

LONG-RANGE LAND USE

Intent

Prince William County recognizes that growth and change will occur and are vital to the well-being of any community. The County is committed to achieving a number of objectives regarding the long-range development of land within its boundaries, so that growth is managed, development is consistent and orderly, and growth is beneficial:

- Protect the County's financial health.
- Provide an exceptional quality of life.
- Improve the value of land and existing developed properties.
- Preserve open space.
- Support and expand business.

Achieving these objectives will promote the County's long-term economic success. Land use planning is one of the tools the County employs to ensure it meets its objectives, and to ensure that the County is attractive to businesses and is responsible to its citizens. Through wise land use planning, the County ensures that landowners are provided a reasonable use of land while the County is able to judiciously use its economic resources to provide the services its employers and residents need, efficiently and at affordable and high-quality standards, without requiring unreasonable taxation. Prince William County is committed to land use planning that results in economic stability, as well as in a character and quality of life desired by County citizens.

The Long-Range Land Use Plan serves as a guide to the physical development of the County and reflects the spatial distribution of various urban, suburban and rural land use classifications. While this plan is a generalized document, it can be looked at on a site-specific basis, in consideration of approved zonings or other concrete Board of County Supervisors' action that clearly states County planning policy for a given site or given area. The plan is implemented by the Zoning Ordinance, the Subdivision Ordinance and/or the Design and Construction Standards Manual. The Long-Range Land Use Plan can only be interpreted in conjunction with the rest of the Comprehensive Plan.

Given Prince William County's commitment to economic stability, the County is committed to support growth for which services can be supplied according to established levels of service and according to the County's ability to afford to provide those services. Previously approved projects shall be considered when new projects are being evaluated.

The components of the Long-Range Land Use Plan are:

- Map 1: Long-Range Land Use Plan (fold-out map) and associated text.
- Land Use Compatibility Matrix (Figure 1).
- Comprehensive Plan and Zoning Compatibility Matrix (Figures 2 and 3).
- Intent, Goal, Objectives, and Action Strategies.

- Designated Corridors or Routes for Electric Transmission Lines of 150 Kilovolts or More (Figure 4).

LONG-RANGE LAND USE PLAN MAP

The Long-Range Land Use Plan Map illustrates existing and potential development by land use classification and by density or building height. The density is expressed as gross area of a particular long-range land use classification less the ER, Environmental Resource, designated portion of a property. The Long-Range Land Use Plan Map – together with a general description of the classifications reflected thereon – provides general guidance in determining the level of consistency between a development request and these classes of uses. All rezoning, special use permit, and Comprehensive Plan amendment requests shall be evaluated based on the County's Long-Range Land Use Plan and the County's fiscal ability to service such development. Development should occur in a manner consistent with the ability of supportive utilities, facilities, transportation, environmental conditions, and service components to accommodate the impacts of the development, and in accordance with the levels of service (LOS) standards contained in the Fire and Rescue Plan, the Library Plan, the Parks, Open Space and Trails Plan, the Police Plan, the Schools Plan, and the Transportation Plan. In some instances, land use classifications are shown that seem – on the surface – to be inconsistent with this Long-Range Land Use Plan and its policies and action strategies. These inconsistencies generally occur on properties for which zoning approval was given prior to adoption of subsequent Comprehensive Plans. Development of these properties will be permitted to occur according to the densities and proffers of the approved rezoning.

LONG-RANGE LAND USE CLASSIFICATIONS

The Comprehensive Plan, Long-Range Land Use Plan land use classifications have been mapped based upon criteria as set throughout the Comprehensive Plan as goals, objectives, policies, and action strategies. These criteria apply to development – where appropriate – within both the Development Area and the Rural Area. Within each land use classification, there is a range of density or intensity. All areas with the same land use classification, however, are not equal in terms of their location or the time frame within which their development is appropriate. Currently, some areas are more readily accessed by transportation, more readily connected to the sewer system, closer to schools and, thus, better able to accommodate – at established levels of service – a higher level of density or intensity. Other areas – because of environmental constraints and if consistent with fire and rescue service objectives – may lend themselves to higher density cluster development. As utilities and facility networks are expanded and levels of service increased – consistent with the Comprehensive Plan – potential density and intensity will increase accordingly, but always within the established density or intensity ranges set forth by the Comprehensive Plan. Encouraging more intense uses in areas already well serviced – and infill of well-serviced areas already substantially developed – will discourage leap-frog development and sprawl development extended into areas of the County less well serviced, and minimize land speculation, while allowing the County to better focus its fiscal resources.

GEOGRAPHIC AREAS

The formulation of the Long-Range Land Use Plan began with a subdivision of the County into two general geographic areas categorized according to their present character and to their potential character – as measured through both citizen expectations and goals for future development and the County’s desire for fiscally sound growth patterns.

The two general geographic areas are the Development Area and the Rural Area. These areas are depicted on the Long-Range Land Use Area Map and summarized in the following manner:

THE DEVELOPMENT AREA

The Development Area is that portion of Prince William County that has already been developed or is expected to be developed at residential densities greater than those in the Rural Area. The Development Area also contains commercial, office and industrial uses. This area includes established residential, commercial and industrial areas, as well as undeveloped or underdeveloped land expected to meet the County’s projected growth. The Development Area contains urban, suburban, and semi-rural sub-areas. It is intended that all portions of the Development Area are to be served by public water and sewer.

The Long-Range Land Use Plan encourages infill of the Development Area and redevelopment and revitalization of older areas of the County, at densities described in this chapter, or as otherwise determined appropriate based on environmental constraints analyses and if consistent with fire and rescue service objectives. The Long-Range Land Use Plan encourages cost-efficient provision of public services and the provision of an environmentally sound development pattern – particularly on infill sites that may not have been developed because of greater than normal environmental constraints and higher development costs associated with the existing environmental conditions.

