

## FUTURE LAND USE MAP

The land use categories and definitions are:

**Primary Conservation Area** (light green)-These areas represent lands of significant natural beauty and characteristics that make them essential for open space preservation. Typically, these areas are near or along rivers or streams or vast open spaces. Some sporadic housing exists and should be limited in the future.

**Rural Preservation Area** (dark green)-These areas encompass land with special natural characteristics that make their preservation in open space particularly important to the County's environmental health. These areas include active and passive farm land, stream or river areas, steep slopes, trails, forestland or other passive recreational areas. Housing density should not exceed 1 unit per 5 acres. This area encompasses the majority of land area in the County.

**Institution** (dark blue) - These areas include lands use for religious or other non-profit entities within the County. Examples include churches, public cemeteries, private schools, club and organizations, and college/universities.

**Industry** (dark purple) - This land use is intended for a mixture of light and heavy manufacturing, research and development, and office parks. The intent is to have more of the intensive industrial activity in this area. Examples of this exact mixture would be based on the permitted uses listed in the zoning ordinance.

**Commercial** (red) - These areas contain retail, personal services, entertainment, and restaurant uses that draw customers from the various regions of the County and beyond. This land use typically contains clusters of businesses, shopping centers and is traditionally located near major intersections.

**Rural Transition Area** (yellow) - These areas are dominated by single-family housing at a density of 1 unit per 2 acres. The land use in this area is also interspersed with low impact public or institutional uses such as private parks/recreation, country clubs, or open space and agricultural uses that are in decline.

**Primary Growth Area** (orange)-These areas are characterized by small lot single-family housing at a density of 2 or less units per acre. This land use is typically interspersed with agriculture, private recreational facilities, country clubs, swimming areas/clubs or open space. This area has the utmost development potential.

**Suburban Growth Area** (light purple)- These areas are dominated by existing single-family housing at a density of duplexes, townhomes, or multi-family

development at a density of 3 or more units per acre. This area is substantially developed, however it has room for in-fill and/or redevelopment. It is characterized by its proximity to the Town Center and its ability to support public utilities. The land use is typically interspersed with a mixture of housing, recreational facilities, churches, and moderate commercial activity. These areas have a great deal of potential for redevelopment.

**Village Center** (coral)-This land use is reserved for areas that do not fit into any one single use category as they are planned for a mixture of uses designed to blend together into a village type setting. These areas are primarily residential, but contain an integrated neighborhood serving commercial or office core, civic uses, and parks. The land uses in this area are generally for the use of those persons living or working in the neighborhood and is not intended to be a destination.

**Historical Resource Protection Area** (gray)- This area represents lands within the National Park at the Appomattox Courthouse site. These lands have a national significance for which the value is immeasurable and should be protected against all development encroachment. Any new development should be coordinated with the National Park Service.

**State Forest Protection Area** (light blue)- This area is designated as a protection area due to its natural and environmental importance to the community. These forestlands have been accumulated by the Commonwealth of Virginia and should be preserved from intense development. Sporadic housing, agriculture, silviculture, and natural recreational amenities are typical in this area.