



# PRINCE WILLIAM COUNTY Long-Range Land Use Map

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## DRAFT

### Long-Range Land Use Classifications

- Agricultural and Residential**
  - Agriculture and Forestry (AF) [T-1A]
  - Conservation Residential (CRes) [T-1B]
  - Hamlet Mixed Use (HMU) [T-1B]
  - Residential Neighborhood (RN) [T-1A]
  - Residential Neighborhood (RN) [T-1B]
  - Residential Neighborhood (RN) [T-2]
  - Residential Neighborhood (RN) [T-3]
  - Residential Neighborhood (RN) [T-4]
  - Residential Neighborhood (RN) [T-5]
  - Village Mixed Use (VMU) [T-2]
- Residential and Commercial Mixed Use**
  - Community Mixed Use (CMU) [T-2]
  - Community Mixed Use (CMU) [T-3]
  - Community Mixed Use (CMU) [T-4]
  - Community Mixed Use (CMU) [T-5]
  - Community Mixed Use (CMU) [T-6]
  - Neighborhood Mixed Use (NMU) [T-2]
  - Neighborhood Mixed Use (NMU) [T-3]
  - Neighborhood Mixed Use (NMU) [T-4]
- Residential Planned Community (RPC)**
- Town Center (TC) [T-6]**
- Industrial**
  - Industrial Employment (EI)
  - Flexible Use Employment Center (FEC)
  - Tech/Flex (TF)
- Office**
  - Office Mixed Use (OMU) [T-2]
  - Office Mixed Use (OMU) [T-3]
  - Office Mixed Use (OMU) [T-4]
- Public Uses and Cultural Resources**
  - County Registered Historic Site (CRHS)
  - Federal Property (FED)
  - Public Land (PL)
  - Parks and Open Space (POS)
  - Public Right-of-Way (ROW)
- PW Digital Gateway**
  - Study Area and CPA2021-00004

### Special Planning Areas

- Activity Center Boundary
- Bristoe Station and Kettle Run Battlefields Historical Area
- Environmental Resource Overlay
- Hamlet Boundary
- MCB Quantico Special Planning Area
- Neabsco Creek Waterfront
- Redevelopment Corridor Boundary
- Small Area Plan Boundary
- Village Boundary
- Small Area Plan Special Districts**
  - Arts & Entertainment District
  - County Registered Historic Site
  - Transit District
  - University Village
  - Waterfront
- Open Space Corridors**
  - Blueway
  - Heritage
  - Open Space

Form Element/Transects	T-1A	T-1B	T-2	T-3	T-4	T-5	T-6
Target Residential Density	1-2 du/10 acre	2-5 du/10 acre	0.5-4 du/acre	4-12 du/acre	8-24 du/acre	20-50 du/acre	50-100 du/acre
Target Net FAR	0-0.02	0-0.02	0.02-0.23	0.23-0.57	0.57-1.38	1.38-2.30	2.3+
Target Gross FAR	0.01 or less	0.01 or less	0.01-0.15	0.15-0.37	0.37-0.9	0.9-1.49	1.49+
Target Building Height	1-3 Stories	1-3 Stories	1-3 Stories	3-5 Stories	4-8 Stories	6-12 Stories	8-20 Stories
Activity Density (jobs/people/acre)	0-1/acre	0-1/acre	1-10/acre	10-25/acre	25-60/acre	60-100/acre	100+/acre
Preferred Transit Technology	Demand Response	Demand Response	Demand Response	Fixed Bus Route	Express Bus	BRT/LRT	LRT/MRT

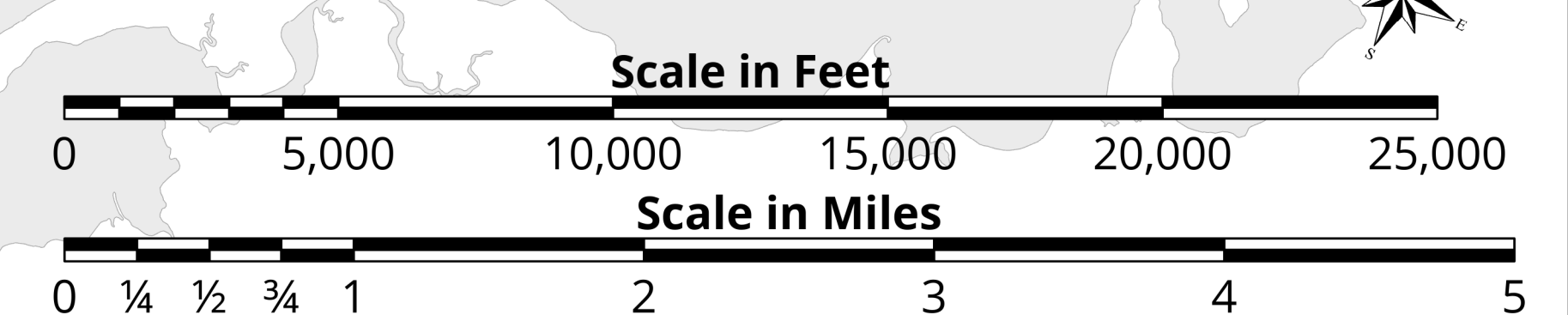
### Residential Planned Communities (RPC)

- Braemar
- Braemar/Ducharme
- Dale City
- Dominion Valley
- Lake Manassas
- Lake Ridge
- Montclair
- Rippon Landing
- Sudley
- Virginia Oaks

Source:  
Board of County Supervisors Ordinance 10-05  
Adopted February 2, 2010  
Amended through 10/19/2021 CPA2020-00004 Resolution 21-583  
1. Slivers under 1,000 square feet will be adjusted administratively.  
2. This map cannot be interpreted separately from the Comprehensive Plan Text.

### Map Key

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



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.