The Urban Areas

The Urban Areas are either already the most intensely used portions of Prince William County, or those areas planned for intensive development in the future. They include established commercial, industrial, and high-density residential areas, as well as undeveloped or underdeveloped land expected to meet the County’s future needs for intense, urban development. One of the primary intents of these urban designations is to encourage development at densities high enough to bring regional mass transit to Prince William County and better link the County to its region via mass transit. These regional employment uses, high-density residential and – to a lesser extent – retail uses and industrial uses are generally found along or near the major regional and/or interstate transportation corridors. In addition, the Urban Areas also contain certain highway-oriented commercial uses located along these major transportation corridors. Proximity to major transportation corridors, however, may also coincide with environmentally sensitive areas – in which case the appropriate development densities, site layout, and/or building types would need more detailed consideration.

The Urban Areas contain the following Long-Range Land Use Plan Map classifications:

Mass Transit Node (MTN). The purpose of the Mass Transit Node classification is to recognize areas surrounding existing Virginia Railway Express (VRE) commuter rail stations, and provide guidelines for future VRE commuter rail and Metrorail stations and other mass transit centers. MTN projects should be planned and developed in a comprehensive, coordinated manner. MTN projects should provide areas in the County for residents to have the opportunity to live, work, and recreate in the same area – without being dependent on the automobile – and should focus on integrating the VRE or Metrorail station into the development as an amenity and focal point. MTN projects should, therefore, be developed at a high density and intensity and should contain a mix of residential, commercial, and office uses. The acceptable housing type within any MTN project is multifamily, with a minimum density of 30 dwelling units per gross acre, less the ER-, Environmental Resource-designated portion of a property.

Regional Employment Center (REC). The purpose of the Regional Employment Center classification is to provide for areas located close to and/or with good access from an interstate highway where intensive regional employment uses are to be located. REC projects* should be planned and developed in a comprehensive, coordinated manner. Primary uses in the REC are mid-rise and/or high-rise office (including government offices – particularly those for Prince William County agencies), research and development facilities, lodging, and mixed-use projects. Retail, retail service and/or residential uses shall represent no greater than 25 percent of the total REC project area. Retail and retail service use(s) shall be so located within a building or on a site that their primary purpose is to support the needs of those employed within that REC project or living or working within the mixed-use building(s). Drive-in/drive-through uses are discouraged. Shared/structured parking is encouraged. The acceptable housing type within any mixed-use REC project is multifamily, at a density of 16-30 dwelling units per gross acre, less the ER-, Environmental Resource-designated portion of a property. Development in REC projects shall occur according to a phasing plan, described in Action Strategy 31 of this chapter. The intent of the phasing plan is that mixed, employment and residential and/or retail uses shall be provided at every stage of the project's development. Office development in REC areas is encouraged to be in accordance with the *Illustrative Guidelines for Office Development*, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. A minimum office building height of 4-6 stories is preferred.

Regional Commercial Center (RCC). The purpose of the Regional Commercial Center classification is to provide for areas, located close to and/or with good access to/from an interstate highway, where large-scale retail projects that serve a regional – rather than local – market are to be located. RCC projects should be planned and developed in a comprehensive, coordinated manner. Primary uses include regional retail malls, mixed-use projects, and large single-user retail buildings. Local-serving retail, retail service and/or residential uses shall be considered secondary uses and shall represent no greater than 25 percent of the total RCC project area. Drive-in/drive-through uses are discouraged. Residential uses shall, with the exception of Residential Elderly, be part of a mixed-use building. Shared/structured parking is encouraged.

* In all instances, a “project” or “project area” is defined as the boundary of a rezoning or special use permit request.

The acceptable housing type within any mixed-use RCC project is multifamily, at a density of 16-30 dwelling units per gross acre, less the ER-, Environmental Resource-designated portion of a property. Development in RCC projects shall occur according to a phasing plan, described in Action Strategy 31 of this chapter. The intent of the phasing plan is that mixed, employment and residential and/or retail uses shall be provided at every stage of the project's development.

General Commercial (GC). The purpose of the General Commercial classification is to recognize areas of existing commercial activity along major County roadways – such as those along Route 1, Route 234, Route 28, and at the Minnieville Road - Smoketown Road intersection – that serve a local market rather than a regional market. Access to GC uses shall be limited to abutting arterial or collector roadways, rather than from lesser abutting roadways, except where interparcel connections are provided between abutting GC sites. Pedestrian access to adjacent and nearby residential areas – where appropriate – shall be encouraged. Primary uses in the GC are retail, retail service, and lodging uses. Office use shall be considered a secondary use and shall represent no greater than 25 percent of the total GC project area. Infill and redevelopment of areas identified as GC are encouraged, particularly with new or relocated commercial uses that are of a scale similar to surrounding uses. Designation of new GC areas is discouraged. Office development in GC areas is encouraged to be in accordance with the *Illustrative Guidelines for Office Development*, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. Office buildings in GC areas are preferred at a height of at least 2-3 stories.

The Suburban Areas

The Suburban Areas accommodate the lower density residential, neighborhood-oriented retail and service uses, and smaller scale employment uses found in the more traditional neighborhoods and/or along major intra-County transportation corridors.

The Suburban Areas contain the following Long-Range Land Use Plan Map classifications:

Flexible Use Employment Center (FEC). The purpose of the Flexible Use Employment Center classification is to provide for areas of employment uses situated on individual sites or in campus-style “parks.” Primary uses in the FEC classification are light manufacturing, “start-up” businesses, small assembly businesses, and office uses (including government offices, particularly those for Prince William County agencies). Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 25 percent of the total FEC project area. These retail/retail service uses shall be so located on a site that their primary purpose is to support the needs of those employed within that FEC project. Warehousing, wholesale, storage and/or distribution uses shall also be considered secondary uses within any FEC project. Outdoor storage shall also be considered a secondary use and shall be limited to no more than 25 percent of the land area of the FEC project. Within an FEC-designated project, the more intense uses shall be located in the core of the area and the less intense uses (excluding outdoor storage) at the periphery, to act as a transition between the FEC project and adjacent areas designated or developed for different uses. Office development in FEC areas is encouraged to be in accordance with the *Illustrative Guidelines for Office Development*, provided as a supplement to

the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office.

