

Rural Area Plan

Introduction

The Rural Area is the area of Prince William County which contains agricultural, agritourism, protected open space, and large-lot residential land uses, as well as occasional small-scale convenience retail centers, existing small lot residential enclaves and community facilities. 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, and the open space and rural character presently found there. The Rural Area also helps to protect the mission of Marine Corps Base Quantico, Prince William Forest Park and Manassas National Battlefield Park, which serve as key anchor points within the Rural Area classification. Providing methods to permanently preserve protected open space 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 support the agricultural economy, preserve open space, and minimize the encroachment and impact of infrastructure and public facilities.

Vision Statement

As part of the overall vision to encourage people to live, work, play, and retire in our community, Prince William County recognizes access to open space and agricultural viewsheds contribute to a high quality of life; as such, the County:

- preserves open space, environmental resources, and cultural resources;
- honors and respects property rights of county landowners;
- promotes availability of farmland (via easements) and agritourism.

GUIDING PRINCIPLES

These guiding principles were used to develop policies and action strategies that align with the Vision Statement:

- Preserves or protects contiguous open space for publicly accessible passive recreation
- Preserves potential for continued farming in the County
- Allows bucolic farmland viewsheds

- Represents smart growth
- Preserves cultural resources
- Protects rural economy
- Demonstrates fiscal responsibility

Background

The Rural Area is an area of the County, in which agricultural and farming historically occurred. Prince William County has a long history of rural preservation. In 1964, Harland Bartholomew and Associates conducted a planning study for Prince William County and recommended a Comprehensive Plan that identified a significant portion of the County as "Large Estate and Agricultural". In 1998, as growth pressure in the northern Virginia area increased, the Board of County Supervisors formalized the designation of the Rural Area during the Comprehensive Plan update. This identified the county as two distinct areas: a Development Area and a Rural Area. As of 2018, the Rural Area in Prince William County covers approximately 117,000 acres or 52% of the County.

In 2013, at the direction of the Board of County Supervisors, the Planning Office conducted research on appropriate planning tools to incentivize the preservation of the Rural Area. The purpose of the Rural Preservation Study was to provide an overview of the County's rural preservation policies and an evaluation of their effectiveness; identify additional rural preservation tools that may be appropriate and effective; and make recommendations regarding possible amendments to the County's land use planning policies. Opportunities for stakeholder input were provided throughout the study. The Rural Preservation Study was published in 2014. In 2016, the Board of County Supervisors directed staff to bring forward recommendations to incorporate appropriate components of the Rural Preservation Study as part of the Comprehensive Plan update process. Shortly after, major changes regarding how local jurisdictions could accept proffers were adopted in the General Assembly, which directly affected the recommendations of the Rural Preservation Study. Staff focused on proffer reform between 2016-2019. In October and November of 2018, the Planning Office hosted three community conversations for the Comprehensive Plan Update, which included requesting public input on the Rural Area. On June 24, 2019 and July 30, 2019, the Planning Office held community input meetings on rural preservation in the County. These meetings resulted in the recommendations provided herein, as well as the creation of a vision for rural area preservation. Approximately 180 citizens attended each of the public meetings in 2019. Over 1,000 written citizen comments were received during the process.

Intent

The intent of the Rural Area Plan is to provide a vision and policy guidance on uses and development within the Rural Area and to consolidate the Comprehensive Plan's many existing policies specifically applicable to the Rural Area and rural preservation.

Goal #1: Adopt land preservation tools to facilitate preservation of protected open space in the Rural Area.

Goal #2: Designate rural character areas, connected open space corridors and trails maps to provide policy guidance on future uses within the Rural Area.

Goal #3: Adopt policies to enhance the rural economy.

Goal #4: Adopt policies to achieve preservation of cultural resources and access to farmland in the Rural Area.

Within the Plan's Community Design element are design guidelines for gateways and corridors. Two of the County's five gateways are in the Rural Area:

- Route 29, from the Fauquier County boundary to Route 15. The objective is to create a gateway in a historic community that complements the rural village of the Buckland Historic District. (GATEWAYS-10).
- Interstate 66 West. The objective is to create a corridor that illustrates both the rich agricultural history of the western portion of the County and demonstrate the transition to the high quality, mixed-use projects being developed at the Route 15 intersection. (GATEWAYS-20).

Rural Character

Rural character means a landscape dominated by or with a strong presence of *rural elements*. We list these elements in Table 1. Some elements, such as churches or elevation changes, are not exclusively rural, but, in combination with other elements, can contribute to the sense and feeling of being in a rural area.

Table 1 Rural Character Elements

- Buildings/signage that refer to “rural” activities (e.g., churches, hunting, golf, farms)
- Commercial buildings that refer to “rural” business (e.g., nurseries, country stores, farm to table restaurants)
- Dwellings that fit into the landscape (versus being the dominant element)
- Elevation changes, topography (rural in combination with other rural elements)
- Farms – cropland, managed
- Farm animals, cattle, horses, goats
- Farm buildings (e.g., barns, silos)
- Fencing that is open (typically of wood)
- Historical references (sites, districts, cultural landscapes, markers, architecture)
- Lighting that is low or muted
- Open as opposed to closed views (urban areas are characterized by a greater sense of closure)
- Open space
- Parks (though this depends on the park design/elements)
- “Rural” roads (scenic, 2-lane, winding, undulating)
- Streams
- Views/vistas
- Woods/forested areas
- Absence of “urban elements” (e.g., large, modern buildings)

To understand and document what Prince William County’s Rural Area is actually like and how it differs in different parts, the 2014 Rural Preservation Study reviewed aerial photography, reviewed maps showing land use, property parcel patterns and sizes, environmental resources and vegetation patterns, topography, views and vistas, dedicated open spaces and recreation, agricultural/ forested areas, undeveloped lands, and road types. Tours and photo-documentation of the area with over 1,300 photographs was completed. Overall, based on field work and analysis, it was concluded that the Rural Area is “rural”, meaning that the Rural Area in its entirety includes the rural elements listed above. However, the Rural Area has different sub-areas within it, based on the extent to which some elements are stronger or more dominant in the landscape compared to others; the Rural Area feels different, for example, near Quantico and Prince William Forest

Park compared to Nokesville or to the Bull Run Mountainside. We call these sub-areas “rural character areas”, which are defined as follows:

Recognizable geographic areas that share like characteristics and evoke a unique and different feeling through their natural and man-made elements and surroundings.

