



PRINCE WILLIAM
COUNTY

Mixed Use Zoning District

Development of Mixed-Use Zoning Regulations to
Support Multi-modal Travel and Connectivity in
Small Area Plans

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Project Context

- Recommendation from the Development Community
- Implementation of Existing Mixed-Use districts were difficult
- Small Area Plan efforts underway
- County transitioning from Suburban
- Smart Growth Principles guiding planning efforts

CDC
DORT
SUP
SAP
MUZD
PMD
PMR

Project Overview - Goals

- Uses that Mix
- Pedestrian-friendly Form
- Handle Density
- Address Infrastructure and Facility Needs
- Define Processes within the Zoning Framework



Project Overview – Uses that Mix

- Identify Uses
- Ensure a Mix
- Remove Buffers

Proposed Use/Development	Adjoining Existing Use/Development												
	1	2	3	4	5	6	7	8	9	10	11	12	13
RESIDENTIAL													
1. Single-Family Detached		A	B	B	B	D	D	B	C	B	C	C	C
2. Single-Family Weak-Link (used only for previously approved weak-link developments that are still valid)	A		A	B	B	D	D	B	C	B	C	C	C
3. Single-Family Attached	B	A		B	B	D	D	B	C	B	C	C	C
4. Multifamily	B	B	B		B	D	D	A	C	B	C	C	C
PUBLIC/SEMIPUBLIC													
5. Institutional (e.g., schools, church, library)	B	B	B	B		A	D	A	A	A	B	C	C
6. Public Recreational Use - Passive	D	D	D	D	D		D	B	B	B	B	B	C
7. Public Recreational Use - Active	D	D	D	D	D		D	D	D	D	D	D	D
8. Care Facilities (e.g., nursing home)	B	B	B	A	C	B	D		C	A	B	C	C
9. Public Facilities (e.g., pump station, treatment plant)	C	C	C	C	A	B	D	C		B	B	A	A
10. OFFICE	B	B	B	B	A	B	D	A	B		A	B	B
11. COMMERCIAL/RETAIL	C	C	C	C	B	B	D	B	B	A		A	B
INDUSTRIAL													
12. Light	C	C	C	C	C	B	D	C	A	B	A		A
13. Heavy	C	C	C	C	C	D	D	C	A	B	B	A	

A, B, C – Buffer width in accordance with Table 8-2.

D – Determined on a case-by-case basis, depending on the activity.

Form-based Design Standards

1. **Minimum Site Density** considers the percent of maximum allowable FAR to incent compact development.



Prince William Parkway and Telegraph Road, Woodbridge, VA
Credit: Google Earth

2. **Block length** considers the distance between streets to promote a walkable site.



Ocoquan Village, Ocoquan, VA

3. **Street Wall** considers the front of a building location in relation to the street boundary.

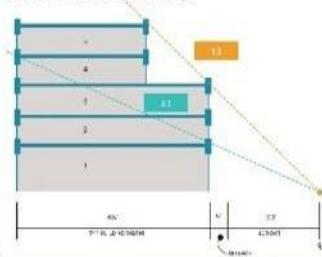


Credit: Google Earth

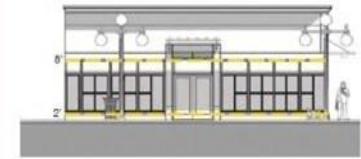
4. **Maximum Setback** considers the relationship of the building to the street to incent sidewalk activity.



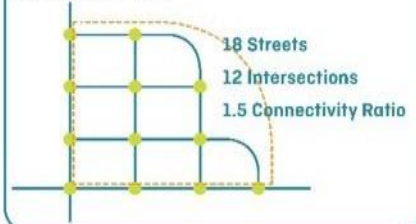
5. **Enclosure ratios** consider the relationship between building height and street width to incent suitable street framing.



6. **Building facade permeability** considers the percentage of ground floor frontage covered by windows and doors to incent sidewalk activity.



7. **Connectivity Index** considers the ratio of intersections to street segments to incent short, walkable blocks on dedicated rights of way for streets, alleys, or sidewalks providing through-block connections.