Industrial Employment (EI). The purpose of the Industrial Employment classification is to provide for areas of economic base industries that must be screened and buffered from major transportation corridors and adjacent land uses. These screening and buffering requirements shall be as contained in the Zoning Ordinance and Design and Construction Standards Manual. Primary uses in the EI are manufacturing, industrial parks, truck and auto repair, wholesale/distribution facilities, warehouses, certain public facilities and utilities, and other industrial uses. Retail and/or retail service uses shall be considered secondary uses and shall represent no greater than 25 percent of the total EI project area. These retail/retail service uses shall be so located on a site that their primary purpose is to support the needs of those employed within that EI project. Within an EI-designated area, the more intense uses shall be located in the core of the area and the less intense uses at the periphery, to act as a transition between the EI and adjacent areas designated or developed for different uses. Performance standards for off-site impacts – such as dust, particulates, and emissions – are to be applied. Stand-alone office and office-like facilities that are primary uses within an EI-designated area should be discouraged in any EI area.

Community Employment Center (CEC). The purpose of the Community Employment Center classification is to provide for areas of low- to mid-rise offices (including government offices, particularly those for Prince William County agencies), research and development, lodging, and mixed-use projects planned and developed in a comprehensive, coordinated manner. CEC projects shall be located at or near the intersection of principal arterials and major collector roads, or at commuter rail stations. Retail, retail service and/or residential uses shall be considered secondary uses and shall represent no greater than 25 percent of the total CEC project area. Retail and retail service use(s) shall be so located within a building or on a site that their primary purpose is to support the needs of those employed within that CEC project or living or working within the mixed-use building. Drive-in/drive-through uses are discouraged. Single-family attached or multifamily housing – including elderly housing – is permitted, at a density of 6-12 units per gross acre, less the ER-, Environmental Resource-designated portion of a property. Development in CEC projects shall occur according to a phasing plan, described in Action Strategy 31 of this chapter. The intent of the phasing plan is that mixed, employment and residential and/or retail uses shall be provided at every stage of the project's development. Office development in CEC areas is encouraged to be in accordance with the *Illustrative Guidelines for Office Development*, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. A minimum office building height of 3-5 stories is preferred.

General Commercial (GC). The purpose of the General Commercial classification is to recognize areas of existing commercial activity along major County roadways—such as those along Route 1, Route 234, Route 28, and at the Minnieville Road - Smoketown Road intersection – that serve a local market rather than a regional market. Access to GC uses shall be limited to abutting arterial or collector roadways, rather than from lesser abutting roadways, except where interparcel connections are provided between abutting GC sites. Pedestrian access to adjacent and nearby residential areas – where appropriate – shall be encouraged. Primary uses in the GC

are retail, retail service, and lodging uses. Office use shall be considered a secondary use and shall represent no greater than 25 percent of the total GC project area. Infill and redevelopment of areas identified as GC are encouraged, particularly with new or relocated commercial uses that are of a scale similar to surrounding uses. Designation of new GC areas is discouraged. Office development in GC areas is encouraged to be in accordance with the *Illustrative Guidelines for Office Development*, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. Office buildings in GC areas are preferred at a height of at least 2-3 stories.

Office (O). The purpose of this classification is to provide for areas of low-to high-rise, offices or research and development activities. Projects developed in this classification shall be for office use, with retail and retail service uses discouraged. Any retail and/or retail service uses shall be contained within the office or research and development building whose tenants and employees those retail/retail service uses would serve. Less intense O uses – such as neighborhood-scale offices – shall be located at the periphery of the O project, to act as a transition between the O project and adjacent residential areas. Office development in O areas is encouraged to be in accordance with the *Illustrative Guidelines for Office Development*, provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. A minimum office building height of 3-5 stories is preferred.

Neighborhood Commercial (NC). The purpose of the Neighborhood Commercial classification is to provide commercial areas to serve surrounding residential neighborhoods. NC-designated areas shall be planned and developed in a comprehensive, coordinated manner. NC project shall not be nearer than one mile from any other NC area or project, or any GC or Convenience Retail (CR) area or project. The site orientation of an NC project shall be toward surrounding neighborhoods, with project access from primary neighborhood-serving roadways, rather than from roadways serving pass-through/pass-by traffic. Pedestrian access to and from the surrounding neighborhood, where appropriate, shall be encouraged. Primary uses in the NC classification are the retail and retail service uses permitted in the B-2, Neighborhood Business zoning district and/or mixed-use buildings that combine retail/retail service uses on the first floor only and residential uses on no more than two additional floors, with a special use permit. In order that the neighborhood-serving function of NC uses can be maintained, maximum NC project size shall be 15 acres and the maximum size of nonresidential uses shall be 120,000 gross square feet, with no single use (other than a grocery store, general store, or drug store) to be larger than 12,000 gross square feet.

Suburban Residential High (SRH). The purpose of the Suburban Residential High classification is to provide for areas of a variety of housing opportunities at the highest suburban density. The preferred housing type in this classification is multifamily (apartments and condominiums). The density range in SRH projects is 10-16 dwellings per acre, less the ER-, Environmental Resource-designated portion of a property.

Suburban Residential Medium (SRM). The purpose of the Suburban Residential Medium classification is to provide for a variety of housing opportunities at a moderate suburban density, greater than that of the SRL classification. The preferred housing type in this classification is

single-family detached, but up to 25 percent of the total land area may be single-family attached. The density range in SRM projects is 4-6 dwellings per gross acre, less the ER-, Environmental Resource-designated portion of a property. Cluster housing and the use of the planned unit development concept may occur, provided that such clustering and planned district development furthers valuable environmental objectives as stated in EN-Policy 1 and EN-Policy 4 of the Environment Plan.

