Build-Out Analysis

As of December 31, 2013
# Table of Contents

<table>
<thead>
<tr>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Introduction</strong></td>
<td>2</td>
</tr>
<tr>
<td>Component Areas</td>
<td>3</td>
</tr>
<tr>
<td>Executive Summary</td>
<td>5</td>
</tr>
<tr>
<td>Component Analysis</td>
<td>6</td>
</tr>
<tr>
<td><strong>Build-Out Analysis</strong></td>
<td>7</td>
</tr>
<tr>
<td>Build-Out Area Analysis</td>
<td>7</td>
</tr>
<tr>
<td>Residential Inventory Analysis</td>
<td>8</td>
</tr>
<tr>
<td>Non-Residential Inventory Analysis</td>
<td>8</td>
</tr>
<tr>
<td>Revitalization Areas Analysis</td>
<td>9</td>
</tr>
<tr>
<td>Development Area Analysis</td>
<td>10</td>
</tr>
<tr>
<td>Rural Area Analysis</td>
<td>10</td>
</tr>
<tr>
<td>Build-Out Component Areas Map</td>
<td>11</td>
</tr>
<tr>
<td><strong>Residential Inventory</strong></td>
<td>12</td>
</tr>
<tr>
<td>Development Area Table</td>
<td>12</td>
</tr>
<tr>
<td>Rural Area Table</td>
<td>19</td>
</tr>
<tr>
<td>Residential Rezonings Approved by the BOCS</td>
<td>21</td>
</tr>
<tr>
<td><strong>Non-Residential Inventory</strong></td>
<td>22</td>
</tr>
<tr>
<td>Development Area Table</td>
<td>22</td>
</tr>
<tr>
<td>Non-Residential Rezonings Approved by the BOCS</td>
<td>32</td>
</tr>
<tr>
<td>Non-Residential Floor Area Ratio Trends</td>
<td>33</td>
</tr>
<tr>
<td>GIS Tables and Data</td>
<td>34</td>
</tr>
<tr>
<td>Park Land Inventory</td>
<td>35</td>
</tr>
<tr>
<td>Current Land Use Analysis</td>
<td>37</td>
</tr>
<tr>
<td>Current Land Use Map</td>
<td>39</td>
</tr>
<tr>
<td>List of Abbreviations</td>
<td>40</td>
</tr>
<tr>
<td>Links to the Build-Out Methodology and County Mapper XM Instructions</td>
<td>42</td>
</tr>
</tbody>
</table>
Build-Out Analysis is a projection of the maximum allowable future development within a locality. This analysis does not show the ideal or preferred conditions, but rather provides an assessment of the current zoning districts, long-range land use of undeveloped lots, and potential redevelopment areas within the County. The resulting charts, numeric data, and graphics depict how Prince William County is maturing and can be used to assess how well current regulations are implementing plan policies. The Build-Out Analysis results are also useful for comparing alternative development scenarios based on proposed changes to existing long-range land use designations.

The County’s geographic information system (GIS) has been used to create layers and tables to monitor different types of development within the County at a parcel or project level. Using GIS, the Planning Office can track areas that are developed, developing, or undevelopable such as conserved or protected lands, publicly owned lands, parks, cultural resources, etc. These layers are compared against each other to determine remaining and future growth capacity.

This Build-Out Analysis is prepared annually by the Planning Office. Each update is based on occupancy permits, rezonings, special-use permits, and Comprehensive Plan amendments that have been issued or approved during the year. The data provided in this report show the quantity of residential units built and an approximation of units yet to be built, commonly referred to as the “pipeline”. Non-residential development is also analyzed in this report by the same factors. This report includes estimates of residential and non-residential capacity in “revitalization areas” where existing development density or intensity is significantly less than that permitted by existing planning and zoning.

Supplemental sections provide information regarding parks and existing land use. Parks acreage generally grows each year as new land is acquired. Also included is the current land use in the County, reported by land use categories, and depicted on a map as well. The land use categories were developed in conjunction with the Watershed Management Division for watershed planning purposes and utilize assessment data to determine land use.
Component Areas

The six component areas of the Build-Out Analysis are the developed area, build-out area, residential inventory, non-residential inventory, revitalization areas, and the rural area. These areas do not include cities, towns, or large water bodies within the County. The Build-Out Component Map (page 11) shows a graphic representation of these areas within the County. The geographic sizes and locations of these areas change as land development projects evolve. As land changes from being undeveloped to zoned and finally developed, it moves through these categories. Some older developed areas of the County are planned for redevelopment.

Developed Area

The developed area contains both residential and non-residential projects that have reached completion with no additional land area available for development. Public facilities, religious institutions, cemeteries, and other similar features that may or may not be fully developed are assumed to be built to their full potential in this area.

Build-Out Area

The build-out area is undeveloped A-1 zoned land that is not in the rural area. Some larger tracts of undeveloped R-4 and B-1 zoned lands designated in 1958 when zoning was established in the County and currently planned for a different use were also added. This analysis assumes that these “stale” zoning cases will be rezoned to a higher intensity use in accordance with the Comprehensive Plan. For calculating potential development, the Comprehensive Plan’s long-range land use designation was used. These designations offer a high and low range for residential development and a high and average range for non-residential development. An approximate mid-range was used for residential calculations and the average was used for non-residential calculations.
Residential and Non-Residential Inventories
These areas contain projects that have rezoning approval by the Board of County Supervisors. The projects can be in any phase of development. Some projects may be in the middle of the construction process, some may just contain a pad site that is undeveloped, while others may be a complete project that has no development started. Both the residential and non-residential inventory areas are divided into rural and non-rural to create four separate areas for tracking purposes. Tables 7, 8, 9, 10, and 11 in this report give a breakdown by individual project of these areas.

