



## SUBMISSION FORM

All submission forms must include the following information. Separate submission forms must be turned in for each eligible program. **Deadline: July 1, 2022.** Please include this submission form with the electronic entry. If you do not receive an email confirming receipt of your entry within 3 days of submission, please contact [Gage Harter](#).

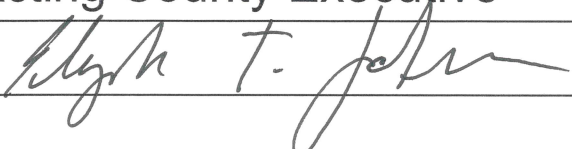
### PROGRAM INFORMATION

County: Prince William County  
Program Title: Mixed-Use Zoning District  
Program Category: Community & Economic Development

### CONTACT INFORMATION

Name: Rebecca Horner, AICP, CZA  
Title: Acting Director of Planning / Deputy County Executive  
Department: Prince William County Planning Office  
Telephone: 703-792-6854 Website: www.pwcva.gov/planning  
Email: rhorer@pwcva.gov

### SIGNATURE OF COUNTY ADMINISTRATOR OR DEPUTY/ASSISTANT COUNTY ADMINISTRATOR

Name: Elijah T. Johnson  
Title: Acting County Executive  
Signature: 

# **Prince William County Mixed-Use Zoning District**

## **Prince William County, VA Program Year 2022**

### **Brief Overview**

Have you ever imagined living in a neighborhood where you can walk to a cafe to get a cup of coffee or to a restaurant to get dinner without having to get into your automobile to reach these retail services? For several years, the Planning office worked with the community and stakeholders to make this a possibility. Prince William County adopted a new Mixed-Use Zoning District which creates opportunity to achieve more efficient and environmentally friendly use of land within the County. This new district provides a flexible land development zoning category intended to encourage a mix of residential and commercial uses in a single zoning designation for multiple, integrated and related buildings that can be used as a tool to implement the long-range vision of the Small Area Plans.

This new zoning district will allow for developments similar to Belmont Bay or Neabsco Commons in Prince William County, One Loudoun in Loudoun County and the Mosaic District in Fairfax County but placing greater emphasis on multi-modal oriented opportunities that encourage connectivity through pedestrian, bicycle, and transit networks. A variety of complementary uses allows any development within the district the ability to adapt to changing real estate market conditions thereby reducing the number of vacancies which helps the County's local economy.

Altogether, this new Mixed-Use Zoning District is an important tool that provides opportunities for creating distinctive, attractive communities and desirable, well-designed neighborhoods that enhance the overall quality of life while establishing a strong sense of place in Prince William County.

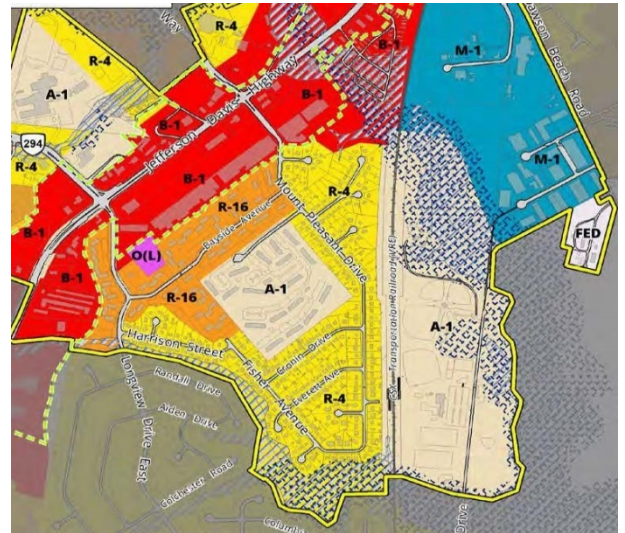


## VACO Achievement Awards Application

### The Challenge

Like most communities, the existing zoning regulations within the County focused on lists of uses and development standards with an emphasis on separating buildings with yards and buffers and accommodating the needs of automobiles. Over the years, this approach of separating uses has contributed to sprawl development and heavy reliance on the automobile. To complicate the matter, many of the existing zoning districts lack flexibility to deal with changes in the market conditions as they emerge, resulting in a slow process of responding and adapting to changes once they occurred. Equally important, there was a disconnect between existing regulations and the long-range vision of the small area plans, leaving the County with a lack of implementation tools. In order to implement the vision of Small Area Plans within the County, as vibrant mixed-use multimodal centers, the establishment of a new flexible zoning district was necessary.

