



2003 Comprehensive Plan Prince William County

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County of Prince William, Virginia

Comprehensive Plan

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GLOSSARY OF ACRONYMS AND PLANNING TERMS

A-1, Agricultural: This zoning designation allows 1 detached single-family dwelling per 10 acres.

AE, Agricultural or Estate: This Long-Range Land Use classification allows 1 dwelling per 10 acres.

B-1, General Business: This zoning designation allows shopping centers <400,000 gross square feet, office, and institutional uses.

B-2, Neighborhood Business: This zoning designation allows neighborhood scale retail <150,000 gross square feet, office, and institutional uses.

B-3, Convenience Retail: This zoning designation provides for areas within the County where convenience goods and services may be located.

BOCS: Board of County Supervisors

B-R, Regional Business: This zoning designation allows large-scale, region-serving retail, personal service, and office uses with a minimum district size of 25 acres.

CAC: Citizens' Advisory Committee.

CEC, Community Employment Center: This Long-Range Land Use classification is for sites at or near intersections of principal roads or commuter rail stations. It allows 75% employment use and 25% retail and/or residential, 6-12 dwellings per acre (no townhouses).

CGA: Critical Groundwater Area.

CIP: Capital Improvements Program

CR, Convenience Retail: This Long-Range Land Use classification provides for retail "nodes" to serve rural areas located within 10-15 minutes drive time.

DCR, Designated Cultural Resource: This Long-Range Land Use classification identifies important cultural resources, which include architectural, archaeological, and historical resources and is designed to protect said cultural resources.

DCSM: Design and Construction Standards Manual.

DEQ: Department of Environmental Quality.

Development Area: 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.

DHR: Department of Historic Resources.

EI, Industrial Employment: This Long-Range Land Use classification provides for manufacturing, industrial parks, truck and auto repair, wholesale/distribution, and warehouses.

ER, Environmental Resource: All 100-year floodplains, Resource Protection Areas, areas with 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.

FAR: Floor Area Ratio.

FEC, Flexible Use Employment Center: This Long-Range Land Use classification provides for light manufacturing, "start-up" business, and offices.

FEMA: Federal Emergency Management Act.

GC, General Commercial: This Long-Range Land Use classification provides for infill of existing commercial "strips."

GDP, Generalized Development Plan: A written, graphic, and/or visual statement of the uses intended for a subject property.

HCOD, Highway Corridor Overlay District: Zoning overlay intended to reduce traffic congestion and visual clutter.

HEOD, Higher Education Overlay District: Zoning overlay intended to promote harmonious development with an institute of higher education and compatible nonresidential uses involving services which are associated with the curriculum offered at an institute of higher education.

HOV: High Occupancy Vehicle

LOS, Level of Service Standards: Five of the Comprehensive Plan chapters address facilities and services provided by the County to its residents and businesses: Fire and Rescue, Libraries, Parks and Open Space, Schools, and Transportation. The departments responsible for these services have established levels of service (LOS) standards, which are standards by which each agency measures the quality of the service it provides.

Magisterial Districts: Prince William County is divided into seven local election districts:

- Brentsville
- Dumfries
- Coles
- Gainesville
- Neabsco
- Occoquan
- Woodbridge

M-1, Heavy Industrial: This zoning designation is intended to provide areas for and to encourage development of heavy and intensive industrial processing, manufacturing and storage.

M-2, Light Industrial: This zoning designation is intended to provide areas for research and development centers, light industrial manufacturing, warehousing, wholesaling and related office and institutional uses.

M-T, Industrial/Transportation: This zoning designation is intended to provide for areas and encourage development of heavy industrial uses, particularly those that generate considerable truck and/or heavy equipment traffic, or which require access to more than one mode of transportation.

MTN: This Long-Range Land Use classification provides for higher density, mixed use development near existing and future commuter rail and Metrorail stations.

MWCOG: Metropolitan Washington Council of Governments.

NC, Neighborhood Commercial: This Long-Range Land Use classification provides commercial areas to serve surrounding residential neighborhoods.

O, Office: This Long-Range Land Use classification provides for low- to mid-rise, suburban-scale offices or research and development activities.

O(F), Office/Flex: This zoning designation is designed to provide areas for research and development centers, office, institutional, and minimal impact industrial uses.

O(L), Low-Rise Office: This zoning designation is designed to provide areas for offices with a minimum 10,000 square foot lots.

O(M), Mid-Rise Office: This zoning designation is designed to provide areas for mid-rise offices and institutional uses.

O(H), Office High-Rise: This zoning designation is designed to provide areas for high-rise offices and institutional uses.

PBD, Planned Business District: This zoning designation allows a planned nonresidential development with a mix of commercial, research and development, office complexes, and certain types of manufacturing and related land uses.

PC: Planning Commission.

PCBs: Polychlorinated Biphenyls.

