

# Hampton Roads Regional Land Use Map



**HAMPTON ROADS**  
**TPO**  
TRANSPORTATION PLANNING ORGANIZATION

JUNE 2011

T11-02

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Hampton Roads Regional Land Use Map

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**ABSTRACT:**

At its July 2010 meeting, the HRTPO Board approved the Regional Land Use Research Scan report, outlining the development of the Hampton Roads Regional Land Use Map. From November 2010 to April 2011, HRTPO Staff was in coordination with localities for data collection and interpretation, as well as the final development of the regional land use map.

The Hampton Roads Regional Land Use Map encompasses two maps; a map for existing regional land uses, and a map for future regional land use. This report encloses the two maps, as well as the accompanying local land use conversion tables into the regional land use classification system.

**REPORT DATE:**

June 2011

**GRANT/SPONSORING AGENCY:**

FHWA/FTA/VDOT/DRPT/Local Funds

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**ACKNOWLEDGMENTS:**

This report was prepared by the Hampton Roads Transportation Planning Organization (HRTPO) in cooperation with the U.S. Department of Transportation (USDOT), the Federal Highway Administration (FHWA), the Virginia Department of Transportation (VDOT), Virginia Department of Rail and Public Transportation (DRPT), Hampton Roads Transit (HRT), Williamsburg Area Transit Authority (WATA), and member localities. The contents of this report reflect the views of the HRTPO. The HRTPO staff is responsible for the facts and the accuracy of the data presented herein. The contents do not necessarily reflect the official views or policies of the FHWA or VDOT. This report does not constitute a standard, specification, or regulation. FHWA or VDOT acceptance of this report as evidence of fulfillment of the objectives of this planning study does not constitute endorsement/approval of the need for any recommended improvements nor does it constitute the approval of their location and design or a commitment to fund any such improvements. Additional project level environmental impact assessments and/or studies of alternatives may be necessary.

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## OVERVIEW OF THE DEVELOPMENT OF THE HAMPTON ROADS REGIONAL LAND USE MAP

In July 2010, after a year of Hampton Roads Transportation Planning Organization (HRTPO) Staff conducting a scan on regional land use framework and map development, the HRTPO Board approved the *Regional Land Use Research Scan* report. This report highlighted best practices in the development of regional land use maps, as well as regional land use development policy.

From November 2010 to April 2011, HRTPO Staff coordinated with regional localities in Hampton Roads to gather land use data, define the interpretation of local land use plans on the regional level, and collaborate in the design and presentation of the regional land use map.

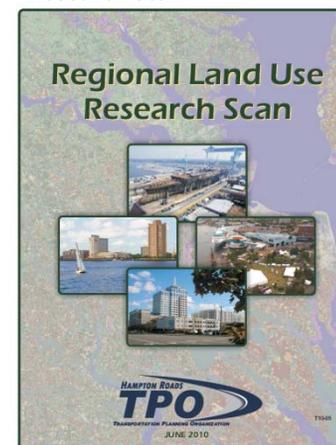
The original work task in the Fiscal Year 2011 Unified Planning Work Program, approved by the HRTPO Board in July 2010, called for the development of a Future Regional Land Use map, for the purposes of long-range transportation planning, regional transit planning, and other transportation planning activities in which land use is a key consideration. The horizon year for the Future Regional Land Use map would be 2030, in line with the currently approved regional Long-Range Transportation Plan (LRTP).

HRTPO Staff expanded the scope of the task to develop an Existing Regional Land Use map in parallel to the Future Regional Land Use map development. HRTPO Staff determined the need for the development of an Existing Regional Land Use map for freight and transit planning, as well as applications in long-range transportation planning. The Existing Regional Land Use map would serve as a snapshot of existing land uses as of the publication of this report.