Revitalization Areas
The revitalization areas are focused on three areas within the County identified for redevelopment. Woodbridge, Triangle, and Yorkshire are older commercial corridors that are not utilized to their full potential in their current zoning district or their long-range land use designation. For calculating potential development, the Comprehensive Plan’s long-range land use designation was used. These designations offer a high and low range for residential development and a high and average range for non-residential development. An approximate mid-range was used for residential calculations and an averaged FAR was used for non-residential calculations.

Rural Area
The rural area covers more than fifty percent of the County. This area contains large residential land tracts, parks, agricultural and forestal land, along with numerous small businesses. Manassas National Battlefield Park and Prince William Forest Park are in this area. These parks are included in the total acreage but not used for calculations as no development will occur in these areas. Marine Corps Base Quantico is also in the rural area and includes large-scale residential and non-residential uses but they are not included in the report as they are not subject to County zoning. The current long-range land use and A-1 zoning district of the rural area allows only potential residential calculations based on lot size. Non-residential uses are allowed within the rural area, but there is no process to determine future growth potential.
Executive Summary

The Build-Out Analysis shows that Prince William County has capacity for 37,374 additional residential dwelling units as shown in Table 1. Adding this to the 143,536 units that existed as of December 2013 brings the residential build-out to 180,910 units. There is also a potential for 84.8 million non-residential square feet of gross floor area to be built. Adding this to the 62.3 million square feet of gross floor area already built brings the total to 147.1 million non-residential square feet as shown in Table 2. The information generated for the Build-Out Analysis helps to provide the data and methodology used by staff to arrive at these conclusions.
## Residential Component Analysis

<table>
<thead>
<tr>
<th>Component</th>
<th># of Housing Units</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Build-Out Area</td>
<td>9,602</td>
<td>Approximate mid-point from Table 3 – page 7</td>
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<tr>
<td>Development Area Residential Inventory</td>
<td>20,483</td>
<td>Table 7 – pages 12 - 18</td>
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<tr>
<td>Rural Area Residential Inventory</td>
<td>276</td>
<td>Table 8 – pages 19 and 20</td>
</tr>
<tr>
<td>Revitalization Areas</td>
<td>3,635</td>
<td>Approximate mid-point from Table 5 – page 9</td>
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<td>Rural Area Build-Out</td>
<td>3,378</td>
<td>Rural Area Analysis page 10</td>
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<td>Subtotal Units to be Built</td>
<td>37,374</td>
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<td>Existing Units</td>
<td>143,535</td>
<td>Demographic Fact Sheet</td>
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<td><strong>Total</strong></td>
<td><strong>180,910</strong></td>
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## Non-Residential Component Analysis

<table>
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<tr>
<th>Component</th>
<th>Gross Floor Area (Sq Ft in millions)</th>
<th>Comment</th>
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<tr>
<td>Build-Out Area</td>
<td>25.3</td>
<td>Potential from Table 4 – page 7</td>
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<tr>
<td>Non-Residential Inventory</td>
<td>57.3</td>
<td>Table 10 – pages 22 – 31</td>
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<td>Revitalization Areas</td>
<td>2.2</td>
<td>Potential from Table 6 minus existing</td>
</tr>
<tr>
<td>Potential Gross Floor Area</td>
<td><strong>84.8</strong></td>
<td>Subtotal</td>
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<tr>
<td>Existing Gross Floor Area in the Development Area</td>
<td>60.2</td>
<td>Real Estate Assessments GIS Data</td>
</tr>
<tr>
<td>Existing Gross Floor Area in the Rural Area</td>
<td>2.1</td>
<td>Real Estate Assessments GIS Data</td>
</tr>
<tr>
<td>Existing Gross Floor Area</td>
<td>62.3</td>
<td>Subtotal</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>147.1</strong></td>
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</table>
Build-Out Area Analysis

An analysis of the approximately 8,604 acres (Table 14) of undeveloped land within the development area shows that 9,602 additional residential units could be built if this land was zoned consistent with the Comprehensive Plan, using the mid-point density range (Table 3). This area also holds the potential for 25.3 million square feet of non-residential gross floor area (Table 4). This area does contain 425 existing residential units and 126,213 non-residential square feet of gross floor area.