PL, Public Land: This Long-Range Land Use classification identifies public land within the County in order to provide an indication of existing and planned public facilities, institutions, or other government installations.

PMD, Planned Mixed Use District: This zoning designation allows a mix of nonresidential and residential within.

PMR, Planned Mixed Residential: This zoning designation is designed to permit and encourage the establishment of communities of varied housing types in planned developments.

POS, Parks and Open Space: This Long-Range Land Use classification illustrates a number of existing parks and recreational areas of the County.

RR-5, Rural Residential: This zoning designation allows 1 detached single-family dwelling per 5 acres.

RR-7.5, Rural Residential: This zoning designation allows 1 detached single-family dwelling per 7.5 acres.

R-10, Suburban Residential: This zoning designation allows 1 detached single-family dwelling per 10,000 square foot lot.

R-20, Suburban Residential: This zoning designation allows 1 detached single-family dwelling per 20,000 square foot lot.

RC, Recreation and Entertainment District: This zoning designation allows large scale, regional serving recreation and entertainment opportunities.

RCC, Regional Commercial Center: This Long-Range Land Use classification provides for 75% regional retail and 25% local-serving retail, retail service and/or residential with 16-30 dwellings per acre.

R-D, Suburban Residential Duplex: This zoning designation allows a two-family dwelling per 12,000 square-foot lot.

REC, Regional Employment Center: This Long-Range Land Use classification is for sites close to or with good access from major interstate highways. It allows 75% employment use and 25% retail and/or residential with 16-30 dwellings per acre.

RM-1, Urban Residential Multi-family: This zoning designation allows a maximum of 16 units per net acre with a minimum of 6 units per net acre.

RM-2, Urban Residential Multi-family Mixture: This zoning designation allows a maximum of 30 units per net acre.

RE, Residential Elderly/Retirement Multifamily: This zoning designation allows a maximum of 25 units per net acre.

RMA, Resource Management Area: Land area that protects and buffers the sensitive features of the RPA. The RMA is located landward and contiguous to the RPA. Land areas designated RMA include those areas, such as floodplains, highly erodible soils, steep slopes, highly permeable soils, and nontidal wetlands.

RMH, Residential Mobile Home Park/Subdivision: This zoning designation allows a maximum of 6 mobile homes per net acre; minimum 5,000 square foot lots.

ROD, Redevelopment Overlay District: Zoning overlay intended to promote and perpetuate the continued economic viability of older commercial neighborhoods which are experiencing economic decline.

RPA, Chesapeake Bay Resource Protection Area: Land area at or near the shoreline that contains sensitive features that play an important role in protecting water quality from nonpoint source pollution through the ecological and biological processes they perform. These areas are also sensitive to any impacts and can be easily damaged, resulting in degraded water quality. Under the Chesapeake Bay Protection Act, the following land areas must be designated as Resource Protection Area:

- Tidal wetlands;
- Nontidal wetlands connected by surface flow to tidal wetlands or perennial tributary streams;
- Tidal shores;
- A 100 foot wide buffer area located adjacent to and landward of perennial tributary streams and the other above RPA

RPC, Residential Planned Community: This designation is both a zoning and long-range land use designation allowing a planned development ≥ 500 contiguous acres in areas of the County where 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 orderly relationship to one another. The overall population density permitted in a RPC district shall not exceed 11 persons per acre.

Rural Area: That portion of Prince William County which contains agricultural, open space, forestry and large-lot residential land uses, as well as occasional small-scale convenience retail centers and community facilities. It is intended that the Rural Area be served by public water facilities but not by public sewer facilities, except under emergency conditions as identified in the Sewer Plan.

Sector Plans: A Comprehensive Plan for a small geographic area.

SR-6, Suburban Residential: This zoning designation allows a maximum of 6 single-family attached or detached units per net acre.

SRH, Suburban Residential High: This Long-Range Land Use classification provides for apartments, (condominiums preferred), allowing 10 - 15 dwellings per acre.

SRL, Suburban Residential Low: This Long-Range Land Use classification allows 1 - 4 single-family detached dwellings per acre.

SRM, Suburban Residential Medium: This Long-Range Land Use classification allows 4 - 6 dwellings per acre. Single-family detached is preferred with single-family attached limited to 25% of total land area.

SRR-1, Semi-Rural Residential: This zoning designation allows 1 detached single-family dwelling per 1 acre

SRR-3, Semi-Rural Residential: This zoning designation allows 1 detached single-family dwelling per 3 acres.

SRR, Semi-Rural Residential: This Long-Range Land Use classification allows 1 dwelling per 2.5 acres.

TCM: Transportation Congestion Management

TDM: Transportation Demand Management

TIA: Traffic Impact Analysis

VDOT: Virginia Department of Transportation

VMRC: Virginia Marine Resource Commission.

VRE: Virginia Railway Express.