Rural Character Areas

The Rural Area contains five main recognizable geographic areas that share like characteristics and evoke a unique and different feeling through their natural and man-made elements and surroundings.

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 suburban densities of 0.5 to 3 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 10 acres or less
- Limited agricultural uses
- Primarily residential uses
- Existing mix of individual homes/or committed building lots and organized subdivisions
- Road widening beyond rural standards

Actions Strategies

1. Allow Transfer of Development Rights and Purchase of Development Rights to permanently sever development rights within this area
2. Retain existing A-1, Agricultural and Estates uses per the Zoning Ordinance
3. Promote rural arts, specialty crops and low impact agricultural uses on lots with the current agricultural density permitted in the A-1 zoning district

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, stream corridors,
- Scenic farm buildings/complexes.

Action Strategies

1. Allow Transfer of Development Rights and Purchase of Development Rights to permanently sever development rights within this area
2. Retain existing A-1, Agricultural and Estates uses per the Zoning Ordinance
3. Promote rural arts, specialty crops and low impact agricultural uses on lots with the current agricultural density permitted in the A-1 zoning district
4. Establish an Agricultural Economic Development Program
5. Promote Agri-business and Agri-tourism
6. Develop a targeted Agri-business list

Gateway Corridors – These areas form the first impression of the Rural Area from outside the County along Routes 15, 29 and 28. Goals for this rural character area focus on maintaining the rural feel of the area, connecting and identifying historic resources along the corridor, and designing attractive signage and landscaping at County gateways. The main characteristics defining these areas include

- Rural highways
- Scenic views and vistas to rural land
- Historic interpretive signage

Action Strategies

1. Prioritize Gateway Corridors for purchase of development rights.
2. Avoid locating visually intrusive, high traffic recreation facilities such as sports complexes in Gateway Corridors.

Bull Run Mountainside – This area is generally over the Bull Run Mountains. Goals for this rural character area focus on preserving the scenic view of the mountainside. The main characteristics defining this area include:

- Views to and from the mountains
- Dramatic elevation change with steep slopes
- Existing protected open space and heritage resources

Action Strategies

1. Prioritize Bull Run Mountainside areas for purchase of development rights.
2. Avoid locating visually intrusive structures such as cell towers and electric transmission towers in the Bull Run Mountainside area.

Historical Areas – These are defined geographic areas with well-represented thematic (historic) contexts. These areas overlay the above rural character areas. The policy priority is 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 of the County, 3) may represent multiple periods (time periods) of significance, and may warrant special focus in order to preserve, protect and interpret 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. A full list is in the Guidelines for Conducting Historic Resources Survey in Virginia 2017.

RC POLICY 1: Adopt map of rural character areas.

RC POLICY 2: Use the character areas as the basis for policies that protect and/or enhance the character in the different areas.

ACTION STRATEGIES:

RC 2.1 Allow selective public sewer extensions in areas designated for Conservation Residential, with the following considerations:

RC 2.1 a. Allowed only through a rezoning application to a Conservation Residential (CR-1) designation.

RC 2.1 b. At least 60% of the rezoning area is preserved through the dedication of a permanent conservation easement.

RC 2.1 c. Impacts on adjoining/nearby parcels, impacts on adjoining/nearby character areas are mitigated and development design, the amount and location of open space contributes to the Rural Area vision.

RC 2.2 Allow Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) on all parcels a minimum of 20 acres within the Rural Area.

RC 2.3 Apply roadway design standards more carefully to protect and/or enhance the character in different character areas. For example, avoid road widenings (acceleration/deceleration lanes) in the Agriculture and Forest areas.

RC 2.4 Adopt standards for the gateway corridors of Route 29, Route 15 and Interstate 66.

RC POLICY 3: Use the rural character areas as the basis for prioritizing land preservation through PDR and TDR.

ACTION STRATEGIES:

RC 3.1 Priority areas would be: Gateway Corridors, Agriculture and Forests, land adjacent to the open space corridors map, historical areas and land adjacent to existing protected lands.

RC POLICY 4: Use the rural character areas to analyze the scale and compatibility of public facilities and institutional uses.

ACTION STRATEGIES:

RC 4.1 Avoid locating schools or sports complexes in Gateway Corridors, adjacent to existing protected lands, or Agriculture and Forests character areas.

RC POLICY 5: Preserve and enhance the unique architectural and landscape qualities of the County's rural area.

ACTION STRATEGIES:

RC 5.1 Encourage any new development in the Rural Area to preserve the visual character of the rural landscape by providing appropriate building setbacks, with landscaped/preserved open space occupying the setback area; and preserving important scenic resources—hedgerows, mature trees, farm buildings, walls and fences, and open fields.

RC 5.2 Adopt site design, landscape architectural, and architectural techniques to help preserve and/or enhance the character of selected character areas.

RC POLICY 6: Protect rural viewsheds:

ACTION STRATEGIES:

RC 6.1 Encourage and incentivize rural uses through adoption of overlay districts.

RC 6.2 Allow TDR and PDR throughout the Rural Area and prioritize areas within the Open Space Corridors map and entryway corridors.

RC 6.3 Allow cluster development with access to sewer in appropriate locations as designated on the Long Range Land Use Plan where additional dedication of permanently protected open space would facilitate the protection of rural viewsheds.

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Rural Economic Development

Economic activity is important to rural areas, so that they are working landscapes and not just open space. A vibrant rural economy can help preserve land in that landowners value the land for its intrinsic economic and productivity value and not only as potential future residential development. Research has shown clearly that businesses making location decisions consider in part their employees' quality of life, and easy access to an attractive, rural area and open space is an important (though not the only) contributor to quality of life. Therefore, land preservation in the Rural Area has broad economic benefits.