Table 3

<table>
<thead>
<tr>
<th>Land Use Classification</th>
<th>Undeveloped A-1 Acreage</th>
<th>Density</th>
<th>Potential Total Units (Minimum)</th>
<th>Potential Total Units (Maximum)</th>
<th>Potential Total Units (Midpoint)</th>
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</thead>
<tbody>
<tr>
<td>CEC</td>
<td>394</td>
<td>6 - 12 DU/acre</td>
<td>443</td>
<td>886</td>
<td>664</td>
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<tr>
<td>RCC</td>
<td>21</td>
<td>16 - 30 DU/acre</td>
<td>63</td>
<td>118</td>
<td>91</td>
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<tr>
<td>REC</td>
<td>935</td>
<td>16 - 30 DU/acre</td>
<td>2,805</td>
<td>5,259</td>
<td>4,032</td>
</tr>
<tr>
<td>SRH</td>
<td>120</td>
<td>10 - 16 DU/acre</td>
<td>900</td>
<td>1,440</td>
<td>1,170</td>
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<tr>
<td>SRL</td>
<td>867</td>
<td>1 - 4 DU/acre</td>
<td>650</td>
<td>2,600</td>
<td>1,625</td>
</tr>
<tr>
<td>SRM</td>
<td>92</td>
<td>4 - 6 DU/acre</td>
<td>276</td>
<td>414</td>
<td>345</td>
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<tr>
<td>SRR*</td>
<td>4,081</td>
<td>2.5 DU/acre</td>
<td>1,387</td>
<td>1,387</td>
<td>1,387</td>
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<td>URH</td>
<td>12</td>
<td>20 - 30 DU/acre</td>
<td>180</td>
<td>270</td>
<td>225</td>
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<tr>
<td>URM</td>
<td>6</td>
<td>8 - 20 DU/acre</td>
<td>36</td>
<td>90</td>
<td>63</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>6,528</strong></td>
<td><strong>6,740</strong></td>
<td><strong>12,464</strong></td>
<td><strong>9,602</strong></td>
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</table>

Table 4

<table>
<thead>
<tr>
<th>Land Use Classification</th>
<th>Undeveloped A-1 Acreage</th>
<th>Estimated Floor Area Ratio</th>
<th>Average Gross Floor Area (Sq Ft)</th>
<th>Maximum Gross Floor Area (Sq Ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEC</td>
<td>394</td>
<td>0.2 – 0.5</td>
<td>1,930,797</td>
<td>4,826,993</td>
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<tr>
<td>CR</td>
<td>1</td>
<td>0.1</td>
<td>3,267</td>
<td>3,267</td>
</tr>
<tr>
<td>EI</td>
<td>57</td>
<td>0.25 – 0.5</td>
<td>465,548</td>
<td>931,095</td>
</tr>
<tr>
<td>FEC</td>
<td>987</td>
<td>0.25 – 0.5</td>
<td>8,061,323</td>
<td>16,122,645</td>
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<tr>
<td>GC</td>
<td>71</td>
<td>0.2 – 0.4</td>
<td>463,914</td>
<td>927,828</td>
</tr>
<tr>
<td>NC</td>
<td>24</td>
<td>0.15 – 0.3</td>
<td>117,612</td>
<td>235,224</td>
</tr>
<tr>
<td>O</td>
<td>274</td>
<td>0.3 – 0.7</td>
<td>2,685,474</td>
<td>6,266,106</td>
</tr>
<tr>
<td>RCC</td>
<td>21</td>
<td>0.2 – 0.4</td>
<td>102,911</td>
<td>205,821</td>
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<tr>
<td>REC</td>
<td>935</td>
<td>0.5 – 1.3</td>
<td>11,454,919</td>
<td>29,782,789</td>
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<tr>
<td>UMU</td>
<td>6</td>
<td>0.3</td>
<td>38,812</td>
<td>38,812</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,770</strong></td>
<td><strong>25,279,577</strong></td>
<td><strong>59,340,580</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Table Legend Notes:**

* SRR also includes 781 acres of ER that is in the SRR parcels
1 See List of Abbreviations (page 44) and the Comprehensive Plan’s Long-Range Land Use chapter for explanation of land uses.
2 See Table 12 – page 33
Residential Inventory Analysis
An analysis of the approximately 8,086 remaining acres of land already zoned for residential or mixed-use development, but partially developed or undeveloped within the development and rural areas, shows that there are approximately 20,759 residential units yet to be built (Tables 7 and 8). While residential Inventory land is removed when projects are completed, rezonings and proffer amendments added 178 additional acres and 516 new residential units to the total in 2013 (Table 9).

Non-Residential Inventory Analysis
An analysis of the approximately 6,100 acres of land in the development and rural areas already zoned for non-residential or mixed-use development, but undeveloped or partially developed, shows that there is at least 57.3 million square feet of gross floor area of non-residential development zoned and unbuilt (Table 10). Rezonings added 620,420 square feet gross floor area to the total in 2013 (Table 11).
Revitalization Areas Analysis

This is an analysis of 1,563 acres (Table 15) of land in the development area that is zoned non-agricultural, but has redevelopment potential for residential, non-residential, and public uses. This area also contains 159 acres designated ER. The three revitalization areas currently contain 1,733 existing housing units. Using the current long-range land use classification of each area, taking into account the existing 1,733 housing units, these areas could yield an additional 3,635 housing units (Table 5). This area also has the potential for an additional 2,227,715 square feet of non-residential development (Table 6). Currently this area contains 2,116,501 square feet of gross floor area of non-residential development.

Table Legend Notes:

1 See List of Abbreviations (page 44) and the Comprehensive Plan’s Long-Range Land Use chapter for explanation of land uses.

