	●	●	⊗	⊗	○		
Urban Mixed Use (UMU)	○	○	⊗	⊗	⊗	⊗	○	⊗	⊗	⊗	⊗	⊗	●	●	⊗	⊗	○	○	
Village Mixed Use (VMU)	●	●	●	●	⊗	⊗	⊗	○	⊗	○	○	○	⊗	●	○	⊗	⊗	●	○

○ - Compatible    ⊗ - Compatible with Mitigation Measures    ● - Incompatible

## 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 designation of a parcel for which a rezoning is sought.

Figure 2: Compatibility Matrix – Zoning and Comprehensive Plan Designations – Residential

COMPATIBILITY MATRIX  
ZONING AND COMPREHENSIVE PLAN DESIGNATIONS  
RESIDENTIAL

ZONING DISTRICTS		COMPREHENSIVE PLAN DESIGNATIONS														
		AE	SRR	SRL	SRM	SRH	REC	CEC	RCC	MTN	RPC	URL	URM	URH	UMU	VMU
A-1	●															
SR-5		●														
SR-3		●														
SR-1		●	●													
R-2			●													
R-4			●	●							●					
R-6			●	●		● <sup>1</sup>					●					
RMH			●	●												
R-16					●		●				●			●		
R-30						●		●					●		●	
R-U									●					●		
PMR <sup>2</sup>			●	●								●		●		
RPC															●	
V																●
Town Centers <sup>2</sup>						●		●		●					●	●

<sup>1</sup> Single-family attached dwellings only.

<sup>2</sup> Town centers may only be established in Centers of Commerce or Centers of Community unless specifically identified in a sector plan.

Figure 3: Compatibility Matrix – Zoning and Comprehensive Plan Designations – Non-Residential

**COMPATIBILITY MATRIX  
ZONING AND COMPREHENSIVE PLAN DESIGNATIONS  
NON-RESIDENTIAL**

ZONING DISTRICTS	COMPREHENSIVE PLAN DESIGNATIONS												
	CEC	REC	RCC	MTN	O	FEC	EI	GC	NC	CR	UMU	VMU	
B-1			●					●			● <sup>4</sup>		
B-2									●				
B-3										●			
O(L)	●				●			●					
O(M)	●	●		●	●						● <sup>4</sup>		
O(H)		●		●							● <sup>4</sup>		
O(F)		● <sup>1</sup>			● <sup>1</sup>		●						
M-1							●						
M-2						●	● <sup>2</sup>						
M/T													
PBD	●	●		●	●						●		
PMD <sup>3</sup>	●	●		●							●		
V												●	

<sup>1</sup> Only as part of a PBD/mixed-use zoning/development. Proffers would be requested to limit O(F) uses in these designations to office and office-like/office-compatible uses.

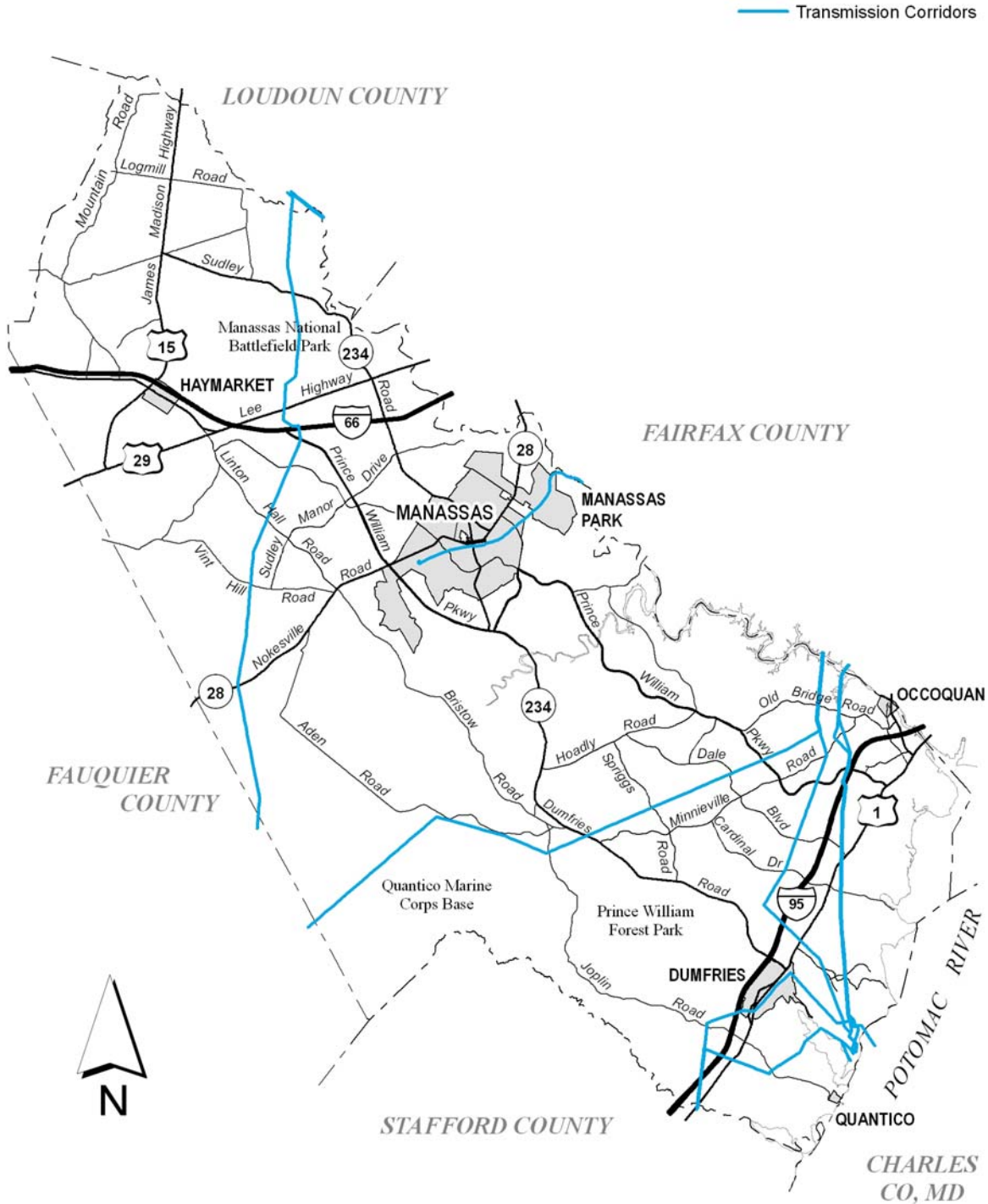
<sup>2</sup> Only as transition area and transition uses within EI planned area.