Suburban Residential Low (SRL). The purpose of the Suburban Residential Low classification is to provide for housing opportunities at a low suburban density. The housing type in this classification is single-family detached, but up to 25 percent of the total land area may be single-family attached. The density range in SRL projects is 1-4 units per gross acre, less the ER-, Environmental Resource-designated portion of a property. Cluster housing and the use of the planned unit development concept may occur, provided that such clustering and planned district development furthers valuable environmental objectives as stated in EN-Policy 1 and EN-Policy 4 of the Environment Plan.

Residential Planned Community (RPC). The Residential Planned Community classification includes areas zoned RPC, Residential Planned Community. This classification is intended for planned developments not less than 500 contiguous acres under one ownership or control in those areas of the County where provisions for sanitary sewers, sewage disposal facilities, adequate highway access, and public water supply are assured. Within such planned communities, the location of all residential, commercial, industrial, and governmental uses, school sites, parks, playgrounds, recreational areas, commuter parking areas, and other open spaces shall be controlled in such a manner as to permit a variety of housing accommodations and land uses in an orderly relationship to one another.

The Semi-Rural Area

Semi-Rural Residential (SRR). The purpose of the Semi-Rural Residential classification is to provide for areas where a wide range of larger-lot residential development can occur, as a transition between the largest-lot residential development in the Rural Area and the more dense residential development found in the Development Area. Residential development in the SRR areas shall occur as single-family dwellings at a density of one dwelling per 1-5 gross acres. Where more than two dwellings are constructed – as part of a residential project in the SRR classification – the average density within that project should be 1 dwelling unit per 2.5 acres on a project-by-project basis. Cluster housing and the use of the planned unit development concept may occur, so long as the resulting residential density is no greater than that possible under conventional development standards and provided that such clustering furthers valuable environmental objectives such as stated in the Environment Plan and is consistent with fire and rescue service objectives. The lower end of the density range for the SRR classification should be proposed with a rezoning application. Higher densities shall be achieved through negotiation at the rezoning stage, not to exceed average densities established in this category.

THE RURAL AREA

The Rural Area. This is the area of Prince William County in which are contained agricultural, open space, forestry and large-lot residential land uses, as well as occasional small-scale convenience retail centers and community facilities. Large-lot residential cluster development – contained within or abutted by large tracts of permanent open space – is an alternative residential pattern permitted in the Rural Area. Unlike the 10-acre lots permitted by right, however, these clusters require subdivision approval by the County. The purpose of the Rural Area designation is to help preserve the County’s agricultural economy and resources, the quality of the groundwater supply, and the open space and rural character presently found there. While it is intended that the Rural Area be served by public water facilities, the Rural Area is not intended to be served by public sewer facilities, except under emergency conditions as identified in the Sewer Plan. Designation of the Rural Area and application of the development Goals, Policies, and Action Strategies relative to the Rural Area are intended to help avoid the negative economic, social and environmental characteristics of sprawl development.

Agricultural or Estate (AE). The purpose of the Agricultural or Estate classification is to protect existing agricultural lands and open space, as well as other important rural environmental resources, and to provide areas within the County where large lot residential development is appropriate. The maximum density is one dwelling per 10 gross acres.

Convenience Retail (CR). The purpose of the Convenience Retail classification is to provide for commercial nodes to serve surrounding rural areas located within 10-15 minutes’ driving time. CR projects are encouraged to provide retail and retail service uses desired by rural residents to fulfill basic, daily needs – rather than uses that are more properly located in the Development Area of the County. These uses are those permitted in the B-3, Convenience Retail zoning district. CR projects shall be planned and developed in a comprehensive, coordinated manner. No CR area or project shall be nearer than five miles from any other CR project or any NC or GC project. A CR area shall be limited to one quadrant of an intersection and the site orientation of a CR project shall be toward the less heavily traveled road of that intersection, rather than toward pass-through/pass-by traffic, with single in/out access provided from that road. Pedestrian access to and from any adjacent neighborhood(s) shall be integral to the site design of CR projects. As detailed in the Community Design chapter, building architecture and site design shall be compatible with a rural area – rather than a “suburban” or “urban” design. Retail motor vehicle fuel stations shall be accessory uses only, and shall be attached to the CR. Combination gas station-quick-service and drive-in/drive-through uses are discouraged. Maximum CR project size shall be 5 acres, including appurtenances (such as drainfields). The maximum size of non-residential uses shall be 15,000 gross square feet, with no single use to be larger than 8,000 gross square feet. Second-story residential use as part of a mixed-use building is permitted, with a special use permit. No building in a CR area shall be built to greater than two stories.

POTOMAC COMMUNITIES

See the Potomac Communities Revitalization Plan Sector Plan

COUNTYWIDE CATEGORIES

Environmental Resource (ER). This classification is explained and defined in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as determined by the Federal Emergency Management Act (FEMA) Flood Hazard Use Maps or natural 100-year floodplains as defined in the Design and Construction Standards Manual and resource protection areas (RPAs) as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks are considered part of the Environmental Resource designation.

County Registered Historic Sites (CRHS). This classification is designed to protect important cultural resources. Cultural resources include architectural, archaeological, and historical resources. CRHS designations that are mapped on the Long-Range Land Use Plan Map include existing sites and districts that have a preservation easement or are listed on the National Register of Historic Places or Virginia Historic Landmarks Register; are incorporated into the County Zoning Ordinance as an Historic Overlay District or Special Public Interest District; are recorded as part of the Historic American Building Survey or the Historic American Engineering Record; or has been selected for inclusion in the annual evaluation and update of such list by the Historical Commission and approved by the Board of County Supervisors. Development in this designation that would potentially impact these resources shall occur in accordance with the standards and criteria set forth in the Cultural Resources Plan.

Parks and Open Space (POS). The purpose of this classification is to designate existing and projected parks and recreational areas of the County. The Parks, Open Space and Trails Plan contains a complete inventory of existing federal, state, and local parks, and of planned parks within the County.