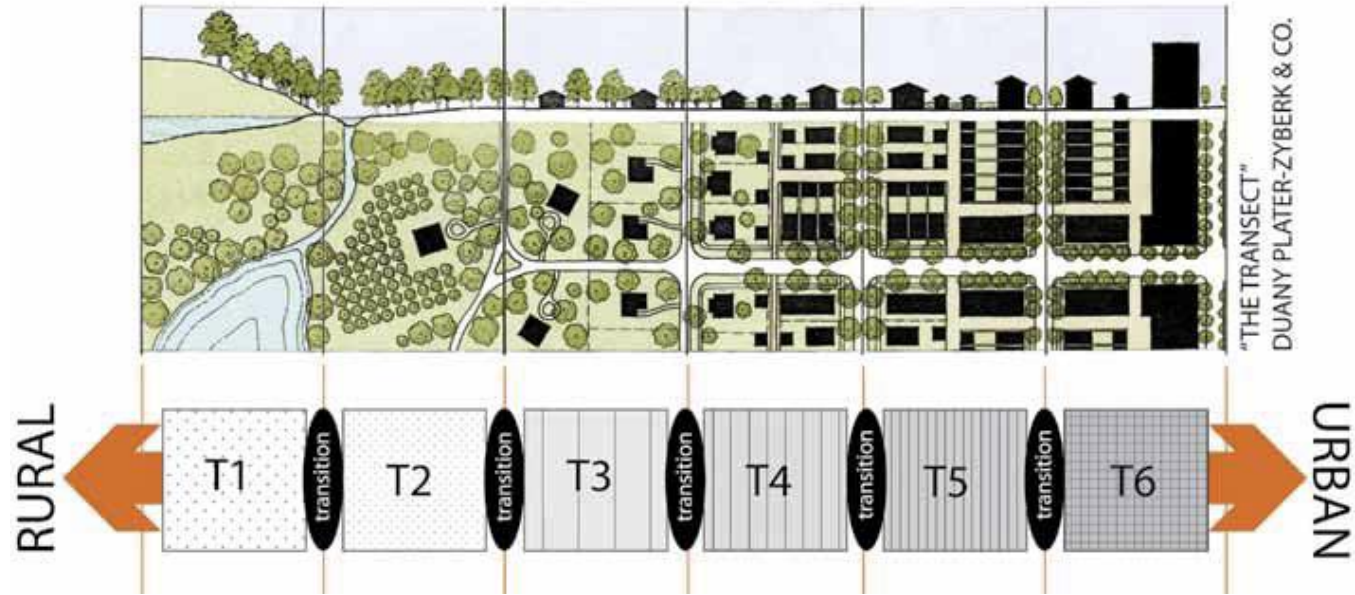


8. **Proximity to uses** considers uses either provided on site or within ½ mile to incent short trips; similar to the Land Use score applied in the state's Smart Scale scoring system.

Destination Type	Definition (specific destinations included)	Points per destination
Duck	Duck AT&T	0.75 (cap to 15 destinations)
Classical	Classical	0.6 (cap to 2 destinations)
Classical/Classical	Classical, Performing Arts, Museum, Regatta, Sports Complex, Convention/Convention Center, Sports Center, Convention	0.6 (cap to 2 destinations)
Food & Drink	Restaurants, Coffee shops, Taverns, Bar or Pub	0.25 (cap to 43 destinations)
Library	Library	0.1 (cap to 3 destinations)
Healthcare	Hospitals, Medical Centers, Pharmacy	0.1 (cap to 3 destinations)
Public Services	Police, Fire/EMS, Community Center, City Hall, Court House, Public Works	0.1 (cap to 3 destinations)
Recreation	Golf Course, Ice Skating Rink, Zoo/Juvenile Park/Recreation Area	0.1 (cap to 3 destinations)
Shopping	Shopping, Convenience Store, Pharmacy, Post Office, Department Store, Specialty Store, Home Improvement & Hardware Store, Office Supply & Office Store, Bookstore, Home Specialty Store, Sporting Goods Store, Grocery or Food/Beverage Store	0.08 (cap to 15 destinations)
Total Points		100