<sup>3</sup> Town centers may only be established in Centers of Commerce or Centers of Community unless specifically identified in a sector plan.

<sup>4</sup> B-1 only if other required components are included.

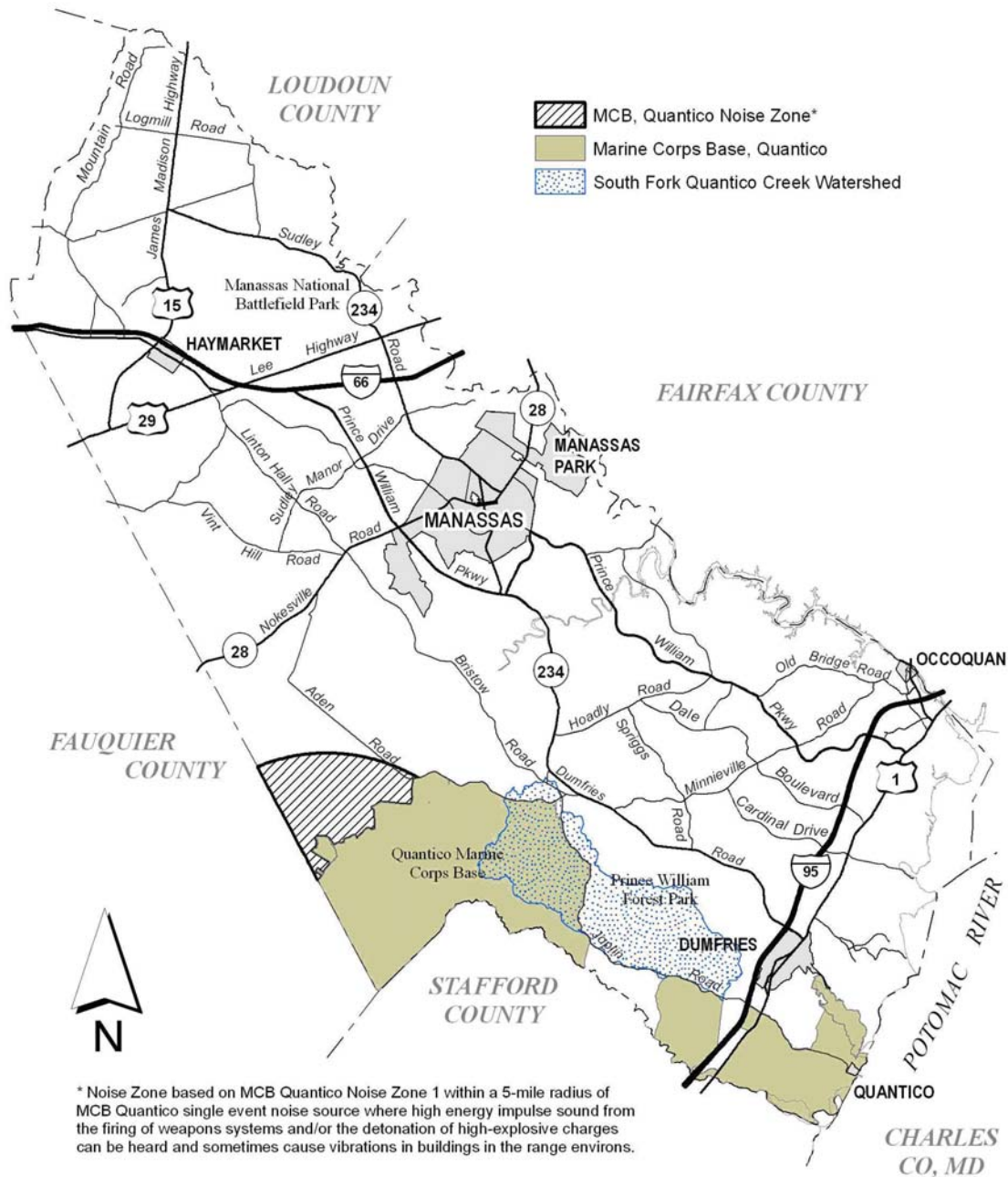
## DESIGNATED CORRIDORS OR ROUTES FOR ELECTRIC TRANSMISSION LINES OF 150 KILOVOLTS OR MORE

Figure 4: Designated Corridors or Routes for Electric Transmission Lines of 150 Kilovolts or More



## MCB QUANTICO NOISE SHED AND SOUTH FORK QUANTICO CREEK WATERSHED (FIGURE 5).

Figure 5: MCB Quantico Noise Zone and South Fork Quantico Creek Watershed



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