As a result, the challenge was to find an effective and versatile way to create a zoning district that could help implement the adopted small area plans, address the lack of flexibility in the existing ordinance, and incorporate the Ten Principles of Smart Growth.



### North Woodbridge Small Area Plan



Adopted October 8, 2019

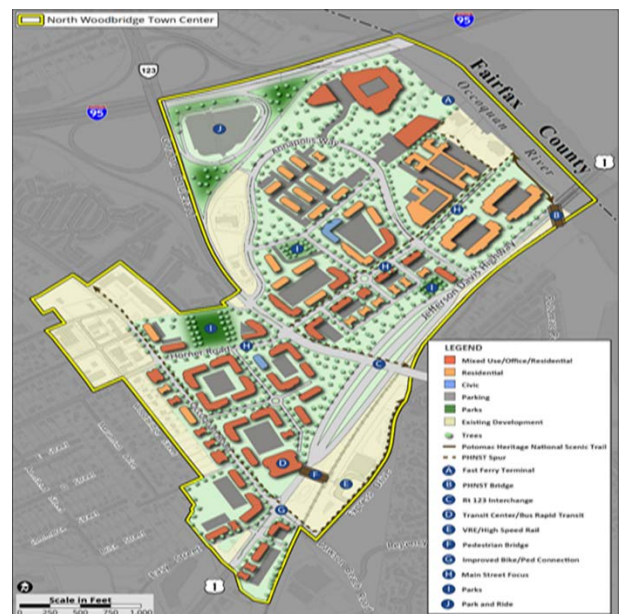


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### The Solution

Contemporary planning acknowledges mixed-use developments as being an effective means to accommodate planned economic growth, leverage past infrastructure investments, reduce travel needs, promote compact walkable developments as well as improve public health. The establishment of a new Mixed-Use District (MXD) consisting of a family of mixed-use zones intended to encourage a mix of residential and commercial uses in a single zoning designation for multiple, integrated and related structures will provide County with tool to address the concerns of implementing the small area plans and improving redevelopment by allow the flexibility to adjust to market conditions and establish sustainable communities.

On June 21, 2016, the Board of County Supervisors initiated a Zoning Text Amendment (ZTA) to allow flexibility in the mix of uses and development standards for mixed-use developments. The initiation was at the recommendation of the Commercial Development Committee (CDC) and supported by staff. The CDC was established by the Board of County Supervisors (BOCS) to assist the County with developing recommendations to improve the development process for commercial projects.



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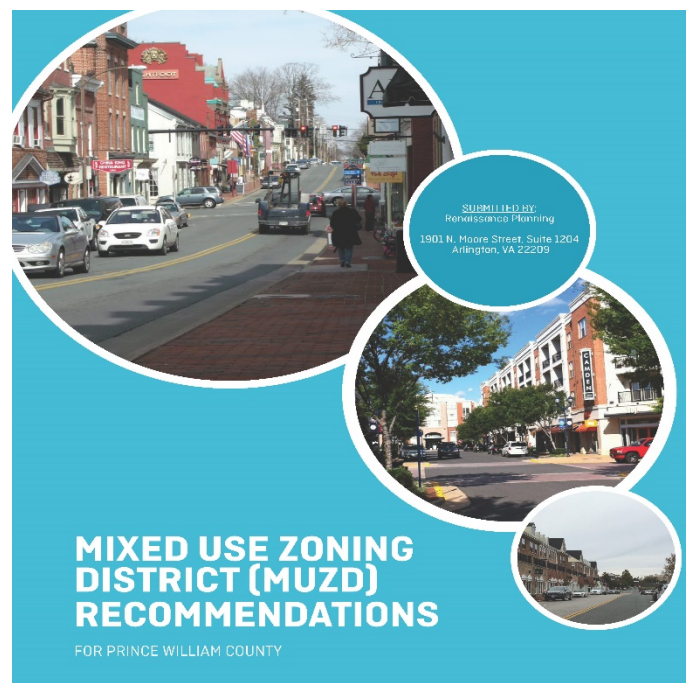
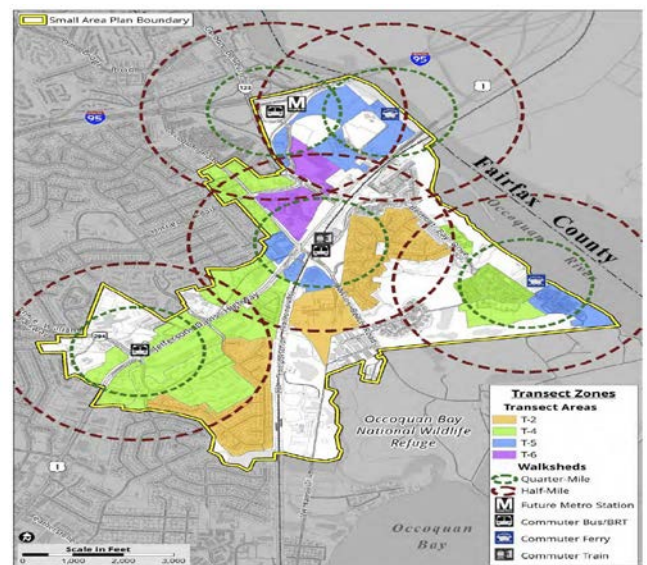
The BOCS directed county staff to incorporate the