From an economic perspective the prospects for farming in Prince William County are decreasing. In both the 2002 and the 2007 Census of Agriculture, total farm production expenses exceeded gross sales, indicating a net financial loss. Of the 350 farms in the County in 2002, 163 showed gross sales of less than \$2,500. In 2007, of the County's 345 farms, 181 had gross sales of less than \$2,500. In other words, farming lost money in both 2002 and 2007, and about half of the farms produced negligible sales. Caveats to this are as follows:

- The largest 3 farms in the County accounted for \$5.5 million in total sales, or nearly 60%.
- The Census data do not include the value of horse industry.
- The Census data do not include very small farms, such as hobby or specialty farms. While these would not make a large difference to the overall economic results, the interest trend in such farms is increasing and that they do make an important contribution to rural character in Prince William County.

Some farms remain committed to farming, for example Evergreen Acres, Windy Knoll Farm (Nokesville) and Yankey Farms. The County has two wineries (The Winery at La Grange and Effingham Winery). The Prince William County and Fairfax County Farm Bureau has approximately 300 registered producers.

ED POLICY 1: Give recognition to and support farming, agritourism, and rural recreation as making contributions to the County's economic development and quality of life.

ACTION STRATEGIES:

ED 1.1 Create a rural economic development strategy, incorporating rural economic development as a form of targeted industry.

ED 1.2 Adopt incentives to encourage agritourism and compatible uses within the rural area that help maintain the rural character.

ED 1.3 Support General Assembly legislative reform to enable more flexibility at the local level in Virginia's Use Value Taxation Program, to allow local governments to better incentivize agricultural and agritourism through local tax policy.

ED POLICY 2: Revise the mission of the Agricultural and Forestal District Committee to include recommending revisions to codes and regulations to support agriculture and the rural economy.

ACTION STRATEGIES:

ED 2.1 Clarify what uses should be permitted as agri-businesses.

ED 2.2 Review regulations to be supportive of small farmers/operators.

ED POLICY 3: Continue to support an agri-business and agritourism position within the County. This position could focus on the following:

ACTION STRATEGIES:

ED 3.1 Support existing farms.

ED 3.2 Work with the Soil and Water Conservation District to resolve farmers' regulatory issues.

ED 3.3 Promote the "new" agriculture (hobby farms, value-added products).

ED 3.4 Promote the proposed PDR and TDR programs.

ED 3.5 Explore potential revisions to five-year prior use standards for entry into Virginia's Use Value Taxation Program.

ED POLICY 4: Recognize the overall rural economy is larger and should be understood broadly and in an integrated manner to include recreation, tourism, and other types of economic activity.

ACTION STRATEGIES:

ED 4.1 Focus study efforts on understanding Prince William County's regional identity and identify where the County should focus efforts to attract future investment.

ED 4.2 Promote Prince William County's regional contribution to the broader rural economy and leverage this contribution to increase investments in the local economy.

Cultural Resources

Prince William County takes pride in its past and understands the value of its rich history. The County promotes the identification, evaluation, and protection of its cultural resource sites, as well as the tourism opportunities these sites present. Historic resources in the Rural Sector Area are represented in individual sites, districts, buildings, structures, landscapes and objects; and cemeteries. These historic resources encompass many time periods, starting during pre-contact (before 1607) up to and through the mid-twentieth century. This history informed our land use and past decisions to designate the Rural Area. These historic areas are tangible elements of our shared past.

There are a number of Historic Areas within the Rural Character Area Map. These areas are designated Character Areas because of cultural resources that reflect one or more historic contexts.

Historic Areas are not the only significant elements of our shared history. Also, within the Rural Area, are approximately 677 architectural sites, 745 archaeology sites recorded with the Virginia Department of Historic Resources. Of those, 23 are listed on the Virginia Landmarks Registry and the National Register of Historic Places. County records show 208 cemeteries located in the Rural Area, as well as 37 of the County's 57 County Registered Historic Sites. There are 7,529 acres classified as High Historic Sensitivity and 6,228 acres classified as High Prehistoric Sensitivity. There are also five battlefield landscapes and the Journey Through Hallowed Ground corridor which comprise vast areas of the Rural Area.

CR POLICY 1 - Protect battlefield landscapes and viewsheds; avoid, minimize and mitigate impacts.

Action Strategies

- a. Identify and map battlefield landscapes to be preserved
- b. Use GIS analysis to identify appropriate viewshed protection zones surrounding selected battlefields and create overlays
- c. Encourage and facilitate property owners to secure preservation or conservation easement

- d. Designate battlefield landscape as sending areas for PDR & TDR.

CR POLICY 2 - Connect historic areas and promote rural economic development.

Action Strategies

- a. Incentivize multi-model trail connections to historic sites, where possible
- b. Where appropriate and it does not diminish historic integrity collocate open space and passive recreation park facilities with historic sites
- c. Identify and build (i.e. infrastructure signs, trails, easements) rural heritage tour routes and corridors connecting historic sites to explore the rural area's history
- d. Conduct a study and prepare a wayfinding and signage program to connect historic character areas
- e. Identify and create unguided tours along heritage corridors in the rural area
- f. Incentivize historical private tour operations in the rural area

CR POLICY 3 – Use the Journey Through Hallowed Ground to create a distinct sense of place and entry features into and exiting the Rural Area.

Action Strategies

1. Adopt the Journey Through Hallowed Ground's *The Living Legacy Project Master Plan* (2014) for the Route 15 corridor
2. Identify funding for implementation of *The Living Legacy Project Master Plan* (2014)

CR POLICY 4: Conduct a study and prepare specific set of action strategies for the following Historical Areas.

- a. Beverly-Chapman's Mill/Thoroughfare Gap;
- b. Brentsville Courthouse;
- c. Buckland/Buckland Mills Battlefield;
- d. Greenwich Church/Lawn Historic Area;
- e. Manassas Battlefields; and
- f. Nokesville Historic Area

Environment, Open Space and Recreation

Open space significantly contributes to the bucolic aesthetic of the Rural Area as well as provide important environmental benefits to the County, such as plant and animal habitat, groundwater recharge, and storm water filtration, among others. Open space provides opportunities to link passive recreation and multi-use trails (pedestrian, bike, equestrian) between the rural and development areas of the County. There is much interest in green infrastructure, corridor and trail planning. Conserved open space could be used to help preserve affordable access to farmland.

