

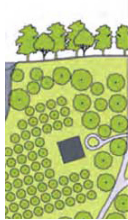

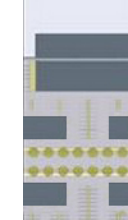




ZONING DISTRICTS COMPLEMENTARY TO LAND USE DESIGNATIONS OUTSIDE OF THE PRIMARY DEVELOPMENT BOUNDARY					
	LAND USE DESIGNATIONS				
	INCREASING DEVELOPMENT INTENSITY				
					
	OPEN SPACE	AGRICULTURAL AND FORESTAL	RURAL	COMMERCIAL	MIXED USE COMMERCIAL <del>CORE</del> HEAVY
					
ZONING DISTRICTS					
AGRICULTURAL (A)	<div>OPEN SPACE (SEE DESCRIPTION BELOW)</div>				
A-2		C	-	-	-
A-3		C	-	-	-
RESORT (R)					
R-A		C*	C*	-	-
R-R		-	C*	-	C*
R-C		S*	S*	C*	C*
RURAL (RU)		C	C	-	-
COMMERCIAL (C)					
C-1		S	S	C	C
C-2		S	S	C	C
PLANNED RURAL RESIDENTIAL (PRR)					
PRR-1		C	C	-	<u>C</u>
PRR-2		-	C	-	<u>C</u>
PRR-3		-	C	-	<u>C</u>
PRR-4		-	C	-	<u>C</u>
<div>C=Complementary Zoning District S= Secondary/ Subordinate Zoning District for uses meant to serve rural populations or complement agricultural or forestal uses. *=Zoning Districts intended to be employed in the Lake Anna area only. OPEN SPACE= Intended for open space preservation and protection, conservation easements, historic and natural resource preservation and protection, parks, wildlife management areas, common areas, passive recreation. The Open Space land use has application across zoning districts.</div>					
INSTITUTIONAL LAND USE					
<div>Institutional land uses include the governmental facilities necessary for the provision of public services, and large public service uses such as airports or hospitals. Such uses are common throughout the County and are intended to serve geographically dispersed populations within and outside of the Primary Development Boundary. Such uses commonly appear in the County Zoning ordinance as by-right or special uses across rural, suburban, and urban-scale zoning districts. As such, institutional land uses have application county-wide, both inside and outside of the Primary Development District across all land use categories. Such uses should mitigate their impacts on public facilities such as the local transportation system and carefully consider impacts to assure impact reduction (size, scale, massing) on the physical surroundings and existing development through site design. Institutional Land Uses that appear within the future land use map reflect existing institutional uses within the County.</div>					