In addition to the development of an Existing Regional Land Use map, HRTPO Staff expanded the area of focus of the regional land use map, from the current HRTPO boundaries (13 member jurisdictions), to the current Hampton Roads Planning District Commission (HRPDC) boundaries (16 member jurisdictions). The expansion added the rural planning district localities into the regional land use maps. The inclusion of the rural localities is to further enhance regional transportation planning exercises that include corridor planning for the I-64, Route 58, and Route 460 corridors for rail and improved highway access.

Lastly, to provide enhanced utility of the regional land use maps, HRTPO Staff developed a visualization tool of the Existing and Future Regional Land Use maps for the region. This tool will allow regional planners and the public to better understand and engage in current and future land use development trends from the neighborhood to the regional level.

Figure 1: Regional Land Use Research Scan



## ***NEXT STEPS***

Upon completion of the Existing and Future Regional Land Use map, the Hampton Roads region will have a critical new tool for local, inter-local, and regional land use planning exercises. Going forward, the HRPDC will serve as caretaker of the tool. In this capacity, HRPDC Staff, with HRTPO Staff support, will conduct maintenance and enhancements to the regional land use maps. Additional enhancements for the regional land use maps will serve additional planning exercises, including but not limited to regional emergency planning, water resource planning, land cover analysis, regional housing planning, economic development planning, and green infrastructure management. Additionally HRPDC Staff will coordinate with regional stakeholders to define data standards for future updates to the maps.

Parallel with the 2010 regional application for the US Department of Housing and Urban Development's Sustainable Communities Regional Planning Grant, the regional land use map and research scan has cultivated the start of a discussion on sustainable regional land use development. The HRPDC will continue to facilitate the discussion with regional stakeholders into the upcoming fiscal year, as part of their emphasis on regional sustainability.

## **REGIONAL LAND USE MAP CLASSIFICATION**

The regional land use map involves the merging of sixteen local comprehensive plans and existing land uses. With diverse interpretations of land uses across localities, interpreting them regionally can prove challenging. The intent of the regional land use classification system is to provide a regional standard in interpreting land uses across localities.

The regional land use classification system includes nine categories of activity based land uses, as well as several subcategories of land uses to denote different levels of development intensity (as noted in Table 1 on the following page).

In the maps included in this report, the nine activity based land use categories are used to map out regional land uses and maintain clarity in interpreting the existing and future regional land use maps. The subcategories of land use are used in the visualization of the aforementioned maps, where the visualization allows the interactive toggling of land use detail based on the level of focus (neighborhood vs. regional).

**Table 1: Regional Land Use Classification System**

Activity	Classification	CODE	Description
Residential	Rural Residential	RR	Encompasses residential uses with <1 dwelling units per acre (SFR >40,000 Sq. Ft lots)
	Low Density Residential	RLD	Encompasses residential uses with 1-4 dwelling units per acre (12,000 - 40,000 Sq. Ft lots)
	Medium Density Residential	RMD	Encompasses residential uses with 4 - 12 dwelling units per acre (SFR <12,000 Sq. Ft lots)
	High Density Residential	RHD	Encompasses residential uses with >12 dwelling units per acre
Commercial	Neighborhood Commercial	CN	Encompasses limited scale shopping, business, or trade activity
	Community Commercial	CC	Encompasses inter-neighborhood shopping, business, or trade activity
	Regional Commercial	CR	Encompasses regional shopping, business, or trade activity
Industrial	Light Industrial	IL	Encompasses light industrial uses (Research & Development, warehousing, service, etc)
	Heavy Industrial	IH	Encompasses heavy industrial uses with possible adverse environmental impacts (manufacturing, etc)
	Port / Aviation Industrial	IPA	Encompasses Port, General and Commercial Aviation related industrial operations
Mixed Use	Mixed Use Commercial/Residential	MCR	Encompasses commercial/ residential mixed use activity
	Mixed Use Commercial/Industrial	MCI	Encompasses commercial/ industrial mixed use activity
Military	Military	MM	Encompasses military related facilities
Institutional	Utilities	IU	Encompasses utility facilities
	Public/Semi-Public	IP	Government/Educational/Religious/Social or healthcare facilities
	Transportation Network	IT	Encompasses transportation facilities
Agriculture	Agricultural	AA	Encompasses agricultural operations
Vacant	Vacant	V	Encompasses vacant developable lands
Parks, Open Space, & Greenways	Parks and Recreation	NP	Encompasses open space and recreational uses
	Resource Conservation	NC	Encompasses conservation lands
	Historic /Cultural	NH	Encompasses Historic Preservation / Cultural uses