ER POLICY 1: Permanently protect 60 percent of the remaining undeveloped land in the Rural Area equivalent to approximately 13,600 acres.

ACTION STRATEGIES:

ER 1.1 Adopt TDR, allowing conservation easements to include farming as a permitted use in appropriate locations.

ER 1.2 Adopt a PDR, allowing conservation easements to include farming as a permitted use in appropriate locations.

ER 1.3 Leverage PDR opportunities with Readiness and Environmental Protection Integration (REPI) program, federal and state acquisitions and funding support to acquire prioritized areas, such as RPA, Open Space Corridors, battlefields, parks, and historic areas, for conservation.

ER 1.4 Encourage dedication of conservation easements over open space in by-right cluster subdivisions.

ER 1.5 Designate areas for Conservation Residential as a Long Range Land Use, requiring a higher amount of conserved open space and dedication of a permanent conservation easement.

Long Range Land Use

LR POLICY 1: Permanently conserve 60 percent of the remaining undeveloped land in the Rural Area – equivalent to approximately 13,600 acres. Protection would come from a combination of a variety of sources and programs including Purchase of Development Rights, Transfer of Development Rights, park acquisition, federal and state acquisitions and

funding support, easement donations, REPI, and protected open space preserved in a permanent conservation easement in cluster subdivisions.

ACTION STRATEGIES:

LR 1.1 Adopt PDR program. Leverage PDR opportunities with REPI, federal and state acquisitions and funding support.

LR 1.2 Adopt TDR program.

LR 1.3 Incentivize residential cluster policies, requiring dedication of permanent conservation easements.

LR POLICY 2: Maintain the A-1 zoning density of one dwelling per ten acres, but create policy flexibility in locations where adjustments would advance the vision for the Rural Area.

ACTION STRATEGIES:

LR 2.1 Establish entire Rural Area as a TDR sending area.

LR POLICY 3: Incentivize the cluster provisions in the Rural Area

ACTION STRATEGIES:

LR 2.1 Allow cluster within the Rural Area with access to Sewer only in areas with appropriate surrounding character and where there exists opportunity to leverage existing features prioritized for protection, such as open space corridors, sensitive environmental features, and existing protected lands.

LR 2.2 Provide for areas to receive transferred development rights with appropriate surrounding character and where there exists opportunity to leverage existing features prioritized for protection, such as open space corridors, sensitive environmental features, and existing protected lands.

LR POLICY 3: Refine the Comprehensive Plan's Open Space and Corridors map into a detailed, unified, interconnected open space vision suitable as the basis for specific implementation projects including land preservation and trail development.

ACTION STRATEGIES:

LR 3.1 Incorporate environmental, recreation, and heritage considerations.

LR 3.2 Include consideration of related efforts such as the:

- I. Northern Virginia Regional Commission Conservation Corridor Project mapping,
- II. Virginia Department of Conservation and Recreation's Virginia Outdoors Plan,
- III. Journey Through Hallowed Ground Scenic Byway corridor management plan,
- IV. Rural Preservation Study's rural character area mapping.

Long Range Land Use Classifications:

Conservation Residential (CR). The purpose of the Conservation Residential classification is to promote conservation of protected open space through a cluster residential rezoning. The minimum area for a Conservation District rezoning should be 40 acres in order to allow an adequate amount of permanent open space preservation. Permanently conserved open space should be located closest to or abutting the AE, Agricultural and Estates portions of the Rural Area and should be connected to adjacent high-value sites, such as national parks, national battlefields, open space and environmentally significant corridors. The Maximum Density is dependent on the following rural character areas:

i. Agriculture and Forest

In areas dominated by farming, clustering can allow for development that gives value to the landowner and, at the same time, the preservation of large amounts of open space that could be row crops, livestock or horses, or forested. To incentivize clustering, the permitted density is increased from one dwelling per 10 acres to one dwelling per five acres. The open space requirement should be increased to 60 percent. Open space should be placed in a permanent conservation easement. Easement terms can include passive recreation, forest, farming and agricultural activities, and similar, as appropriate.

While clustering works best in areas with public sewer we do not recommend extending public sewer throughout the Rural Area. Extensions of public sewer in the Rural Area is permitted only through a Conservation Residential (CR-1) rezoning and in areas designated as Conservation Residential on the Long Range Land Use Plan.

ii. Estates and Subdivisions

Several parts of the Rural Area are dominated by development at a density higher than one dwelling per 10 acres. This is due in large part to the planning history of the Rural Area. When the Rural Area boundary was created in 1998, it included some areas that had been developed at higher density (including some areas on public sewer) or were zoned for higher density and were grandfathered. To incentivize clustering, the permitted

density could be increased from one dwelling per 10 acres to one dwelling per three (3) acres. The open space requirement should be increased to 60 percent. Open space should be placed in a permanent conservation easement. Easement terms can include passive recreation, forest, farming and agricultural activities, and similar, as appropriate.

Not every property in these areas would be suitable for public sewer. Extensions of public sewer in the Rural Area is permitted only through a Conservation Residential (CR-1) rezoning and in areas designated as Conservation Residential on the Long Range Land Use Plan.

Transfer of Development Rights Receiving Area, Rural Area Designation (TDR-R). The purpose of the TDR-R receiving area is to designate areas appropriate for low density, clustered residential with increased open space permanently preserved for conservation. Extension of public sewer in the TDR-R areas are permitted through an approved transfer of development rights process. Properties within these areas shall meet development standards consistent with the CR-1, Conservation Residential, zoning district.

Transfer of Development Rights Receiving Area, Development Area Designation (TDR-D). The purpose of the TDR-D receiving area is to designate areas appropriate for high density residential in the County's Regional Activity Centers. Other areas may be considered when a property owner submits a request to designate a new TDR-D in conjunction with a Mixed Use Zoning District (MUZD) rezoning. Areas should be appropriate for high density residential, preferably in areas with dense walkable mixed use and in areas with designated transit facilities and centers. Properties within this designation shall meet development standards, excluding the required mix of unit types, consistent with the PMR Urban High, Planned Mixed Residential, zoning district.

