

Rural Character Areas (Existing)

The Rural Area contains, primarily, three distinct geographic areas that evoke a unique character through their natural and man-made elements and surroundings. The purpose of identifying these areas is to develop goals and action strategies that will guide preservation efforts appropriate to each character area. The Rural Area Character Map (attached) identifies these three character areas based on the existing character.

Older, Smaller-Lot Residential Enclaves
Estates and Subdivisions
Agriculture and Forest



Older, Smaller-Lot Residential Enclaves – These areas were subdivided and built prior to the establishment of the Rural Area and the change to the minimum lot size of 10 acres in the A-1, Agricultural Zoning District. Goals for this rural character area focus on preserving the smaller-lot rural residential character of the area and allowing limited infill development consistent with the existing density and use. The main characteristics defining these areas include:

- Existing semi-rural subdivisions of 1 to 5 acre lots in many areas
- Primarily residential uses
- Little or no agricultural uses
- Located in areas with mostly improved roads and nearby access to existing commuter routes

Estates and Subdivisions – These areas are characterized by 10-acre subdivisions that are principally residential, but still offer opportunities for limited agriculture production. The goals for this rural character area focus on preserving existing large-lot estate subdivisions and providing for low impact agricultural uses.

- Majority of lots are in subdivisions of at least 10 acres
- Limited agricultural uses
- Primarily residential uses
- Existing mix of individual homes/or committed building lots and organized subdivisions
- Roads widened beyond rural standards

Agriculture and Forest – These areas are dominated by agriculture and forest use. Goals for this rural character area focus on supporting the agricultural economy and preserving agricultural lands. The main characteristics defining these areas include:

- Active and fallow farming and forestal areas
- Adjacent undeveloped lands
- Open vistas to Bull Run Mountain, Manassas Battlefield, and stream corridors
- Scenic farm buildings/complexes

Nodes and Subareas (Existing)

Throughout these three character areas are nodes or subareas that require special policy considerations that fall into eight main categories:

1. Gateways – Entries into the Rural Area that should have signage and landscaping
2. Gateway Corridors – Significant thoroughfares in the Rural Area that have guidelines for entrances, streetscape and buffering along the road frontage
3. Bull Run Mountainside – Due to the steep terrain this area including its existing residential subdivisions should be preserved.
4. Village – A compact, mixed-use area with pedestrian facilities providing a focus for rural activities.
 - Nokesville – Goals and action strategies may be found in the Nokesville Sector Plan
 - Independent Hill – Goals and action strategies to be developed with the Independent Hill Small Area Plan
5. Mixed-use Hamlets – Areas with a mix of uses that have a unique identity
 - Brentsville
 - Bristow
 - Buckland
 - Greenwich
6. Crossroad Commercial Areas – Areas providing retail services at intersections of major roads.
 - Aden
 - Catharpin
 - Woolsey
7. Historic Areas/Features – These are defined geographic areas with well-represented thematic (historic) contexts. The goal is a priority on preservation and interpretation of the thematic context or contexts. Selection Criteria [methodology] – 1) defined geographic area, 2) one or more thematic contexts* or a single context that demonstrated a large impact on the history on the County are represented, 3) may represent multiple periods of significance (time periods), and warrant special focus in order to preserve protect and interpretation of as much of the historic context as possible

*Some examples of thematic contexts are as follows: Domestic, Subsistence and Agriculture, Government or Political, Health Care or Medical, Education, Military or Defense, Religion, Social, Recreation or Arts, Transportation or Communication, Commerce or Trade, Industry or processing or extraction; Landscape... A full list is in the Guidelines for Conducting Historic Resources Survey in Virginia 2017.

In addition, areas that are already protected from development by conservation easements or public ownership may be found throughout the Rural Area.

PRINCE WILLIAM COUNTY Rural Area Study Implementation: Existing Rural Character Areas