## INTERPRETING THE LOCAL LAND USE CONVERSION TABLES

In the subsequent pages, the report includes the local land use conversion tables for all sixteen member jurisdictions of the HRPDC. The conversion tables, developed with local input, provide an interpretation of existing and future local land uses into the regional land use classification system. The interpretation of land uses is based on local comprehensive plans that are currently adopted as of the publication of this report, and are subject to change based on ongoing updates to local comprehensive plans.

In the sample figure below, one will find the regional land uses in a row across the top of the table (1), crossed against existing\* (2) and future (3) local land uses lined in a column to the left. Where a local land use is interpreted to represent a certain regional land use, an 'X' is noted in the matrix (4).

**Figure 2: Sample Local Land Use Conversion Table**

Hampton Regional Land Use Conversion Table																					
Regional Land Use Classification System																					
	Residential				Commercial			Industrial			Mixed Use		Military	Institutional		Agriculture	Undeveloped Land (Vacant)	Parks, Open Space, & Greenways			
	Rural Residential	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	Local Commercial	Regional Commercial	Light Industrial	Heavy Industrial	Port / Aviation Industrial	Mixed Use Commercial / Residential	Mixed Use Commercial / Industrial	Military	Utilities	Public / Semi Public	Transportation Network	Agriculture	Undeveloped Land (Vacant)	Parks and Recreation	Resource Conservation	Historic / Cultural
Existing Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NF	NC	NH
Commercial					X	X	X														
Industrial								X	X												
Military													X								
Multifamily Residential			X	X																	
Public/Semipublic															X				X		
Single Family Residential	X	X	X																		
Undeveloped														X		X		X		X	
Future Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NF	NC	NH
Rural Density Residential	X	X																			
Low Density Residential			X																		
Medium Density Residential			X	X																	
High Density Residential				X																	
Business/Industrial							X	X	X												
Commercial					X	X	X														
Military													X								
Mixed Use											X										
Open Space																					
Public/Semipublic														X	X	X			X	X	

\* - Zoning is used as proxy to Existing Land Use in Gloucester County

## Chesapeake Regional Land Use Conversion Table

Existing Local Land Use	Regional Land Use Classification System																				
	Residential				Commercial			Industrial			Mixed Use		Military	Institutional			Agriculture	Undeveloped Land (Vacant)	Parks, Open Space, & Greenways		
	Rural Residential	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	Local Commercial	Regional Commercial	Light Industrial	Heavy Industrial	Port / Aviation Industrial	Mixed Use Commercial / Residential	Mixed Use Commercial / Industrial	Military	Utilities	Public / Semi Public	Transportation Network	Agriculture	Undeveloped Land (Vacant)	Parks and Recreation	Resource Conservation	Historic / Cultural
Existing Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Business					X																
Office						X															
Retail Service					X	X															
Agriculture																	X				
Conservation																				X	
Mitigation Bank																				X	
Assembly															X						
Cemetery															X						
College															X						
Daycare															X						
Federal Government															X						
Hospital															X						
Military													X								
Municipal Government															X						
Private School															X						
Public School															X						
State Government															X						
Airport										X											
Landfill									X												
Light Industry								X													
Logistics						X															
Manufacturing								X													
TCU									X												
Golf																				X	
Miscellaneous																				X	
Park																				X	
Rec Center																				X	
Mobile Home			X																		
Multifamily			X	X																	
Single Family	X	X																			
Townhouse		X	X																		
Vacant																		X			
Future Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Conservation																					X
Recreation/Open Space																				X	
Rural																	X				
Low Density Residential	X	X																			
Low/Medium Density Residential		X	X																		
Medium Density Residential			X																		
High Density Residential				X																	
Office						X															
Business/Commercial					X	X															
Medium Density Residential Mixed Use											X										
Medium Density Mixed Use											X										
High Density Mixed Use											X										
Regional Mixed Use											X										
Office Research Commerce							X														
Institution/Government															X						
Military													X								
Light Industry								X													
Airport										X											
General Manufacturing/Warehousing									X												
Water Industry									X	X											
Poindexter Corridor Strategic Development											X										
Great Bridge Battlefield											X										