Public Land (PL). The purpose of identifying public lands in the Comprehensive Plan is to provide an indication of existing and planned public facilities, institutions, or other government installations such as – but not limited to – detention/correctional facilities, government centers, judicial centers, and related facilities. The appropriate Comprehensive Plan chapter (Telecommunications, Potable Water, Sewer, Transportation, Fire and Rescue, Libraries, Police, or Schools) should be consulted for a more complete presentation regarding these public facilities. Where necessary, public facility reviews with public comment – as outlined in the Virginia Code – shall be conducted to determine conformance of specific proposed facilities with the Comprehensive Plan. A public facility review with public comment shall be mandatory where a public facility is not addressed in the Comprehensive Plan, unless such facility is exempt from review by that code section.

THE LAND USE COMPATIBILITY MATRIX

The Land Use Compatibility Matrix (Figure 1) provides a general evaluation technique to ensure compatibility in areas where different land use categories meet. It does not indicate that certain categories are totally incompatible with certain other categories. The matrix does, however, provide general guidance in evaluating the degree to which mitigation measures may be necessary to ensure compatibility between or among abutting or facing land uses. Specific mitigation measures should be based on site conditions and the nature of both the use in question and the abutting use(s). The guidelines contained in the matrix should be consulted in addition to the guidelines contained in the Community Design Plan, as well as the standards and regulations contained in the Zoning Ordinance and the DCSM.

- Land use classifications in the matrix that are identified as "**Compatible**" are those uses that are – when adjacent – harmonious and consistent with one another. Land use classifications identified as "**Incompatible Except with Mitigation Measures**" will require significant buffering and transitions, depending on the Long-Range Land Use Area and specific land uses. The primary concern, however, is adequate – and sometimes complete – buffering, whether it be distance, undisturbed vegetative buffers, vegetated streams, transportation corridors, man-made barriers, the location of less intense uses at the periphery of the site (if such uses are proposed), or a combination of these measures. Transitions in land uses and/or transitions in density are also warranted at the interfaces of these land use categories. These mitigation measures are of particular concern in the Development Area, with the range of land uses permitted therein.
- Land use classifications identified as "**Incompatible**" should only be located adjacent to each other when extensive and extraordinary mitigating measures can effectively address all compatibility concerns. These mitigation measures are of particular concern when inherently incompatible land uses – such as residential uses and industrial uses – are proposed adjacent to one another.

COMPREHENSIVE PLAN AND ZONING COMPATIBILITY MATRICES

The Zoning and Comprehensive Plan Compatibility Matrices (Figures 2 and 3) are to be used for:

- Assisting applicants and staff in choosing the appropriate zoning district for the specific long-range land use designation of a parcel for which a rezoning is sought.

From the Piedmont to the Potomac

Figure 1 - Land Use Compatibility Matrix

Land Use Category	REC	RCC	FEC	EI	GC	CEC	O	NC	SRH	SRM	SRL	CR	SRR	A/E	RRC
Regional Employment Center (REC)	○														
Regional Commercial Center (RCC)	⊗	○													
Flexible Employment Center (FEC)	⊗	⊗	○												
Industrial Employment (EI)	⊗	⊗	⊗	○											
General Commercial (GC)	⊗	⊗	⊗	⊗	○										
Community Employment Center (CEC)	⊗	⊗	⊗	⊗	⊗	○									
Office (O)	⊗	⊗	⊗	⊗	⊗	○	○								
Neighborhood Commercial (NC)	⊗	⊗	⊗	⊗	⊗	⊗	⊗	○							
Suburban Residential-High (SRH)	⊗	⊗	●	●	⊗	⊗	⊗	⊗	○						
Suburban Residential-Moderate (SRM)	⊗	⊗	●	●	⊗	⊗	⊗	⊗	⊗	○					
Suburban Residential-Low (SRL)	⊗	⊗	●	●	⊗	⊗	⊗	⊗	⊗	⊗	○				
Convenience Retail (CR)	⊗	⊗	●	●	●	●	●	●	●	●	●	○	⊗	⊗	●
Semi-Rural Residential (SRR)	●	●	●	●	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	○	⊗	●
Agricultural Estate (A/E)	●	●	●	●	●	●	●	⊗	⊗	⊗	⊗	⊗	⊗	○	●

LEGEND: ○ - Compatible ⊗ - Compatible with Mitigation Measures ● - Incompatible

Figure 2 - Compatibility Matrix – Zoning and Comprehensive Plan Designations - Residential

**COMPATIBILITY MATRIX
ZONING AND COMPREHENSIVE PLAN DESIGNATIONS
RESIDENTIAL**

ZONING DISTRICTS	COMPREHENSIVE PLAN DESIGNATIONS													
	AE	SRR	SRL	SRM	SRH	REC	CEC	RCC	MTN	RPC				
A-1	•													
SR-5		•												
SR-3		•												
SR-1		•	•											
R-2			•											
R-4			•	•										
R-6			•	•			1							
R-16					•		•	•						
R-30						•		•						
R-U										•				
PMR			•	•	•		•							
RPC														•

¹ Single-family attached dwellings only.

Figure 3 - Compatibility Matrix – Zoning and Comprehensive Plan Designations – Non-Residential

**COMPATIBILITY MATRIX
ZONING AND COMPREHENSIVE PLAN DESIGNATIONS
NON-RESIDENTIAL**

ZONING DISTRICTS	C O M P R E H E N S I V E P L A N					D E S I G N A T I O N S				
	CEC	REC	RCC	O	FEC	EI	GC	NC	CR	
B-1			•				•			
B-2								•		
B-3									•	
O(L)	•			•			•			
O(M)	•			•	•					
O(H)				•						
O(F)		• ¹		• ¹	•	•				
M-1						•				
M-2						•				
MT						• ²				
PBD				•	•	•				
PMD	•									

¹ Only as part of a PBD/mixed-use zoning/development. Proffers would be requested to limit O(F) uses in these designations to office and office-like/office-compatible uses.

² Only as transition area and transition uses within EI planned area.