Transfer of Development Rights Sending Area (TDR-S). The purpose of the TDR-S sending area is to designate areas appropriate for conservation through a permanent severance of development rights in the sending area and transfer those development rights to a TDR-R or TDR-D receiving area. The basis for determining the transferred development rights shall be the rural character area designation as follows:

I. Agriculture and Forest

To incentivize transfer of development rights, the transferable density is one dwelling per five acres. Development rights shall only be calculated on property not otherwise being used for a permitted use, special use, accessory use or otherwise similar, or property already under a conservation easement or permanent protection status.

II. Estates and Subdivisions

To incentivize clustering, the transferable density is one dwelling per three (3) acres. Development rights shall only be calculated on property not otherwise being used for a permitted use, special use, accessory use or otherwise

similar, or property already under a conservation easement or permanent protection status.

All other areas within the TDR-S, not designated Agriculture and Forestry or Estates and Subdivision, transferable density shall be one unit per ten acres. Development rights shall only be calculated on property not otherwise being used for a permitted use, special use, accessory use or otherwise similar, or property already under a conservation easement or permanent protection status.

Rural Infrastructure

A critical component of plan implementation is to plan for public facilities that ensure investment in public infrastructure to achieve the vision. Public facilities and infrastructure located in the Rural Area must meet both the needs of Rural Area residents and the Development Area residents throughout the county. Public Facility needs such as schools, police, fire and rescue, transportation, and potable water and sewer are crucial to maintaining an adequate level of service throughout the Rural Area. Rural infrastructure should provide for the needs of the rural area residents without promoting development that is incompatible with the character of the rural area. The design of rural infrastructure should not only have minimum visual impact but should enhance the character in which they are located. Coordinating the location and extent of public facilities play a supportive role in land use and development planning. Strategic location of public facilities can be used to serve multiple purposes such as extending open space corridors or preserving existing character areas.

Transportation, Public Safety, Schools, Public Facilities & Capital Projects

RI POLICY 1: Avoid locating visually intrusive, high traffic recreation facilities such as sports complexes in sensitive rural character areas such as Gateway Corridors or Agriculture and Forests areas.

RI POLICY 2: Coordinate the location of new public facilities with the Open Space and Corridors map to help fill gaps in corridors and reinforce other Rural Area policies.

RI POLICY 3: In making road upgrades roadway design standards should be applied carefully to protect and/or enhance the character in different character areas. As a general guideline, rural roads should not be widened with the exception of primary and higher classification roads.

Public Sewer

PS POLICY 1: Allow extensions of public sewer on a case by case basis in the following areas:

ACTION STRATEGIES:

PS 1.1 Extension of public sewer in the TDR-R areas are permitted through an approved TDR process.

PS 1.2 Extension of public sewer in the and Conservation Residential areas are permitted through an approved Residential Conservation (RC-1) rezoning process and approved by the County.

PS POLICY 2: Retain all other existing Rural Area sewer policies

Public Facilities:

PF POLICY 1: Plan for public facilities, such as schools, police, fire and rescue, transportation, and potable water and sewer within the Rural Area, but ensure that these facilities are compatible with the rural character.

ACTION STRATEGIES:

PF 1.1 Avoid locating visually intrusive, high traffic recreation facilities such as sports complexes in sensitive rural character areas

PF 1.2 Coordinate the location of new public facilities with the Open Space and Corridors map to help fill gaps in corridors and reinforce Rural Area policies.

PF 1.3 Use the rural character areas in selecting/screening sites for public facilities.

PF POLICY 2: In making road upgrades, roadway design standards should be applied carefully to protect and/or enhance the rural character in specific character areas.

ACTION STRATEGIES:

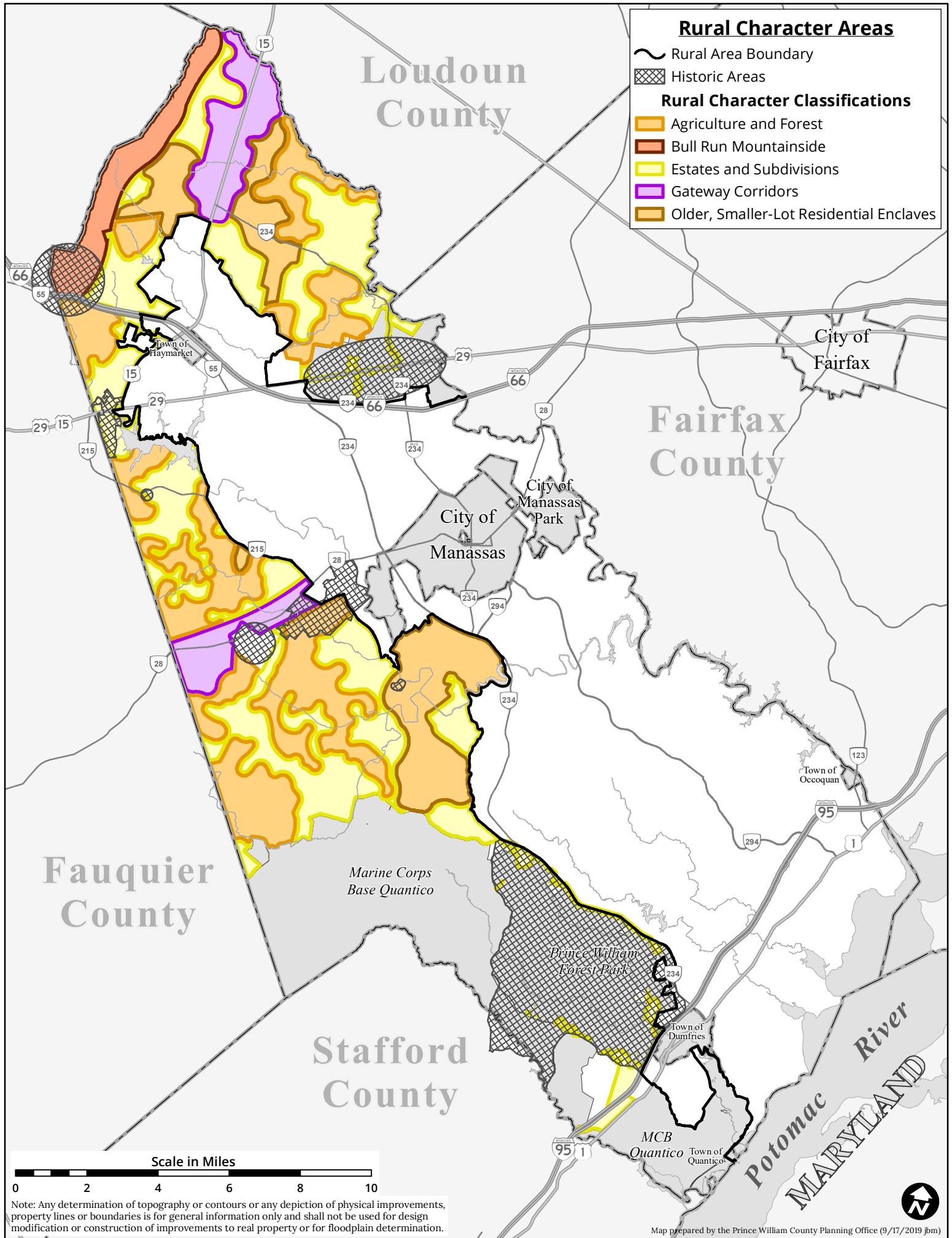
PF 2.1 Pursue development of a rural rustic road program that aims to protect and/or enhance the character in different character areas. Consider mobility and multimodal access in the rural areas and adhere to VDOT regulations and guidelines. Consider as a general guideline, rural roads should not be widened with the exception of primary and higher classification roads.