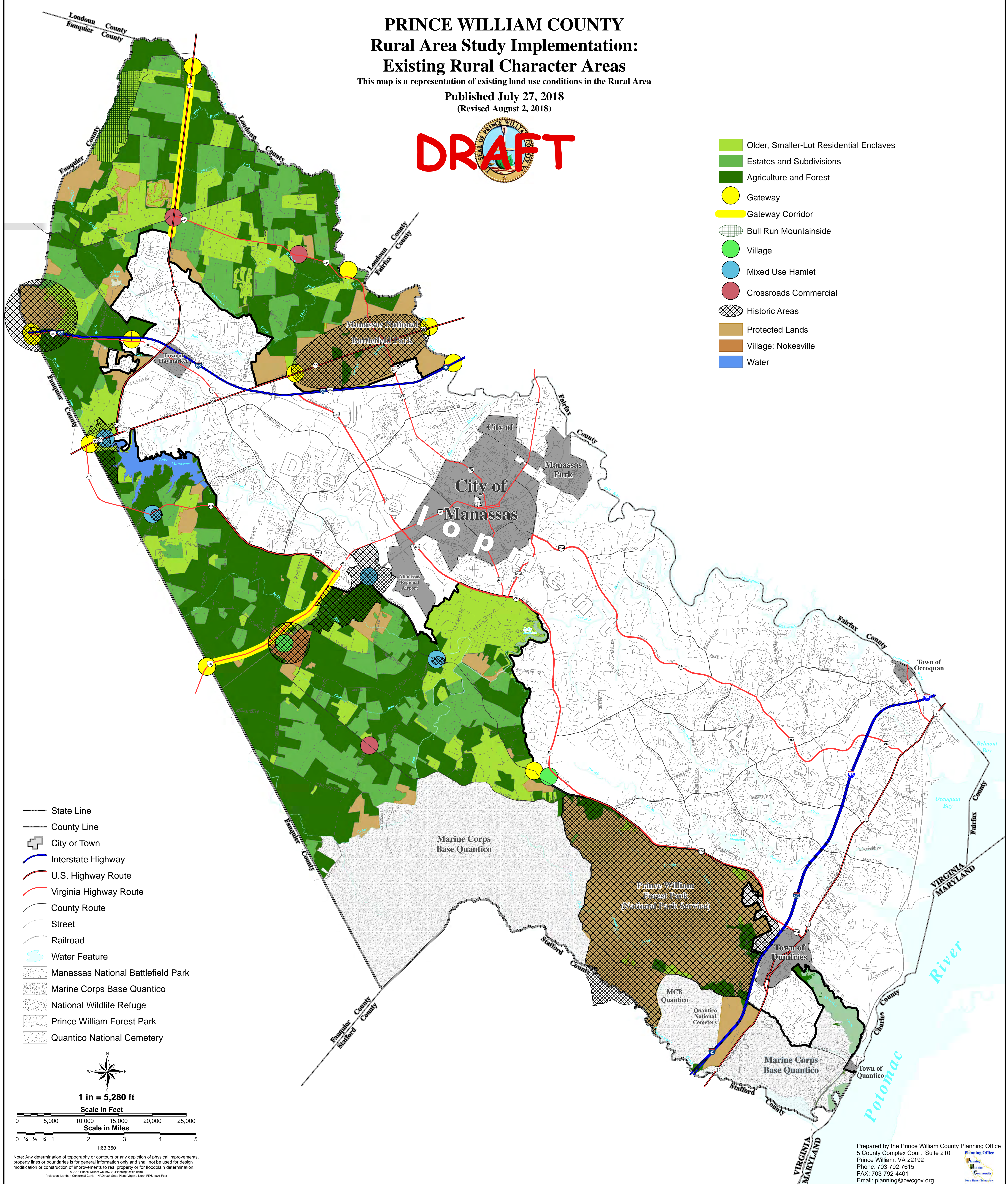
This map is a representation of existing land use conditions in the Rural Area

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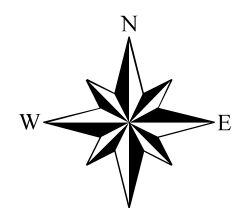
(Revised August 2, 2018)



- Older, Smaller-Lot Residential Enclaves
- Estates and Subdivisions
- Agriculture and Forest
- Gateway
- Gateway Corridor
- Bull Run Mountainside
- Village
- Mixed Use Hamlet
- Crossroads Commercial
- Historic Areas
- Protected Lands
- Village: Nokesville
- Water

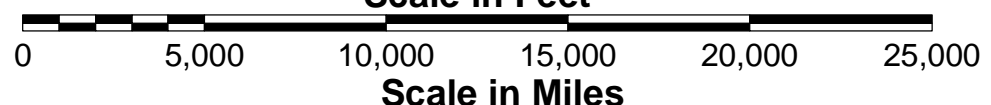


- State Line
- County Line
- City or Town
- Interstate Highway
- U.S. Highway Route
- Virginia Highway Route
- County Route
- Street
- Railroad
- Water Feature
- Manassas National Battlefield Park
- Marine Corps Base Quantico
- National Wildlife Refuge
- Prince William Forest Park
- Quantico National Cemetery



1 in = 5,280 ft

Scale in Feet



Scale in Miles



1:63,360

Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.

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Projection: Lambert Conformal Conic, NAD1983 State Plane Virginia North FIPS 4501 Feet

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