GOAL: To provide a pattern of land use Countywide that encourages fiscally sound development and achieves a high-quality living environment

GENERAL LAND USE OBJECTIVES

1. To ensure adequate land uses, by type, necessary to provide a supply of land that allows the County to compete – on a regional, national, and international basis – for advanced technological industries and other economic development opportunities that will bring new jobs to Prince William County residents, particularly new professional and other high-paying jobs.
2. To provide for a variety of land uses, so as to allow for a diversity of housing unit types and employment opportunities – at appropriate locations within the County.
3. To protect existing and planned land uses from the encroachment of incompatible land uses.
4. To encourage development that infills undeveloped portions of established neighborhoods in the Development Area, at a density and intensity that is compatible with those neighborhoods – so long as the general Long-Range Land Use Plan designation of that neighborhood is upheld.
5. To protect environmentally sensitive land and maintain open space.
6. To encourage – in appropriate locations within the Development Area – the development of livable, planned communities that promote a variety of residential opportunities, and provide public facilities, goods and services, open space, recreational opportunities, and related employment at a neighborhood scale.
7. To focus future public utilities and facilities, infrastructure improvements, and social service delivery systems within the Development Area – with priority given to those areas where Prince William County is undertaking economic development or redevelopment initiatives, in accordance with the Economic Development Plan chapter.
8. To encourage the provision of adequate public utilities, facilities, and associated levels of service, to serve existing and anticipated populations and businesses in a manner consistent with the Comprehensive Plan, the Strategic Plan, and the Capital Improvements Program.
9. To utilize the sector planning process to address "areas of concern" that require more detailed planning than is afforded by the Comprehensive Plan.
10. To maintain and improve the quality of life for all County residents – by preserving open space, protecting valuable environmental resources, and encouraging growth in appropriate areas and locations.

11. To achieve – at appropriate locations – high-density, mixed-use development near existing and future commuter rail, Metrorail, and other regional transit centers that will facilitate greater use of mass transit by County residents and bring new high-quality employment opportunities to Prince William County.
12. To integrate the various existing, proposed, and potential mass transportation modes and high-density, mixed-use development nodes.

ACTION STRATEGIES:

1. Confine urban, suburban, and semi-rural development – and densities appropriate to that development, as described in this Long-Range Land Use Plan – to the Development Area, as reflected by the Long-Range Land Use Plan Map.
2. Ensure that the primary function of the Rural Area – as reflected by the Long-Range Land Use Plan Map – is to maintain open space, protect native habitats, allow for large-lot residential development, allow for agricultural activities, and provide potential sites for community facilities.
3. Encourage planning for multi-purpose transit centers along transit corridors, to integrate private development with public facilities for high density, mixed-use destinations.
4. Encourage structured parking with ground floor retail/retail service uses at commuter parking lots.
5. Create – following adoption of the Comprehensive Plan – a zoning district to implement the MTN Comprehensive Plan designation – to provide high-density, mixed-use development in areas surrounding existing and future commuter rail, Metrorail, and other regional mass transit centers. The MTN zoning district would incorporate, as a minimum, the following development guidelines:
 - Minimum area size.
 - Appropriate land uses.
 - Appropriate mix of land uses, in general and perhaps varying among locations.
 - Pedestrian emphasis.
 - Building heights.
 - Open space requirements.
 - Structured parking and possible requirements for reduced number of spaces.
 - Transportation management.
 - Phasing of development.
 - Relationship of MTN areas to surrounding uses.
6. Evaluate rezoning and special use permit applications for consistency with the Comprehensive Plan. The “Timing and Density of Development” contained in the introduction to the Comprehensive Plan shall be utilized to provide guidance as to

whether a project is consistent with the Comprehensive Plan overall, and more particularly with regard to the appropriate timing and density or intensity of development.

7. Evaluate the proposed development concept relative to the environmental constraints analysis submitted with rezoning and special use permit applications in accordance with EN-Policy 1 and EN-Policy 4 of the Environment Plan, to determine the appropriate density or intensity of development. Such development shall also be consistent with fire and rescue objectives.
8. Advocate policies and public funding associated with the County's Strategic Plan, Budget, Capital Improvements Program, and Secondary Road Improvements Program that direct needed infrastructure improvements to achieve the economic development goals of the County. Funds should be concentrated in the Development Area as well as toward appropriate, Board of County Supervisors-approved inter-County connectors and other needed public facilities in the Rural Area.
9. Ensure that policies and public funding associated with other public agencies, such as the Service Authority, Park Authority, and School Board, are structured to support the economic development goals of the County. Funds should be concentrated in the Development Area for needed public facilities, but should also be provided, as needed, in the Rural Area.
10. Maintain an up-to-date and cumulative listing of all major developments approved at the rezoning, site plan, or subdivision stages. Monitor the effect of such developments on all public facility systems.
11. Continue to update the Zoning Ordinance and the DCSM, in order to bring all implementation-related regulations into conformance with the Comprehensive Plan. Maintain a comprehensive list of definitions that are consistently used throughout the Plan and are consistent with the Zoning Ordinance and DCSM.
12. Continue to investigate:
 - Expanding the existing authority for impact fees to include other infrastructure and service delivery systems.
 - Developing a quantitatively oriented Site-Specific Evaluation System to be used as a guide in establishing, in part, the exact residential density for any given parcel in the Development Area at any given time.
 - Developing a list of interim uses for areas designated for regional employment and/or industrial use in the Development Area that can be developed under a special use permit having a limited life.
 - Modifying Use-Value Assessment requirements for minimum acreage and use requirements, so as to retain areas for targeted industries within the Development Area.
 - Developing other fiscal strategies that help achieve the County's adopted goals and policies.