PF POLICY 3: Enhance mobile data broadband services in the Rural Area to enhance service to both residents and 911 services.

ACTION STRATEGIES:

PF 3.1 Encourage extension of broadband and fiber into the rural area through rezoning and special use permit requests and through public road infrastructure projects when possible.

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Rural Character Areas

~ Rural Area Boundary

▨ Historic Areas

Rural Character Classifications

Orange Agriculture and Forest

Brown Bull Run Mountainside

Yellow Estates and Subdivisions

Purple Gateway Corridors

Light Orange Older, Smaller-Lot Residential Enclaves

Loudoun County

Fairfax County

Fauquier County

Stafford County

Potomac River
MARYLAND

Scale in Miles

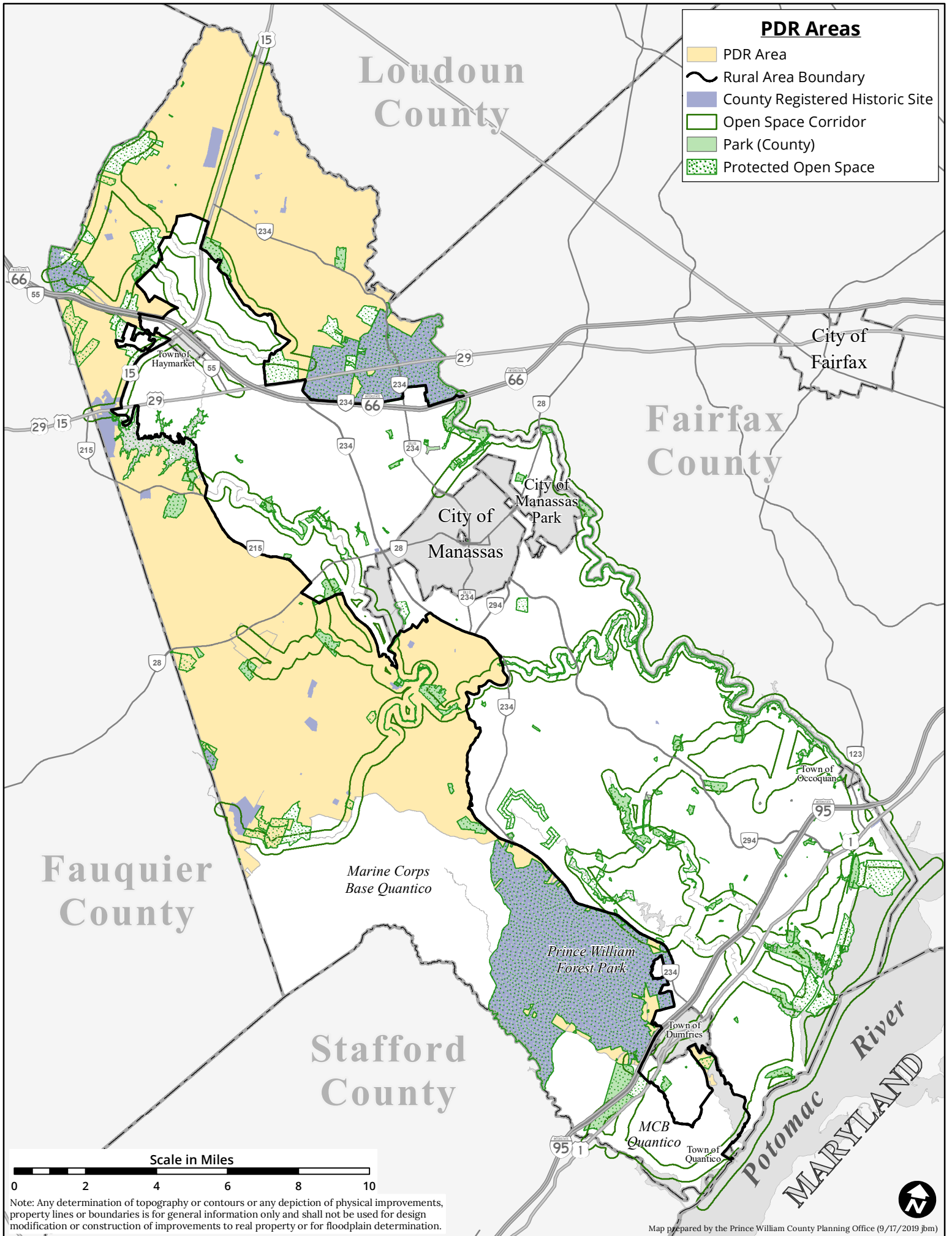
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Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property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