## Franklin Regional Land Use Conversion Table

Regional Land Use Classification System																					
Residential				Commercial			Industrial			Mixed Use		Military	Institutional			Agriculture	Undeveloped Land (Vacant)	Parks, Open Space, & Greenways			
Rural Residential	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	Local Commercial	Regional Commercial	Light Industrial	Heavy Industrial	Port / Aviation Industrial	Mixed Use Commercial / Residential	Mixed Use Commercial / Industrial	Military	Utilities	Public / Semi Public	Transportation Network	Agriculture	Undeveloped Land (Vacant)	Parks and Recreation	Resource Conservation	Historic / Cultural	
Existing Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Agriculture																	X				
Central Business District											X										
General Commercial						X															
Industrial							X	X													
Multifamily Residential			X																		
Neighborhood Commercial				X																	
Public															X						
Conservation																				X	
Single Family Low Density Residential	X																				
Single Family Medium Density Residential		X																			
Open Land																		X			
Future Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Agriculture																	X				
Central Downtown Business District											X										
General Commercial						X															
Industrial							X	X													
Multifamily Residential			X																		
Neighborhood Commercial				X																	
Public															X						
Conservation																				X	
Single Family Low Density Residential	X																				
Single Family Medium Density Residential		X																			
Open Land																		X			
Health Care/Institutional															X						
Mixed Use											X										

## Gloucester County Regional Land Use Conversion Table

Regional Land Use Classification System																					
Residential	Commercial			Industrial			Mixed Use		Military	Institutional			Agriculture	Undeveloped Land (Vacant)	Parks, Open Space, & Greenways						
Rural Residential	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	Community Commercial	Regional Commercial	Light Industrial	Heavy Industrial	Port / Aviation Industrial	Mixed Use Commercial / Residential	Mixed Use Commercial / Industrial	Military	Utilities	Public / Semi-Public	Transportation Network	Agriculture	Undeveloped Land (Vacant)	Parks and Recreation	Resource Conservation	Historic / Cultural	
Zoning	RR	RLD	RMD	RHD	CN	CC	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Conservation (C-1)																				X	
Bayside Conservation (C-2)	X																				
Rural Countryside (RC-1)	X																X				
Rural Conservation (RC-2)	X																X				
Suburban Countryside (SC-1)	X																				
Single Family Residential (SF-1)		X																			
Hamlet Cluster (HC-1)																					
Med Density Multifam Res (MF-1)			X																		
Business (B-1)					X	X	X														
Village Business (B-2)						X															
Office Business (B-3)						X															
Rural Business (B-4)					X																
Limited Industrial (I-1)								X	X												
Historic Preservation (H-1)																					X
Highway Corridor Overlay (HCO)																					
Manufactured home (MH-1)			X																		
Planned Unit Development (PUD-1)																					
* Riverclub @ Twin Island			X																		
* The Villages											X										
* Timberneck Farms	X																X				

Future Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Village		X	X								X	X									
Suburban Residential		X																			
Suburban Countryside	X																				
Bayside	X																				
Rural Countryside	X																X	X			
Business/ Commercial Parks						X	X	X				X									
Employment/ Industrial Parks								X	X	X		X									
Resource Conservation																				X	
Tourism															X				X		
Planned Unit Development	X	X	X	X							X	X									

