

Land Use Map Classifications

The following land use classifications, utilized on the Existing Land Use Map and Future Land Use Map, are intended to provide guidance to the Planning and County Commission when considering owner-initiated zoning map amendments (rezoning requests). The Future Land Use Map is also intended to provide guidance for the Board of Zoning Appeals when considering Conditional Use Permits. While some of the land use classifications may result in new zoning categories, this is not a comprehensive list of possible zoning districts.

Residential Densities, Mixed Use, Commercial, and Industrial Definitions

Rural/Agriculture

Primary Uses: The Rural/Agriculture classification is for working agricultural operations and single family residences.

Intensity: Residences are primarily served by on-site well and septic systems.

Mobility: Agricultural equipment and auto orientated access are prioritized.

Future Urban Area

Primary Uses: This land use classification is used to identify locations that are Rural/Agriculture level development and are within the Urban Growth Boundaries of the City of Charles Town or the Corporation of Ranson. Urban Growth Boundaries facilitate owner initiated annexations into the relevant municipality and as a result the County identifies these areas as suitable for higher intensity development.

Intensity: Residential and non-residential uses may be served by on-site well and septic systems or public water and/or sewer system.

Mobility: Agricultural equipment and auto orientated access are prioritized with future developments requiring bike and pedestrian access.

Rural Residential

Primary Uses: The Rural Residential classification is for larger lot residential developments and can include single family residences, duplexes, accessory dwelling units, and residences east of the Shenandoah River.

Intensity: Residences may be served by on-site well and septic systems or public water and/or sewer system.

Mobility: Agricultural equipment and auto orientated access are prioritized with pedestrian mobility provided within residential subdivisions.

Suburban Residential

Primary Uses: The Suburban Residential classification identifies higher intensity residential developments. This can include single family residences on small lots, townhomes, apartment complexes, and assisted living communities.

Intensity: Residences are served by public water and sewer system.

Mobility: Pedestrian, bicycle, and auto orientated access are prioritized along with interconnectivity to adjacent neighborhoods and commercial developments.

Mixed Use Residential/Commercial

Primary Uses: This land use classification is for mixed use developments with commercial ventures or office businesses on ground level and residences on additional floors. The development should connect to the pedestrian and auto transportation networks of adjacent properties and commercial ventures can include gyms, convenience stores, and bakeries.

Intensity: Residences and commercial uses are served by public water and sewer system.

Mobility: Pedestrian, bicycle, and auto orientated access are prioritized along with interconnectivity to adjacent neighborhoods and commercial developments.

Residential or Commercial

Primary Uses: This land use classification is for Suburban Residential and Neighborhood Commercial level development. Developments can include mixed use projects, a mix of residences and convenience businesses, or solely office, commercial, and residential uses that should connect to the pedestrian and auto transportation networks of adjacent properties. It includes gyms, convenience stores, townhomes, commercial and residential uses on adjoining lots, and mixed use projects with commercial ventures on ground level and residences on additional floors.

Intensity: Residences and commercial uses are served by public water and sewer system.

Mobility: Pedestrian, bicycle, and auto orientated access are prioritized along with interconnectivity to adjacent neighborhoods and commercial developments.

Neighborhood Commercial

Primary Uses: The Neighborhood Commercial classification is for small scale commercial uses that are compatible with residential uses. Developments in this classification should serve the convenience needs of residential neighborhoods and commercial developments within walking distance and should connect to the pedestrian and auto transportation networks of adjacent properties.

Intensity: Neighborhood commercial uses may be served by on-site well and septic systems or public water and/or sewer system.

Mobility: Pedestrian, bicycle, and auto orientated access are prioritized along with interconnectivity to adjacent neighborhoods and commercial developments.

General Commercial

Primary Uses: The General Commercial category is for general destination business uses including a broad range of commercial products, services, and structure size.

Intensity: Commercial uses are served by public water and sewer system.

Mobility: Pedestrian, bicycle, and auto orientated access are prioritized along with interconnectivity to adjacent neighborhoods and commercial developments. Access to public transit is encouraged.

Office or Commercial

Primary Uses: The Office or Commercial category is intended to support a mix of business and office uses. Developments can include mixed use projects, a mix of office or commercial buildings, or solely an office or commercial use.

Intensity: Commercial or office uses are served by public water and sewer system.

Mobility: Pedestrian, bicycle, and auto orientated access are prioritized along with interconnectivity to adjacent neighborhoods and commercial developments. Access to public transit is encouraged.

Industrial or Commercial

Primary Uses: The industrial or commercial classification is intended for industrial uses and destination businesses uses. It includes light and heavy industrial applications, automotive repair shops, warehousing that requires frequent truck traffic, and shooting ranges.

Intensity: Industrial or commercial uses are served by public water and sewer system.

Mobility: Truck auto orientated access are prioritized. Access to public transit and bike paths is encouraged.

Public/Quasi Public Land

Primary Uses: This land use classification is for locations occupied by non-profits and governmental agencies. It includes churches, cemeteries, water towers, utility substations, city, county, state and federal lands, parks, and schools.

Intensity: Public or quasi-public uses are served by on-site well and septic systems or public water and/or sewer system. Municipal, state, and federal entities are exempt from processing through local land use regulations.

Mobility: Pedestrian, bicycle, and auto orientated access are prioritized along.

Golf Course

Primary Uses: The golf course land use classification depicts two existing locations. The classification is distinguished as they both exist in residential neighborhoods but cannot be further developed as residential or commercial. There are no future sites for this land use type depicted on the Future Land Use map.

Intensity: Commercial uses on golf courses are primarily served by on-site well and septic systems.

Mobility: Pedestrian, bicycle, and auto orientated access are prioritized along with interconnectivity to adjacent neighborhoods and commercial developments.

Conservation Area

Primary Uses: This land use classification reflects the use of historic, conservation, and farmland preservation easements.

Intensity: Residences on conservation areas are primarily served by on-site well and septic systems.

Mobility: Agricultural equipment and auto orientated access are prioritized.