PDR Areas

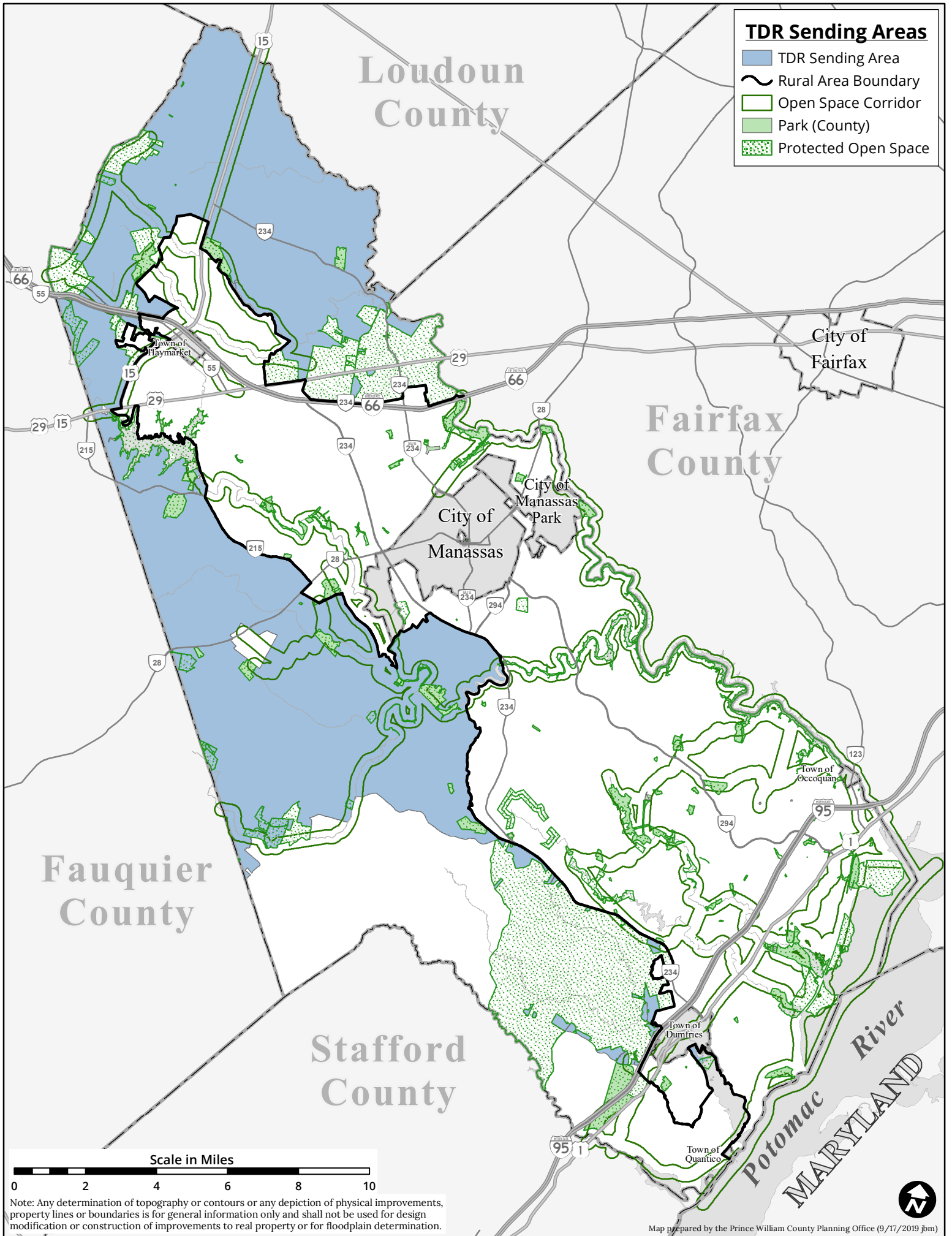
-  PDR Area
-  Rural Area Boundary
-  County Registered Historic Site
-  Open Space Corridor
-  Park (County)
-  Protected Open Space



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TDR Sending Areas

-  TDR Sending Area
-  Rural Area Boundary
-  Open Space Corridor
-  Park (County)
-  Protected Open Space