## Hampton Regional Land Use Conversion Table

Regional Land Use Classification System																					
Residential				Commercial			Industrial			Mixed Use		Military	Institutional			Agriculture	Undeveloped Land (Vacant)	Parks, Open Space, & Greenways			
Rural Residential	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	Local Commercial	Regional Commercial	Light Industrial	Heavy Industrial	Port / Aviation Industrial	Mixed Use Commercial / Residential	Mixed Use Commercial / Industrial	Military	Utilities	Public / Semi Public	Transportation Network	Agriculture	Undeveloped Land (Vacant)	Parks and Recreation	Resource Conservation	Historic / Cultural	
Existing Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Commercial					X	X	X														
Industrial								X	X												
Military													X								
Multifamily Residential			X	X																	
Public/Semipublic															X				X		
Single Family Residential	X	X	X																		
Undeveloped														X		X				X	
Future Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Rural Density Residential	X	X																			
Low Density Residential			X																		
Medium Density Residential			X	X																	
High Density Residential				X																	
Business/Industrial							X	X	X												
Commercial					X	X	X														
Military													X								
Mixed Use											X										
Open Space																					
Public/Semipublic														X	X	X			X		

## Isle of Wight County Regional Land Use Conversion Table

Regional Land Use Classification System																					
Residential				Commercial			Industrial			Mixed Use		Military	Institutional			Agriculture	Undeveloped Land (Vacant)	Parks, Open Space, & Greenways			
Rural Residential	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	Local Commercial	Regional Commercial	Light Industrial	Heavy Industrial	Port / Aviation Industrial	Mixed Use Commercial / Residential	Mixed Use Commercial / Industrial	Military	Utilities	Public / Semi Public	Transportation Network	Agriculture	Undeveloped Land (Vacant)	Parks and Recreation	Resource Conservation	Historic / Cultural	
Existing Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Town											X										
Suburban Estate	X																				
Suburban Residential		X	X																		
Mixed Use Areas/Activity Center											X										
Business					X	X						X									
Planned Industrial								X	X			X									
Resource Conservation																				X	
Rural/Agricultural Conservation	X																X				
Conservation Development Area	X																				
Future Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Resource Conservation																				X	
Rural/Agricultural Conservation	X																X				
Village Center											X										
Conservation Development Area	X																				
Suburban Estate	X																				
Suburban Residential		X	X																		
Mixed Use Areas/Activity Center											X										
Business					X	X						X									
Planned Industrial								X	X			X									
Civic															X						

## James City County Regional Land Use Conversion Table

Existing Local Land Use (based on PCDesc field in Parcel layer)	Regional Land Use Classification System																				
	Residential				Commercial			Industrial			Mixed Use		Military	Institutional			Agriculture	Undeveloped Land (Vacant)	Parks, Open Space, & Greenways		
	Rural Residential	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	Local Commercial	Regional Commercial	Light Industrial	Heavy Industrial	Port / Aviation Industrial	Mixed Use Commercial / Residential	Mixed Use Commercial / Industrial	Military	Utilities	Public / Semi Public	Transportation Network	Agriculture	Undeveloped Land (Vacant)	Parks and Recreation	Resource Conservation	Historic / Cultural
	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Agricultural 100+ acres																	X				
Agricultural 20-99 acres																	X				
Commercial and Industrial					X	X	X	X	X	X											
Exempt-Charitable N/A?																					
Exempt-Educational															X						
Exempt-Federal Government													X		X	X			X		X
Exempt-Local Government														X	X				X		
Exempt-Other															X						X
Exempt-Regional Government														X							
Exempt-Religious															X						
Exempt-State Government															X	X			X		X
Multi-Family			X	X																	
SCC Assessed														X							
Single Family-Suburban	X	X																			
Vacant (property value = \$0)																		X			
Future Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Rural Lands																	X				
Low Density Residential		X																			
Moderate Density Residential			X																		
Neighborhood Commercial					X																
Community Commercial						X	X														
Limited Industry								X													
General Industry									X												
Mixed Use											X	X									
Economic Opportunity												X									
Conservation																				X	
Park, Public, Semi Public Open Space															X					X	
Williamsburg Airport										X											
Federal, State, and County Land													X	X	X				X		