13. Prepare and maintain in-depth Sector Plans and less intensive planning studies – depending upon the geographical area and the planning issues involved – for identified areas of concern. Once adopted by the Board of County Supervisors, these plans and studies shall represent an amendment to and refinement of the Comprehensive Plan for the subject area.
14. Prepare additional Comprehensive Plan text to address Social Services and General Government.
15. Continue to provide input to obtain additional planning and regulatory authority over local land use-related issues from the General Assembly.
16. Allow cluster housing and the use of planned districts and the planned unit development concept in the Development Area, so long as the resulting residential density is recommended in the given land use classification, provided that such clustering furthers valuable environmental objectives such as are stated in EN-Policy 1 and EN-Policy 4 of the Environment Plan and is consistent with fire and rescue service objectives.
 - Open space created as part of these clusters should be preserved as permanent open space, through creation and dedication of a perpetual conservation easement.
 - The purpose of both cluster development and planned district/planned unit development is to:
 - ◆ Promote the efficient use of land.
 - ◆ Preserve slopes and woodlands.
 - ◆ Better manage stormwater run-off and water quality.
 - ◆ Reduce the length of streets, utility lines, and stormwater piping.
 - ◆ Provide design flexibility.
 - ◆ Promote the most cost-effective provision of public services necessary to support the development.
17. Ensure transitions in building scale, intensity of use, and adequate buffering between semi-compatible land uses in accordance with the Land Use Compatibility Matrix, by requiring adequate distance, screening, setbacks, vegetative buffers, or combinations of these means. Proposed developments should utilize the standards of the Community Design Plan.
18. Encourage development densities at the low end of the range of the land use classifications near areas identified as Environmental Resource, County-Registered Historic Site, and Parks and Open Space with sensitive features, as reflected on the Long-Range Land Use Plan Map.

19. Utilize the level of service¹ (LOS) standards identified or referenced in the various chapters of the Comprehensive Plan to determine the existing capacity – or lack thereof – of supportive infrastructure and services. This determination should then serve as a guide in determining the need – and the extent of that need – for additional support facilities as a result of a proposed Comprehensive Plan amendment, rezoning, or special use permit and the parameters of developer/landowner-proposed mitigation measures that are to be provided according to the LOS standards contained in the Comprehensive Plan. The proposed mitigation shall be presented as part of the Comprehensive Plan amendment, rezoning, special use permit, and – where required – site plan and/or subdivision approval process. No development proposal should be approved without the mitigation measures required to meet the LOS standards.
20. Accept applications for annual review of amendments to the Comprehensive Plan text and/or the Long-Range Land Use Plan designation for a given property. The application and public hearing process for Comprehensive Plan Amendments shall be as follows:
- Applications for these Comprehensive Plan Amendments shall be received by the Planning Office no later than the first Friday of every January, unless the Board of County Supervisors specifically adopts a different acceptance date. Applications for amendments for “targeted industries,” as defined by the Department of Economic Development, or the re-designation of public land to private use or ownership, shall be exempt from this due-date requirement.
 - Any land currently designated as public land on the Long-Range Land Use Plan must be re-designated through the Comprehensive Plan Amendment process when it is no longer needed for public use.
 - Each amendment must first be formally initiated by the Board, using a preliminary analysis of the relative merits of the amendment application provided by the Planning Office.
 - The Board may choose to initiate or not initiate a given amendment. Once initiated, the amendment is sent to the Planning Commission for its review and recommendation.
 - The Planning Commission sends its recommendation(s) to the Board, which has the power to approve or deny each amendment. Both the Planning Commission and Board actions require a public hearing.

¹ The term “levels of service” denotes quantitative standards, developed by County agencies, using national, state and/or industry standards, for public service delivery. These standards are generally expressed by each agency in terms that describe the kind and amount of service being provided, such as road capacity (Department of Transportation for roadways), travel time for emergency vehicles (Department of Fire and Rescue), acres of parkland/capita (Park Authority), books/capita (Library Board) or percent of average use capacity (School Board), and similar measurements.

- All Comprehensive Plan amendment applications must provide the information requested in the application form available in the Planning Office. It is not the intent that rezonings be required with Comprehensive Plan amendment applications. The purpose of public consideration of such an amendment is to determine whether the general planning policy – rather than the specific application of that policy to a given location – is appropriate within the broad countywide development goals, policies, and action strategies expressed in the Comprehensive Plan.
21. Seek and promote the redevelopment of unoccupied retail developments and existing office buildings into Class A or Class B office space, using the *Illustrative Guidelines for Office Development*, provided as a supplement to the Community Design Plan.
 22. Investigate the use of incentives for Class A/Class B offices in the O, CEC, and REC land use designations.
 23. Establish transit centers in the County and plan for multipurpose transit centers along transit corridors to integrate private development with public facilities for high density, mixed-use destinations. Areas such as – but not limited to – the Belmont, Harbor Station, County Center/Government Center town center areas, and at new VRE stations are possible locations for focusing these efforts.
 24. Improve the appearance of and amenities available at commuter parking lots. Efforts to improve the appearance and land uses near these parking lots may be appropriate, especially when not located in shopping centers. Structured parking with ground floor retail including amenities for users of mass transit – such as dry cleaners, childcare facilities, and coffee shops – is encouraged.
 25. Encourage private developers to develop at the high end of the density and intensity range, for residential, mixed use buildings, mid- to high-rise office, and structured parking as part of the rezoning and special use permit process for areas designated SRH, REC, FEC, O, and RCC. Areas that are largely undeveloped with much potential for proposals that will support mass transit should develop at the highest density and intensity recommended by the land use designation. Incentives – such as density bonuses, shared parking, and lower parking requirements – should be considered to encourage the desired land uses. Encouraging properties to develop at the higher end of the density range – especially if there are few or no environmental constraints – will encourage mass transit opportunities. Encouraging mass transit opportunities in these areas will actually support the goals and objectives of the Environment Plan, by placing high-density in appropriate areas of the County and by preserving environmentally sensitive areas with lower density/intensity uses. All development should conform to the principles and guidelines established for development in the Community Design chapter.
 26. The following phasing guidelines shall be used to specify the proportions of acreage that shall be maintained during the life span of development of the project:

