

Loudoun County
Fauquier County

PRINCE WILLIAM COUNTY Zoning Districts

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Zoning District Classifications

A-1	Agricultural	RPC	Residential Planned Community
A-1C	A-1 Cluster Development*	V	Village
B-1	General Business	R-30	30 Dwellings per 1 acre
B-2	Neighborhood Business	R-16	16 Dwellings per 1 acre
B-3	Convenience Business	R-6	6 Dwellings per 1 acre
M/T	Industrial/Transportation	R-4	4 Dwellings per 1 acre
M-1	Heavy Industrial	R-4C	R-4 Cluster Development*
M-2	Light Industrial	R-2	2 Dwellings per 1 acre
O(F)	Office/Flex	R-2C	R-2 Cluster Development*
O(H)	High-Rise Office	SR-1	1 Dwelling per 1 acre
O(M)	Mid-Rise Office	SR-1C	SR-1 Cluster Development*
O(L)	Low-Rise Office	SR-5	1 Dwelling per 5 acres
PBD	Planned Business District	SR-5C	SR-5 Cluster Development*
PMD	Planned Mixed District	FED	Government Property - Federal
PMR	Planned Mixed Residential		

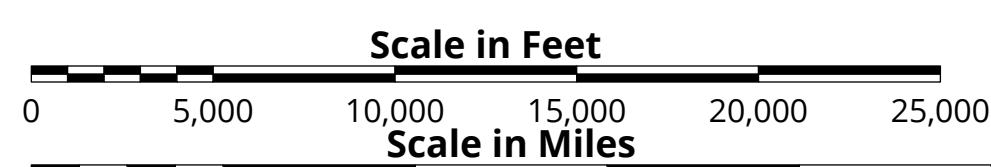
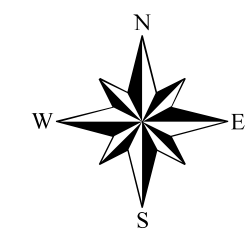
* Refer to the Prince William County Zoning Ordinance Article III for Cluster Development Design Standards specifications.

Zoning Overlay Districts

[Yellow outline]	Airport Safety				
[Blue wavy pattern]	Chesapeake Bay Resource Protection Area				
[Blue grid pattern]	Data Center Opportunity Zone				
[Pink outline]	Domestic Fowl				
[Grey diagonal lines]	E-Commerce				
[Blue diagonal lines]	FEMA 100-Year Floodplain				
[Yellow outline]	Highway Corridors				
[Dashed black outline]	Pre February 20, 1996				
[Green outline]	Rural Arterial	[Green outline]	Suburban Arterial	[Orange outline]	Urban Arterial
[Green outline]	Rural Parkway	[Green outline]	Suburban Parkway	[Orange outline]	Urban Parkway
[Red outline]	Historic				
[Yellow outline]	Redevelopment				
[Dashed black outline]	Technology				

Note: Any depiction of Zoning District boundary or Zoning Overlay District boundary is for general information only and is subject to interpretation by the Prince William County Zoning Administrator.

- Agricultural and Forestal District
- State Line
- County Boundary
- City or Town
- Interstate Highway
- US Highway Route
- Virginia Highway Route
- County Route (Major)
- Local Street
- Railroad
- Water Features
- Manassas National Battlefield Park
- Marine Corps Base Quantico
- National Wildlife Refuge
- Prince William Forest Park
- Quantico National Cemetery



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.

Base map: ©2023 Prince William County, VA Planning Office (JPM)

Projection: Lambert Conformal Conic NAD83 State Plane Virginia North FIPS 4601 Feet

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