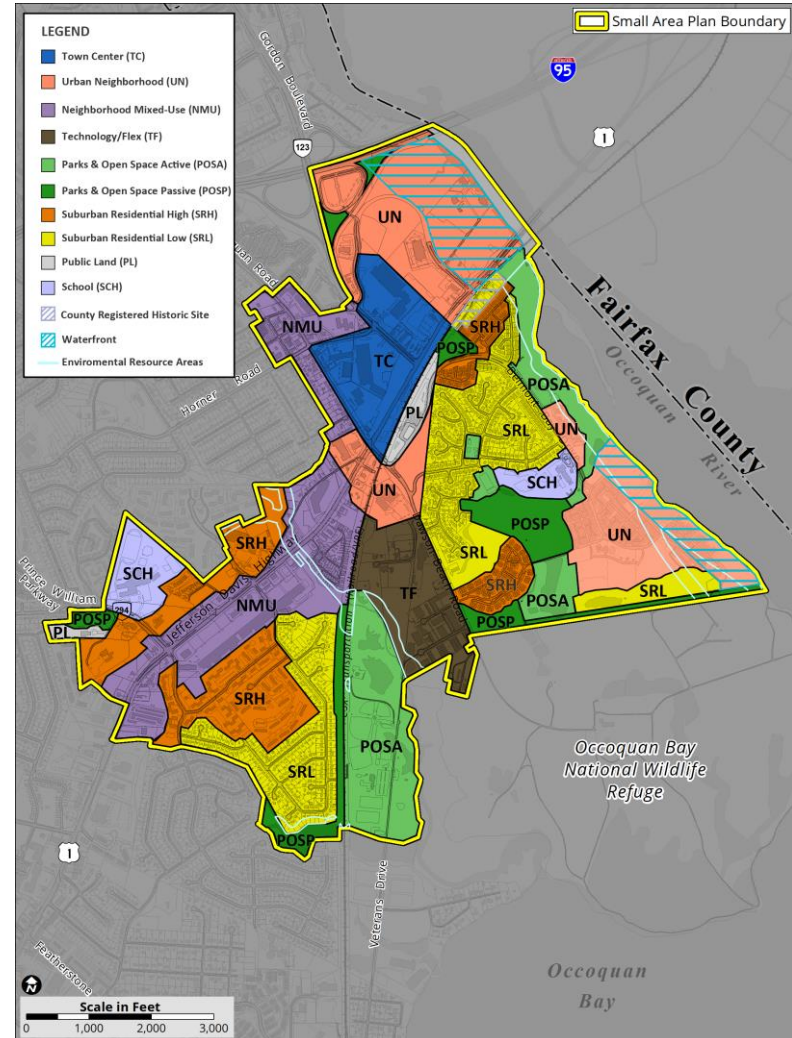
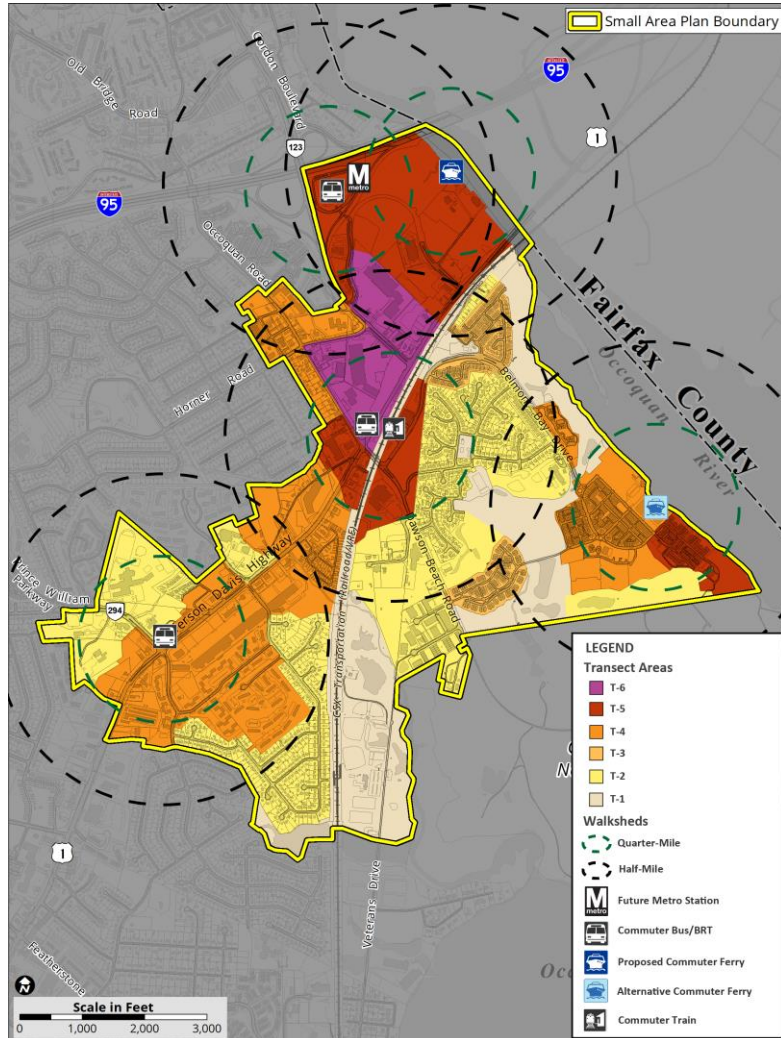
Form Based Element	Ideal Range
1. Density	15%-85% Max FAR
2. Block length	200-660 feet
3. Street Wall	50-100%
4. Front Setbacks	5 -30 feet setback
5. Enclosure Ratio	1.1 to 2.1
6. Façade Permeability	30-80%
7. Connectivity Index	1.2-2.0