2 See Table 12 – page 33

<table>
<thead>
<tr>
<th>Table 5 Residential Revitalization Areas Acreage Analysis</th>
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</thead>
<tbody>
<tr>
<td>Residential Housing Units available for each Land Use Classification as of 12/31/2013</td>
</tr>
<tr>
<td>Land Use Classification</td>
</tr>
<tr>
<td>-------------------------</td>
</tr>
<tr>
<td>CEC</td>
</tr>
<tr>
<td>REC</td>
</tr>
<tr>
<td>SRH</td>
</tr>
<tr>
<td>SRL</td>
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<td>SRM</td>
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<td>UMU</td>
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<td>URL</td>
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<tr>
<td>URM</td>
</tr>
<tr>
<td>VMU</td>
</tr>
<tr>
<td><strong>Total</strong></td>
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</table>

<table>
<thead>
<tr>
<th>Table 6 Non-residential Revitalization Areas Acreage Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Residential Gross Floor Area available for each Land Use Classification as of 12/31/2013</td>
</tr>
<tr>
<td>Land Use Classification</td>
</tr>
<tr>
<td>-------------------------</td>
</tr>
<tr>
<td>CEC</td>
</tr>
<tr>
<td>GC</td>
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<td>NC</td>
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<td>O</td>
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<td>UMU</td>
</tr>
<tr>
<td>VMU</td>
</tr>
<tr>
<td><strong>Total</strong></td>
</tr>
</tbody>
</table>
Developed Area Analysis
This is an analysis consisting of approximately 76,386 acres of land in the development area that is developed with residential and non-residential uses referred to as the developed area. The entire development area contains 100,780 acres which is 46 percent of the land area in Prince William County, not including any other jurisdictions. Each year the calculated size of the developed area increases as land develops. Public facilities, religious institutions, public and private permanent open space areas, protected HOA lands, and large established businesses were considered as developed land when reviewing this area and included in the totals. As of December 2013, 57.5 million non-residential square feet of gross floor area have been built in this area along with 130,784 residential units. The developed area does not include the build-out, revitalization, residential inventory, non-residential inventory, or rural areas.

Rural Area Analysis
This is an analysis consisting of approximately 24,819 acres that are undeveloped or underdeveloped in the rural area which shows that approximately 3,378 more residential units could be built in the rural area through subdivision or development of vacant lots. The rural area contains 117,070 acres which is 54 percent of the land area in Prince William County. This does not include any residential units that might be built on Marine Corps Base Quantico. Public facilities, religious institutions, public and private permanent open space, and large established businesses were considered as developed land when calculating residential units. Real Estate Assessment records indicate that, within the rural area, 56 residential units were built in 2013.

Privately owned parcels of at least 20 acres were found to have the potential for 2,094 more housing units. There are also 1,284 undeveloped lots available that are less than 20 acres. The rural area currently contains 7,579 existing residential units. The rural area also contains 2.1 million non-residential square feet of gross floor area. This does not include any facilities or residential units on Marine Corps Base Quantico whose 25,351 acres were included in the total land area. The Manassas National Battlefield Park and Prince William Forest Park are among some of the other large features in this area.
Inventory of Units in Residential Rezonings
Remaining to be Built as of December 31, 2013

Column descriptions:

**Case Name** - This column indicates the current name attached to the zoning case. A marketing name was shown on some cases in parentheses.

**Case Number** - This column indicates the case number attached to the zoning case.

**Zone** - This column indicates the zoning district of the zoned land.

**Type** - This column indicates the unit type counted in the inventory, either single-family detached (SF), single-family attached (i.e., townhouse) (TH), or multi-family (MF). An "M" indicates that the mix of units has been estimated because the proffers allow the developer flexibility of unit type.

**Approved** - This column indicates the maximum number of units permitted by proffers where applicable. In cases without proffers or where the proffers did not specify the maximum, a maximum theoretical yield was calculated based on the zoning district and acreage. An "@" indicates a calculated unit total. An "!" indicates the actual number of approved units has been reduced to match the subdivision plat or remaining area and no longer gives the entire rezoning quantity.

**Built** - This column reflects the number of units based on assigned premise addresses that have been issued a certificate of occupancy.

**Remaining** - This column represents the difference of Approved & Built and represents the number of units yet to be built for that rezoning case or portion of.

**District** - This column indicates the Magisterial District containing the Zoning Case. An "***" indicates the zoning case is in more than one district.

For additional symbol explanation, refer to the notes at the end of the table.

<table>
<thead>
<tr>
<th>Case Name</th>
<th>Case Number</th>
<th>Zone</th>
<th>Type</th>
<th>Approved</th>
<th>Built</th>
<th>Remaining</th>
<th>District</th>
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<tbody>
<tr>
<td>AVENDALE</td>
<td>PLN2006-00781</td>
<td>PMR</td>
<td>SF</td>
<td>295</td>
<td>23</td>
<td>272</td>
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<tr>
<td>BREDA &amp; MCDERMOTT PROPERTIES</td>
<td>PLN2006-00683</td>
<td>PMR</td>
<td>SF</td>
<td>38</td>
<td>2</td>
<td>36</td>
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<tr>
<td>CAMP GLENKIRK</td>
<td>PLN2008-00480</td>
<td>PMR</td>
<td>SF</td>
<td>157</td>
<td>!</td>
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<td>BRENTSVILLE</td>
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<td>GLENKIRK ESTATES</td>
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<td>HAYMARKET LANDING</td>
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<td>HOPEWELLS LANDING I</td>
<td>PLN2003-00082</td>
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<td>HUNTER AT HAYMARKET</td>
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<td>REZ1996-0029</td>
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<td>JENNELL ESTATES</td>
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### Residential Inventory

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#### Notes:

1. Unless otherwise noted, approved units are based on recorded proffers. Cases marked with an "@" are not proffered and the approved number of units is a theoretical yield considering allowed lot size and buildable area. Approved units marked with an exclamation point (!) indicates the actual number of approved units has been reduced to match the subdivision plat or remaining area and no longer gives the entire rezoning quantity.