URBAN AREAS

Land Use	Primary Uses	Secondary Uses	Note
REC	Minimum 75% of acreage for office, research and development, employment or lodging uses	Maximum 25% acreage for retail or residential uses	Phasing plan must ensure that office, employment, and lodging uses are always the primary uses within the area rezoned or any area subsequently subdivided from the original rezoning. Appropriate zoning districts for primary uses include O(H), O(M), PMD, and PBD. In planned zoning districts, appropriate Land Bay designations for primary uses as defined in Part 280 et seq. of Zoning Ordinance.
RCC	Minimum 75% of acreage for regional serving retail uses	Maximum 25% acreage for local retail or residential uses	Phasing plan must ensure that regional serving retail uses are always the primary uses within the area rezoned. The appropriate zoning district for primary uses is B-1. Appropriate Land Bay designations for Primary uses include the B-1 as defined in Part 280 et seq. of Zoning Ordinance

SUBURBAN AREAS

Land Use	Primary Uses	Secondary Uses	Note
CEC	Minimum 75% of acreage for office, research and development, employment or lodging uses	Maximum 25% acreage for retail or residential uses	Phasing plan must ensure that office, employment, and lodging uses are always the primary uses within the area rezoned or any area subsequently subdivided from the original rezoning. Appropriate zoning districts for primary uses include O(M), O(L), and PMD. In planned zoning districts, appropriate Land Bay designations for Primary uses as defined in Part 280 et seq. of Zoning Ordinance.

PUBLIC FACILITY OBJECTIVE 1: Plan and design all public facilities in a manner that generally conforms to the Comprehensive Plan, the Zoning Ordinance, the Design and Construction Standards Manual, and the Capital Improvements Plan.

ACTION STRATEGIES:

1. Create a new Public Facilities Map.
2. Require that public or community facilities be subject to a determination for general conformity with the Comprehensive Plan² under Virginia Code 15.2-2232 and Prince

² The following buildings, if and when no longer used for public facility uses, must be converted to a use consistent with its underlying zoning district and made to comply with all other County regulations applicable to permitted uses in the zoning district, or removed:

- ❖ Bristow post office located on the east side of Valley View Drive south of Bristow Road
- ❖ Woodbridge Department of Motor Vehicles building located in the vicinity of 2731 Caton Hill Road.

William County Code 32-201.12, as detailed further in Action Strategy 3, below. Public and community facilities – including, but not limited to, public buildings, streets, public structures, schools, parks, telecommunication facilities, public utility infrastructure (such as water tanks, underground and aboveground gas, electrical lines, and poles), prisons, sanitary landfills, airports, and sports complexes, universities, and hospitals – shall be compatible with surrounding land uses and readily accessible to users of the facility, subject to such a public facility determination. All proposed public facilities shall be planned, sited, and buffered in a manner so as to provide compatibility with surrounding existing and planned uses. Development proposed under such public facility determination shall adhere to the policies and action strategies of the Community Design Plan.

3. The requirement for a public facility determination may, in some cases, be satisfied by administrative review, based on the written application and supporting submission of the applicant. At the discretion of the Director of Planning, or his designee, some proposed public facilities may receive administrative determination of conformity to the Comprehensive Plan (with the exception of those facilities discussed in Action Strategy 5). The Planning Commission shall be given a list of all administrative determinations of conformity on a regular basis for review and action. Administrative determinations of conformity shall be final unless the Planning Commission acts to schedule a public hearing.
4. All applicants shall be required to furnish the information and documentation specified in the Public Facility Review Determination Submission Checklist, which is contained within the “Procedure for Public Facility Review Determination,” as prepared by the Planning Office and updated periodically.
5. The requirement for a public facility determination, in some cases, may be satisfied during the Planning Commission’s yearly review of Prince William County’s Proposed Capital Improvements Plan. The Planning Commission shall be entitled to make a finding of conformity for those projects for which sufficient detail has been submitted to warrant such a finding. The Planning Commission shall also be entitled to defer determination of conformity to a later time when more details are available.
6. All proposed water towers, water storage facilities, sewage treatment plants, and correctional facilities shall be subject to a formal conformity determination before the Planning Commission. This determination shall include a public facility review and public comment, and that the facility be planned, sited, and buffered in a manner so as to provide compatibility with surrounding existing and planned land use and in accordance with the policies and action strategies of the Community Design Plan.
7. Final pipe sizing for water and sewer facilities and all water storage facilities and pump station locations that exceed the range shown on the water and sewer maps that are part of the Comprehensive Plan shall be subject to a public facility determination.

8. There is a need to locate certain public uses or facilities, specifically government offices, public educational facilities, and group homes that, pursuant to the Virginia Code, must, for zoning purposes, be considered to be single-family residences in various portions of the County. Such uses and facilities will, to the extent possible, be located in zoning districts where they would be permitted by right or with a special use permit if privately owned and operated. Therefore, the public uses and facilities identified below shall be deemed in conformity to the Comprehensive Plan and will not be subject to a formal public facility review public hearing by the Planning Commission if all of the following criteria are met:
- A private use or facility similar in nature to the proposed public use or facility, such as offices or schools, is permitted by right by the Zoning Ordinance or by a special use permit in the zoning district in which the public use facility is proposed to be located;
 - Such public use is limited to government offices, educational facilities, group homes that, pursuant to the Virginia Code, must, for zoning purposes, be considered to be single-family residential occupancy;
 - The zoning district in which the public use or facility is proposed to be located is consistent with the Long-Range Land Use Plan Map; and
 - Such public use or facility conforms to all provisions of the Zoning Ordinance, the DCSM, and any other development standards applicable to similar private uses, including appropriate policies and action strategies contained in the Community Design Plan.
9. Figure 4, “Designated Corridors or Routes for Electric Transmission Lines of 150 Kilovolts or More,” illustrates the corridors or routes for the location of existing electric transmission lines of 150 kilovolts or more and designates the corridors that all future electric utility lines of 150 kilovolts or more should follow.

From the Piedmont to the Potomac

Figure 4 - Designated Corridors or Routes for Electric Transmission Lines of 150 Kilovolts or More