Transect Zones & Intensity Measures



	T-2	T-3	T-4	T-5	T-6
Maximum Overall FAR	0.23	0.57	1.38	2.30	2.70

Transect Zones /Proposed Long Range Land Use (North Woodbridge)



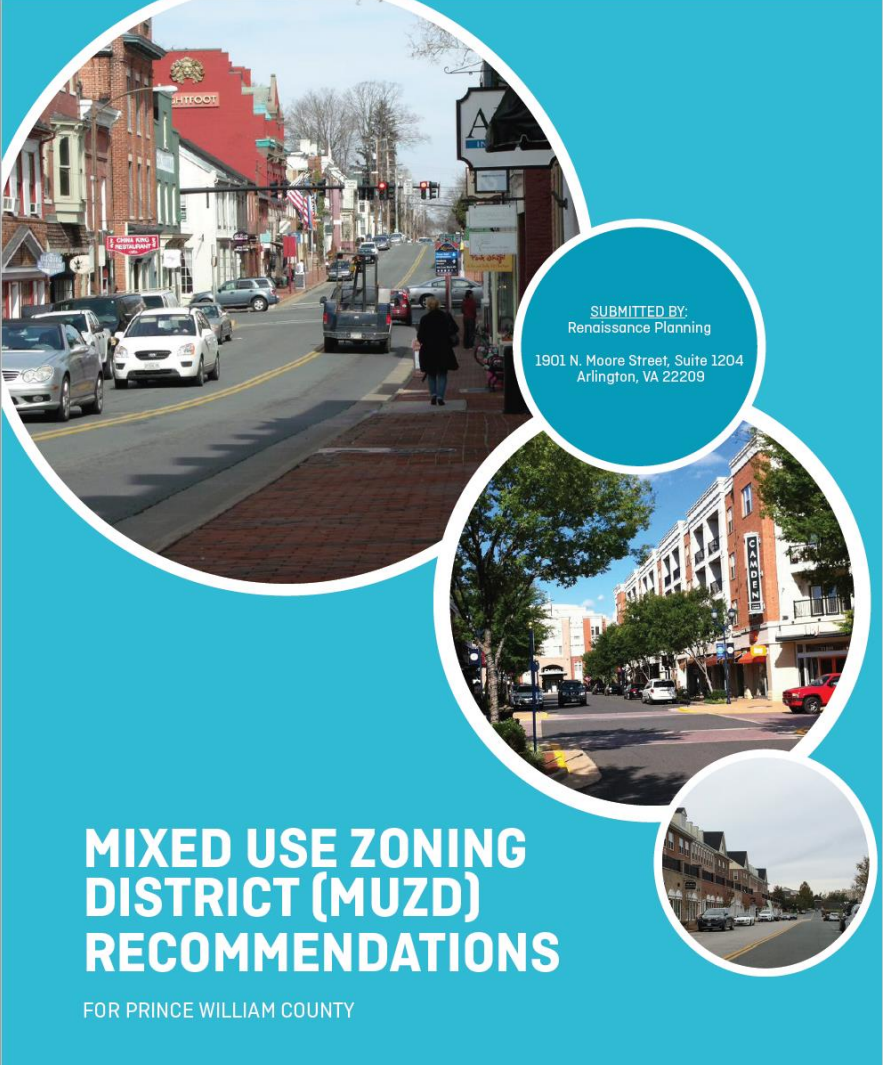
Project Lessons Learned

- Understand your legal framework
- Allow ample time for stakeholder input
- Be prepared to take it to the finish line
- Visualization tools are important for explaining form based design standards
- Consider Traffic and Parking



Project Outcomes/ Recommendations

- Draft Zoning District
- Positive Feedback from DORT
- Planning Commission Understanding



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**MIXED USE ZONING
DISTRICT (MUZD)
RECOMMENDATIONS**

FOR PRINCE WILLIAM COUNTY

Project Next Steps

- Planning Commission Hearing
- BOCS Adoption
- DCISM Update
 - Parking
 - Internal Trip Capture
- Identify the First Guinea Pig