2. Built units are based on 12/31/2013 GIS Premise Address database.

3. Unit types marked with an "M" indicate that the mix of units has been estimated because the proffers allow the developer flexibility of unit type.

4. Dale City remaining units are based on Hylton Enterprises' "Land Pipeline Report".

5. This total does not include any A-1 zoned residential subdivisions.

6. Cases marked with an asterisk (*) overlap into an adjoining District. The District name indicated contained more of the project area in these instances.

7. Case Names ending in "-BOCS" are from the original 1958 BOCS rezonings or later BOCS initiated and approved rezonings. In these instances, the subdivision or owner name is the Case Name.

\[ \text{total} \quad 20,483 \]
Inventory of Units in Rural Area Residential Rezonings Remaining to be Built as of December 31, 2013

Column descriptions:

- **Case Name**: This column indicates the current name attached to the zoning case. A marketing name was shown on some cases in parentheses.
- **Case Number**: This column indicates the case number attached to the zoning case.
- **Zone**: This column indicates the zoning district of the zoned land.
- **Type**: This column indicates the unit type counted in the inventory, either single-family detached (SF), single-family attached (i.e., townhouse) (TH), or multi-family (MF).
- **Approved**: This column indicates the maximum number of units permitted by proffers where applicable. In cases without proffers or where the proffers did not specify the maximum, a maximum theoretical yield was calculated based on the zoning district and acreage. An "@" indicates a calculated unit total. An "!" indicates the actual number of approved units has been reduced to match the subdivision plat or remaining area and no longer gives the entire rezoning quantity.
- **Built**: This column reflects the number of units based on assigned premise addresses that have been issued a certificate of occupancy.
- **Remaining**: This column represents the difference of Approved & Built and represents the number of units yet to be built for that rezoning case or portion of.
- **District**: This column indicates the Magisterial District containing the Zoning Case. An "***" indicates the zoning case is in more than one district.

For additional symbol explanation, refer to the notes at the end of the table.

Table 8

<table>
<thead>
<tr>
<th>Case Name</th>
<th>Case Number</th>
<th>Zone</th>
<th>Type</th>
<th>Approved</th>
<th>Built</th>
<th>Remaining</th>
<th>District</th>
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<tr>
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## Residential Inventory

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<th>Built</th>
<th>Remaining</th>
<th>District</th>
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<tr>
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</table>

### Notes:

1. Unless otherwise noted, approved units are based on recorded proffers. Cases marked with an “@” are not proffered and the approved number of units is a theoretical yield considering allowed lot size and buildable area. Approved units marked with an exclamation point (!) indicates the actual number of approved units has been reduced to match the subdivision plat or remaining area and no longer gives the entire rezoning quantity.
2. Built units are based on 12/31/2013 GIS Premise Address database.
3. This total does not include any A-1 zoned residential subdivisions.
4. Case Names ending in "-BOCS" are from the original 1958 BOCS rezonings or later BOCS initiated and approved rezonings. In these instances, the subdivision name is the Case Name.

Total: 276
### Residential Inventory

**Rezonings Approved by the Board of County Supervisors that Created Additional Residential Units**

1/1/2013 through 12/31/2013

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Case Name</th>
<th>Acreage</th>
<th>Single Family Units</th>
<th>Townhouse Units</th>
<th>Multi-Family Units</th>
<th>Unit Total</th>
<th>Approval Date</th>
<th>Application Type</th>
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<tbody>
<tr>
<td>PLN2003-00431</td>
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<td>52.05</td>
<td>18</td>
<td>-</td>
<td>-</td>
<td>18</td>
<td>1/8/2013</td>
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<td>PLN2013-00040</td>
<td>BRADLEY SQUARE</td>
<td>21.50</td>
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<td>124</td>
<td>-</td>
<td>124</td>
<td>2/19/2013</td>
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<tr>
<td>PLN2012-00339</td>
<td>PEMBROOKE</td>
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<td>-</td>
<td>55</td>
<td>-</td>
<td>55</td>
<td>6/4/2013</td>
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<tr>
<td>PLN2013-00011</td>
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<td>20</td>
<td>7/16/2013</td>
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<tr>
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<td>-</td>
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<td>-</td>
<td>30</td>
<td>9/10/2013</td>
<td>REZ</td>
</tr>
</tbody>
</table>

| Total Units  | 177.56                  | 108     | 318                 | 90              | 516 Total Units   |            |               |

**Quick Facts!**

Last year 516 new units were added to the Residential Inventory through Rezonings.