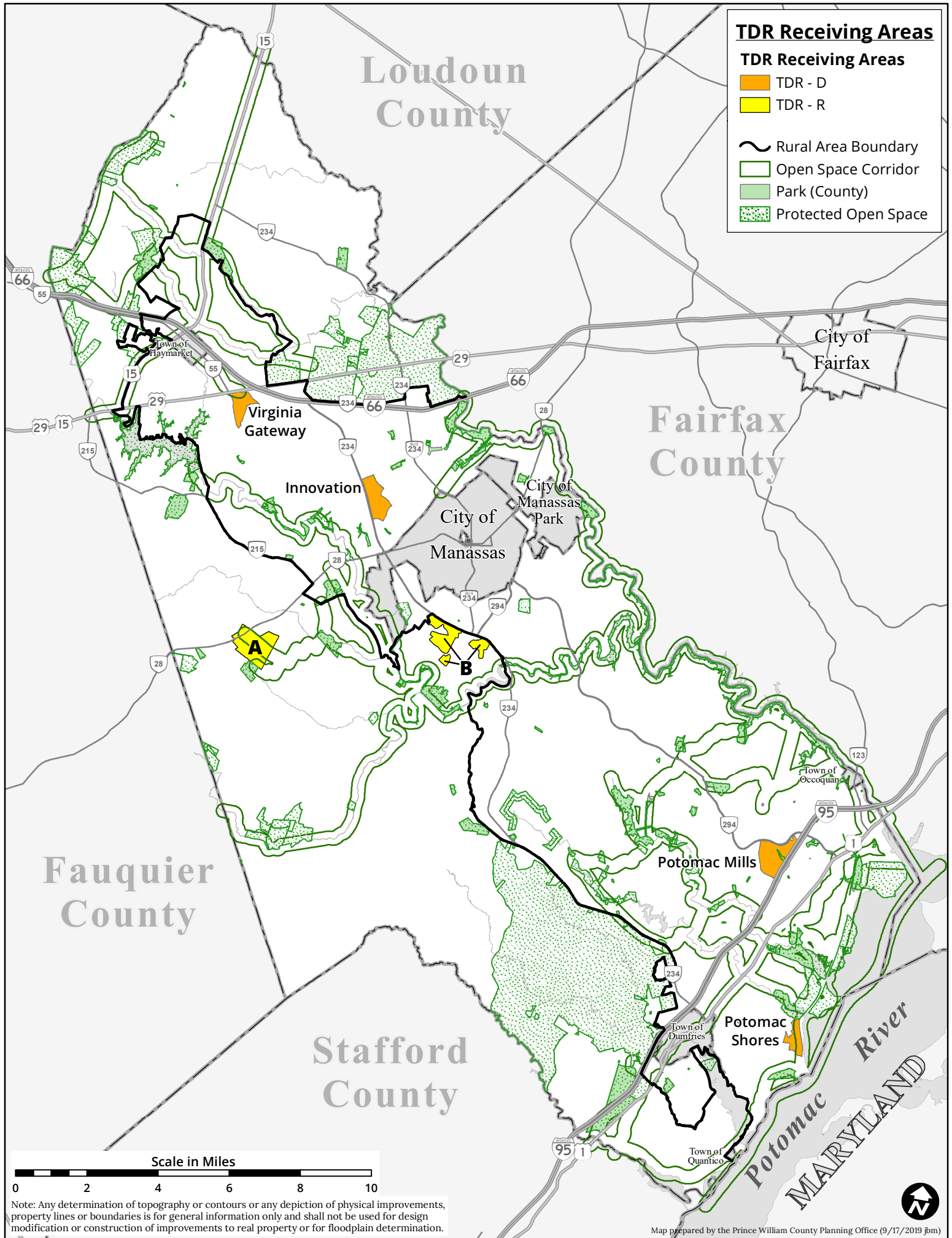


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TDR Receiving Areas

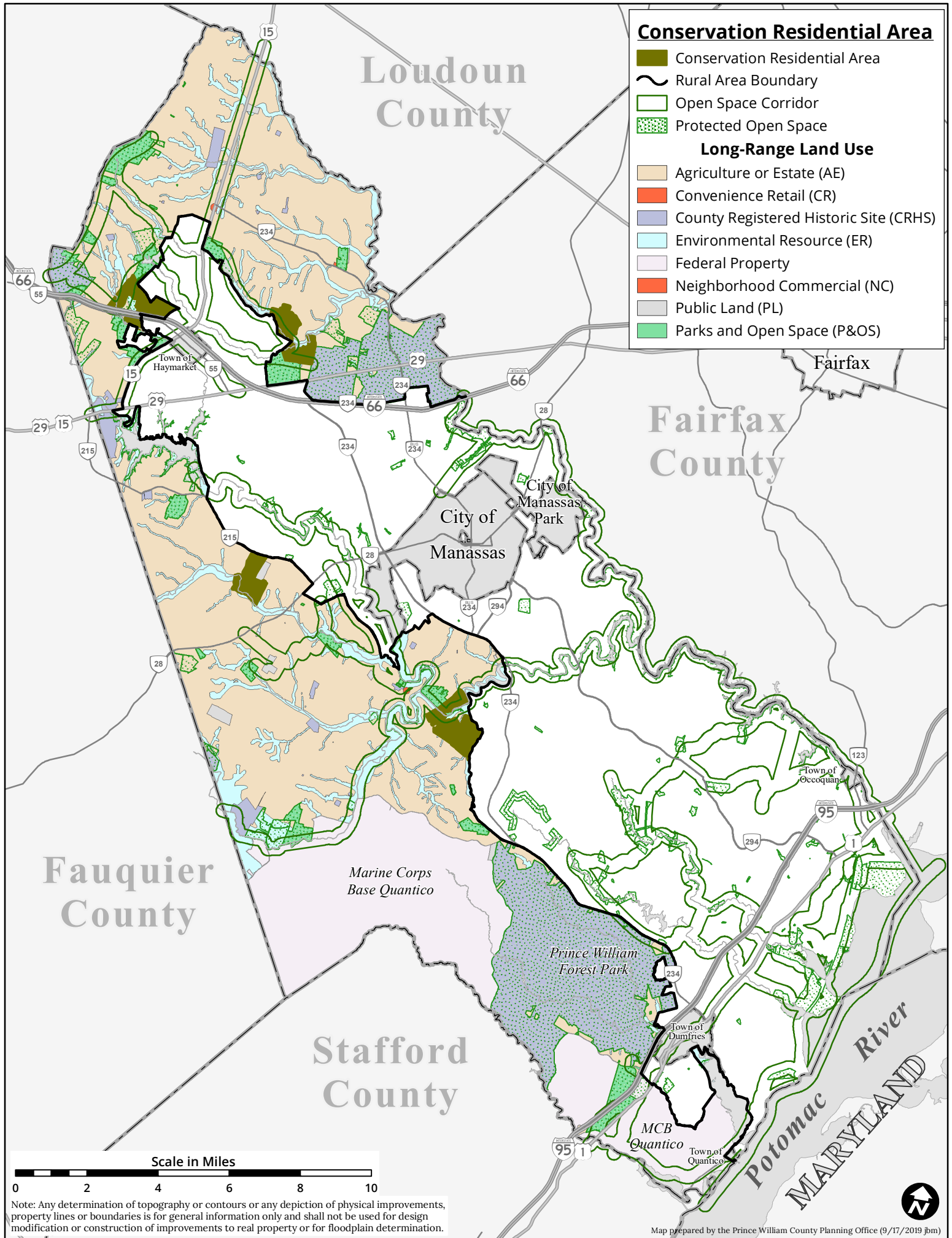
TDR Receiving Areas

- TDR - D
- TDR - R
- Rural Area Boundary
- Open Space Corridor
- Park (County)
- Protected Open Space



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Conservation Residential Area

- Conservation Residential Area
- Rural Area Boundary
- Open Space Corridor
- Protected Open Space

Long-Range Land Use

- Agriculture or Estate (AE)
- Convenience Retail (CR)
- County Registered Historic Site (CRHS)
- Environmental Resource (ER)
- Federal Property
- Neighborhood Commercial (NC)
- Public Land (PL)
- Parks and Open Space (P&OS)



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