Following mixed-use concepts into the ZTA:

- Allow flexibility in the mix of uses and development standards for mixed-use developments;
  - Revise to current market standards (uses, definitions, buffers, etc.);
  - Allow the market to determine the mix of industrial, commercial, and office;
  - Create a separate development standards section for only mixed-use development;
- Address mixed uses within a single building;
- Add a mix of uses within industrial districts;
  - Consider amending the B-1, General Business, and M-1, Heavy Industrial & M-2, Light Industrial zoning districts to allow indoor recreation facilities; and
  - Consider provisions for Floor Area Ratios (FAR) to allow them to be satisfied by multiple lots.

Following the BOCS's direction, Planning staff began moving forward with the research for a Zoning Text Amendment (ZTA) 2016-00020, Mixed-Use Zoning District. Furthermore, Planning staff applied for and was awarded a grant from the Metropolitan Washington Council of Governments (MWCOC) Transportation Land-Use Connections (TLC) Program to procure a consulting firm (Renaissance Planning Group) to assist with the development of a report with recommendations as well

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





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as a proposed text language related to Mixed Use Zoning Districts. Staff gathered input from the Commercial Development Committee (CDC) and Development Ordinance Review Committee (DORAC), Commercial Real Estate Development Association (NAIOP), Northern Virginia Builders Association (NVBIA) as well as other stakeholders in the community. In addition, staff researched other jurisdictions' policies regarding mixed-use development. As a result, a draft text and concepts were developed to establish a new zoning district. The core guidance of this new district was centered on the form and character of the development. Another integral part of the new district was the concept of transects and densities based on multimodal design planning. In addition, staff realized that this new zoning district would require changes to the County's Design and Construction Standards Manual for consistency and to properly implement the Mixed-Use Zoning District. Prince William County Planning Office began to hold a series of internal and external stakeholder meetings to gather input. The draft plan was presented to the Planning Commission through a series of work sessions and a public hearing. The Planning Commission recommended approval of the Mixed-Use District text language. Based on the feedback from the Planning Commission, staff modified the language tailored to the conditions and characteristics of

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



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



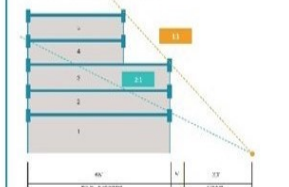
3. **Street Wall** considers the front of a building location in relation to the street boundary.



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



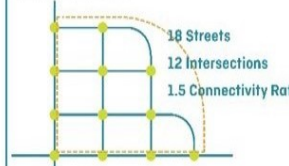
5. **Enclosure ratios** consider the relationship between building height and street width to incent suitable street framing.