---

**Column descriptions:**

- **Case Number** - This column indicates the case number attached to the zoning case.
- **Case Name** - This column indicates the current name attached to the zoning case.
- **Acreage** - This column indicates the amount of rezoned land area in acres.
- **Single Family Units** - This column indicates the approved quantity of detached single family dwelling units.
- **Townhouse Units** - This column indicates the approved quantity of attached single family dwelling units.
- **Multi-Family Units** - This column indicates the approved quantity of attached multi-family dwelling units.
- **Unit Total** - This column indicates the sum of dwelling units in the three categories.
- **Approval Date** - This column represents the date the rezoning was approved by the Board.
- **Application Type** - This column indicates the case type, in these instances, all cases were Rezonings.

* Walker’s Station is a proffer amendment case that adjusted unit type and quantity from the prior rezoning.
Inventory of Major Non-Residential Rezonings Remaining to be Built as of December 31, 2013

Column descriptions:

Case Name - This column indicates the current name attached to the zoning case. Cases with "(SUP)" at the end of the name are special use permits. A marketing name was shown on some cases in parentheses also.

Case Number - This column indicates the case number attached to the zoning or special use permit case.

Zone - This column indicates the zoning district of the zoned land.

Remaining Acreage - This column indicates the acreage that is still available to be built upon. This can represent the entire or a partial amount of the zoning or special use permit case.

Remaining Square Feet - This column indicates the potential amount of non-residential square feet that remains to be built of the indicated portion of the zoning or special use permit case.

District - This column indicates the Magisterial District containing the zoning or special use permit case. An "***" indicates the case is in more than one district.

For additional symbol explanation, refer to the notes at the end of the table.

Table 10

<table>
<thead>
<tr>
<th>Case Name</th>
<th>Case Number</th>
<th>Zone</th>
<th>Remaining Acreage</th>
<th>Remaining Square Feet</th>
<th>District</th>
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<td>PLN2005-00299</td>
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<td>Case Name</td>
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<td>District</td>
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## Non-Residential Inventory

<table>
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<th>Case Number</th>
<th>Zone</th>
<th>Remaining Acreage</th>
<th>Remaining Square Feet</th>
<th>District</th>
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<tbody>
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<td>JPI-YORKSHIRE</td>
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## Non-Residential Inventory

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<th>Case Name</th>
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<th>Zone</th>
<th>Remaining Acreage</th>
<th>Remaining Square Feet</th>
<th>District</th>
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</thead>
<tbody>
<tr>
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<td>RIVER OAKS</td>
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### Notes:

1. Case Names ending in "-BOCS" are from the original 1958 BOCS rezonings or later BOCS initiated and approved rezonings. In these instances, the subdivision or project name is the Case Name. Cases names with "(SUP)" at the end of the name are special use permit cases.
2. The remaining acreage was determined to be the land available to be developed or the entire zoned area dependent on the zoning case. In some instances, this acreage may reflect only a small amount of the original rezoning or special use permit case. The acreage indicated was calculated by using the County's GIS software.
3. The remaining building area was calculated by several different methods. Most zoning cases (primarily older) were calculated by using modified FAR values (See Tables 12 and 13). These values were adjusted to reflect current trends in development. Other cases use the proffered or conditioned building area amounts, or specific proffered or conditioned FAR values.
4. Cases marked with an asterisk (*) overlap into an adjoining District. The District name indicated contained more of the project area in these instances.
5. Dale City RPC undeveloped land was calculated using the FAR of the B-1 zoning district. Dale City consists of multiple zoning cases to include portions of: REZ1968-0001, REZ1969-0018, REZ1975-0014, REZ1999-0017, and REZ1999-0039.
6. The total is not the absolute total acreage to be built upon for non-residential purposes. This total represents the total acreage listed in this report containing only major zoning and special use permit cases with structures yet to be built.
7. The total is not the absolute non-residential building area to be built for non-residential purposes. This total represents the square feet listed in this report containing only major zoning and special use permit cases with structures yet to be built.

**total**\(^6\) ± 6,100 **total**\(^7\) 57,250,870
Rezonings and Special Use Permits Approved by the Board of County Supervisors that Created Additional Non-Residential Development

1/1/2013 through 12/31/2013

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Case Name</th>
<th>Acreage</th>
<th>Total Sq Ft</th>
<th>Approval Date</th>
<th>Application Type</th>
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<td>CONSEJEROS DE JUDA MONTE DE SION</td>
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Totals: 135.05 acres, 620,420 sq ft

Column descriptions:
- **Case Number** - This column indicates the case number attached to the zoning case.
- **Case Name** - This column indicates the current name attached to the zoning case.
- **Acreage** - This column indicates the amount of rezoned land area in acres.
- **Office Sq Ft** - This column indicates the approved gross floor area in square feet for Office use.
- **Retail Sq Ft** - This column indicates the approved gross floor area in square feet for Retail use.
- **Industrial Sq Ft** - This column indicates the approved gross floor area in square feet for Industrial use.
- **Institutional Sq Ft** - This column indicates the approved gross floor area in square feet for Institutional use.
- **Total Sq Ft** - This column indicates the sum of gross floor area in the four categories.
- **Approval Date** - This column represents the date the rezoning was approved by the Board.
- **Application Type** - This column indicates the case type, in these instances, all cases were Rezonings.
### LRLU Districts and FAR Values

<table>
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<tr>
<th>Long-Range Land Use Designation</th>
<th>Allowable FAR</th>
<th>Average FAR (used for calculations)</th>
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<tr>
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<tr>
<td>FEC</td>
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<tr>
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<td>O</td>
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<tr>
<td>RCC</td>
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<td>UMU</td>
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<tr>
<td>VMU</td>
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### Zoning Districts and FAR Values

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<th>Average FAR (used for calculations)</th>
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<td>B-3</td>
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<tr>
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Undeveloped Area by Long-Range Land Use

The development potential of undeveloped A-1 lands within the development area (Tables 3 and 4) is calculated from the values in Table 14. Some long-range land use values (CEC, RCC, REC, and UMU) are used in both residential and non-residential calculations as they offer a mix of potential development. A portion of the ER (781 acres) that falls within the SRR classified parcels was added to the SRR during the calculation process to obtain the 4,081 acres on Table 3 as the density calculation may include ER area of the project in this land use classification. The average FAR was used for calculations to determine mid-range or average totals.

Revitalization Area by Long-Range Land Use

The development potential of underdeveloped lands within the revitalization areas (Tables 5 and 6) is calculated from the values in Table 15. Some long-range land use values (CEC, UMU, and VMU) are used in both residential and non-residential calculations as they offer a mix of potential development. The average FAR was also used for calculations to determine mid-range or average totals.

### Table 14

<table>
<thead>
<tr>
<th>Land Use Classification</th>
<th>Undeveloped Acreage</th>
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<tr>
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<td>ER</td>
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<tr>
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<td><strong>Total</strong></td>
<td><strong>8,604</strong></td>
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### Table 15

<table>
<thead>
<tr>
<th>Land Use Classification</th>
<th>Undeveloped Acreage</th>
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<tr>
<td>CEC</td>
<td>57</td>
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<tr>
<td>ER</td>
<td>159</td>
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<tr>
<td>GC</td>
<td>234</td>
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<td>NC</td>
<td>30</td>
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<tr>
<td>O</td>
<td>31</td>
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<tr>
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<tr>
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<td>598</td>
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<td>SRM</td>
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<tr>
<td>URM</td>
<td>44</td>
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<tr>
<td>VMU</td>
<td>58</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,558</strong></td>
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</table>
Parks
Park land is distributed throughout all areas of the County. For calculations within this report, parks and open space lands are generally interpreted as developed land. New development often brings new park land through subdivision or proffers. Additionally, new park land is acquired, conservation easements are recorded, and historical and cultural resources are protected. The County goal, established in the Parks, Open Space and Trails chapter of the Comprehensive Plan, is to provide 70 acres of parkland per 1,000 people. This goal is further defined to contain 15 acres of County-owned park lands for every 1,000 people. The larger standard was created as a means of taking into account the large amount of federal and state park lands that are available in the County. The estimated total park land is 27,886 acres.

The County’s GIS was used to calculate acreage totals from the parks layer. As of December 31, 2012, the total County managed park lands total 4,978 acres. The Department of Parks and Recreation manage 4,207 acres of which 329 acres of land are leased. Additionally, the GIS indicates that the School Board controls approximately 789 acres of park lands and approximately 217 additional acres are maintained by Public Works as historic resources open to the public.

The estimated population for Prince William County on December 31, 2012 was 415,912. Thus, the County currently has 67 acres of park land per 1,000 people and 12 acres per 1,000 people of County-owned park land.
Park Land Inventory

Park Type Descriptions

**Neighborhood Park**
This general classification of parks includes parks that serve neighborhoods and mixed-use centers in suburban and urban areas of the County. Neighborhood parks primarily offer a variety of active or passive recreation opportunities, or a combination of both, in close proximity to residences and employment centers. Areas designated for natural and/or cultural resource protection may also be included within these parks.

**Community Park**
This park classification includes parks that serve larger geographic areas of the County and provide a variety of indoor and outdoor recreation facilities and park experiences. Portions of these parks may be designated for natural and/or cultural resource protection.

**Regional Park**
This park classification includes larger parks that serve the County and provide a variety of larger-scale indoor or outdoor recreation facilities, or both, and facilities that are unique within the County. Areas designated for natural and/or cultural resource protection and management will be included within these parks.

**Linear and Resource-Based Park**
This classification includes parks that primarily preserve, protect, and interpret natural and/or cultural resources.

**Leased Park**
This classification primarily includes ball fields and golf courses leased by the County for public park use.

**School-Community Use Park**
This classification includes active and passive recreation areas of County schools. These lands are owned by the County School Board and are not counted toward the County’s park total at this time although the Department of Parks & Recreation programs and maintains some of them. The overall land total is divided equally between park and open space acreage totals.
Current Land Use Analysis

Current Land Use

This is an analysis of the current land use conditions of the lands of Prince William County. Real Estate Assessment data was linked to each parcel to determine the current use or status. These categories were developed in conjunction with the Watershed Management Division of Public Works for watershed planning purposes.

Agricultural Land – Farming and livestock uses.

Commercial – Developed businesses, shopping areas, office clusters, restaurants, and hotels.

Industrial – Industrial parks, manufacturing facilities, warehousing, landfills, and quarries.

Institutional – Schools, churches, colleges, universities, cemeteries, police and fire stations, libraries, county buildings, and other public assembly facilities.

Non-Recreational Public Land – Lands owned by the state and federal government, Virginia Department of Transportation rights-of-way, and Marine Corps Base Quantico.