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

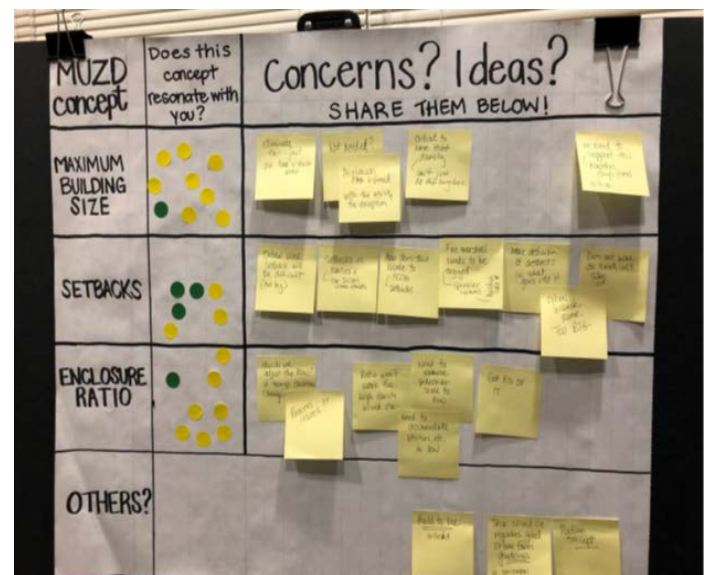


7. **Connectivity Index** considers the ratio of intersections to street segments to incent short, walkable blocks on dedicated rights of way for streets, alleys, or sidewalks providing through-block connections.



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.

Location type	Qualitative specific activities included	Points per destination
Work	Office	5 (4 points/1 destination)
Education	School	5 (4 points/1 destination)
Recreation	Golf Course, Ice Skating Rink, Amusement Park, Sports Complex, Community Center, Casino, Sports Center, Theater, etc.	5 (4 points/1 destination)
Food & Drink	Restaurants, Coffee Shop, Bakery, etc.	5 (4 points/1 destination)
Retail	Department Store, Clothing Store, etc.	5 (4 points/1 destination)
Healthcare	Hospital, Medical Office, etc.	5 (4 points/1 destination)
Public Services	Police Station, Fire Station, etc.	5 (4 points/1 destination)
Transit	Bus Stop, Train Station, etc.	5 (4 points/1 destination)
Other	Any other use that provides a destination	5 (4 points/1 destination)



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Prince William County. The plan was presented to the Board of County Supervisors in a work session and subsequently a public hearing. Many people testified in support of the new district, citing that the forward-thinking out-of-the-box approach is what jurisdictions needs for long-term success. The Mixed-Use Zoning District was adopted by the Board of County Supervisors on March 2, 2021.

### **Program Results**

Following the adoption of this new zoning district, Planning staff set up training for other County agencies on the details of the Mixed Use Zoning District and this was followed by community outreach events to educate the public and the development community. The recent adoption of several small area plans coupled with this new innovative zoning district have played an important role in attracting several applications of large town centers, mixed-use and innovative development projects for Prince William County.



**PRINCE  
WILLIAM**  
— Planning Office

**MIXED-USE DISTRICT  
COMMUNITY  
LEARNING SESSION**

**JUNE 3, 2021  
6:00 PM – 7:30 PM**

**[REGISTER NOW](#)**

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### **Executive Summary**

The Mixed-Use Zoning District (MXD) was adopted by Prince William County to address concerns and limitations associated with existing zoning ordinance. The new zoning district was developed through a collaborative effort consisting of extensive input through internal and external stakeholder meetings. The final text language provides a more flexible land development category that promotes transit-oriented development by encouraging a mix of residential and commercial uses in a single zoning designation for multiple, integrated, and related structures on a single parcel or group of parcels to achieve efficient use of land and design flexibility not otherwise possible. The form based design of this new district ensures a more compact multimodal development that ensures a more balanced transportation systems that support walking, bicycling, and public transit, as well as driving. Moreover, the Mixed-Use Zoning District provides a tool to implement the vision of small area plans within the County while offering greater flexibility to deal with changes in the real estate market making it easier for developments to reduce vacancies and adapt to demand trends.

In addition to the aforementioned benefits, the new zoning district will provide livelier community spaces with public gathering places that are integrated with a variety of shops, restaurants, and entertainment while offering opportunities for diversity of housing for people of all incomes and at all stages of life to efficiently use of services and infrastructure, resulting in cost savings for the public.

The Mixed Use Zoning District can be found on the Prince William County-Code of Ordinances website using the following link:

[https://library.municode.com/va/prince\\_william\\_county/codes/code\\_of\\_ordinances?nodeId=CH32ZO\\_ARTIIIAGREDIPT307MIUSD1](https://library.municode.com/va/prince_william_county/codes/code_of_ordinances?nodeId=CH32ZO_ARTIIIAGREDIPT307MIUSD1)