Open Space – Undeveloped land and protected open space areas, as well as residential and non-residential parcels not yet developed.

Open Water – Large bodies of water, primarily the Potomac and Occoquan Rivers.
Current Land Use Analysis

Recreational Land – Park lands owned by Prince William County, along with state and federal parks.

Residential-High Density – Developed residential lots of less than 6,000 square feet.

Residential-Low Density – Developed residential lots between 1 and 20 acres.

Residential-Medium Density – Developed residential lots between 6,000 square feet and 1 acre.

Residential-Very Low Density – Developed residential lots greater than 20 acres.

Utility – Power and pipeline rights-of-way, solid waste disposal facilities, and power plants.
### List of Abbreviations

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1</td>
<td>Agricultural zoning district</td>
</tr>
<tr>
<td>A-1C</td>
<td>Agricultural Clustered zoning district</td>
</tr>
<tr>
<td>AE</td>
<td>Agricultural or Estate long-range land use classification</td>
</tr>
<tr>
<td>B-1</td>
<td>General Business zoning district</td>
</tr>
<tr>
<td>B-2</td>
<td>Neighborhood Business zoning district</td>
</tr>
<tr>
<td>B-3</td>
<td>Convenience Retail zoning district</td>
</tr>
<tr>
<td>BOCS</td>
<td>Board of County Supervisors</td>
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<tr>
<td>CEC</td>
<td>Community Employment Center long-range land use classification</td>
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<tr>
<td>CR</td>
<td>Convenience Retail long-range land use classification</td>
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<tr>
<td>DU</td>
<td>Dwelling units</td>
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<tr>
<td>EI</td>
<td>Industrial Employment long-range land use classification</td>
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<td>ER</td>
<td>Environmental Resource long-range land use classification</td>
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<tr>
<td>FAR</td>
<td>Floor Area Ratio</td>
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<tr>
<td>FEC</td>
<td>Flexible-Use Employment Center long-range land use classification</td>
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<tr>
<td>GC</td>
<td>General Commercial long-range land use classification</td>
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<tr>
<td>GFA</td>
<td>Gross Floor Area</td>
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<tr>
<td>GIS</td>
<td>Geographic Information System</td>
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<td>HOA</td>
<td>Homeowners Association</td>
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<td>LRLU</td>
<td>Long-Range Land Use</td>
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<td>M-1</td>
<td>Heavy Industrial zoning district</td>
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<tr>
<td>M-2</td>
<td>Light Industrial zoning district</td>
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<td>M/T</td>
<td>Industrial/Transportation zoning district</td>
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<td>MCB</td>
<td>Marine Corps Base</td>
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<tr>
<td>MF</td>
<td>Multi-family dwelling</td>
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<tr>
<td>MTN</td>
<td>Mass Transit Node long-range land use classification</td>
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<tr>
<td>NC</td>
<td>Neighborhood Commercial long-range land use classification</td>
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<td>O</td>
<td>Office long-range land use classification</td>
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<td>O(F)</td>
<td>Office/Flex zoning district</td>
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<tr>
<td>O(H)</td>
<td>High-Rise Office zoning district</td>
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<tr>
<td>O(L)</td>
<td>Low-Rise Office zoning district</td>
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<tr>
<td>O(M)</td>
<td>Mid-Rise Office zoning district</td>
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<tr>
<td>PBD</td>
<td>Planned Business District zoning district</td>
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<td>PL</td>
<td>Public Land long-range land use classification</td>
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<td>PMD</td>
<td>Planned Mixed Use District zoning district</td>
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<td>PMR</td>
<td>Planned Mixed Residential zoning district</td>
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<td>R-2C</td>
<td>Suburban Residential Clustered zoning district</td>
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<td>Abbreviation</td>
<td>Description</td>
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<td>R-30</td>
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<td>Rezoning</td>
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<td>Redevelopment Overlay District</td>
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<tr>
<td>RPC</td>
<td>Residential Planned Community zoning district and long-range land use classification</td>
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<tr>
<td>SF</td>
<td>Single-family detached dwelling or Square Feet</td>
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<tr>
<td>Sq Ft</td>
<td>Square feet</td>
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<td>SR-1</td>
<td>Semi-Rural Residential zoning district</td>
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<td>SR-1C</td>
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<td>SRM</td>
<td>Suburban Residential Medium long-range land use classification</td>
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<td>Special Use Permit</td>
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<td>TH</td>
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<td>VMU</td>
<td>Village Mixed-Use long-range land use classification</td>
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<td>VDOT</td>
<td>Virginia Department of Transportation</td>
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The methodology used to calculate and create the data for the Build-Out Analysis can be found at:

http://www.pwcgov.org/Planning/Documents/BuildOut/BuildOutMethodology.pdf

Instructions explaining how to geographically find a zoning case on the County’s GIS application called “County Mapper XM” can be found at:

http://www.pwcgov.org/Planning/Documents/BuildOut/CountyMapperXM.pdf

The County Mapper XM interactive GIS application can be accessed here:

http://www.pwcgov.org/CountyMapper

Previous versions of the “Build-Out Analysis” can be found at:

http://www.pwcgov.org/BuildOutAnalysis

The Planning Office can be contacted by email at Planning@pwcgov.org