## Newport News Regional Land Use Conversion Table

Regional Land Use Classification System																					
Residential				Commercial			Industrial			Mixed Use		Military	Institutional			Agriculture	Undeveloped Land (Vacant)	Parks, Open Space, & Greenways			
Rural Residential	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	Local Commercial	Regional Commercial	Light Industrial	Heavy Industrial	Port / Aviation Industrial	Mixed Use Commercial / Residential	Mixed Use Commercial / Industrial	Military	Utilities	Public / Semi Public	Transportation Network	Agriculture	Undeveloped Land (Vacant)	Parks and Recreation	Resource Conservation	Historic / Cultural	
Existing Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Community Facilities																					
Government													X		X						
Heavy Industrial									X	X											
High Density Residential				X																	
Highway Oriented					X	X															
Light Industrial								X													
Low Density Residential		X	X																		
Medium Density Residential			X	X																	
Military													X								
Mixed Use											X										
Office						X	X														
Park & Open Space																			X	X	
Research & Development								X													
Retail					X	X	X														
Transportation										X											
Utilities														X							
Vacant																		X			
Very Low Density Residential		X																			
Wetlands																				X	
Future Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Community Commercial						X															
Community Facilities															X						
Government / Military													X								
High Density Residential				X																	
Industrial								X	X												
Low Density Residential		X	X																		
Medium Density Residential			X	X																	
Mixed Use											X										
Natural Area / Open Space																				X	
Neighborhood Commercial					X																
Office						X															
Parks and Recreation																			X		
Regional Commercial							X														
Research & Development								X													
Transportation										X											
Utilities														X							
Very Low Density Residential		X																			

## Norfolk Regional Land Use Conversion Table

Regional Land Use Classification System																						
Residential				Commercial			Industrial			Mixed Use		Military	Institutional			Agriculture	Undeveloped Land (Vacant)	Parks, Open Space, & Greenways				
Rural Residential	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	Local Commercial	Regional Commercial	Light Industrial	Heavy Industrial	Port / Aviation Industrial	Mixed Use Commercial / Residential	Mixed Use Commercial / Industrial	Military	Utilities	Public / Semi Public	Transportation Network	Agriculture	Undeveloped Land (Vacant)	Parks and Recreation	Resource Conservation	Historic / Cultural		
Existing Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH	
Commercial					X	X	X															
High Density Residential				X																		
Industrial								X	X													
Institutional															X							
Low Density Residential		X																				
Medium Density Residential			X																			
Military													X									
Mixed Use											X											
Open Space																		X	X			
Transportation/Utility										X												
Future Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH	
Cemetery															X							
Commercial					X	X	X															
Public															X							
High Density Residential				X																		
Industrial								X	X													
Institutional															X							
Low Density Residential		X																				
Medium Density Residential			X																			
Military													X									
Transportation/Utilities										X												
Mixed Use											X											

## Poquoson Regional Land Use Conversion Table

Regional Land Use Classification System																					
Residential				Commercial			Industrial			Mixed Use		Military	Institutional			Agriculture	Undeveloped Land (Vacant)	Parks, Open Space, & Greenways			
Rural Residential	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	Local Commercial	Regional Commercial	Light Industrial	Heavy Industrial	Port / Aviation Industrial	Mixed Use Commercial / Residential	Mixed Use Commercial / Industrial	Military	Utilities	Public / Semi Public	Transportation Network	Agriculture	Undeveloped Land (Vacant)	Parks and Recreation	Resource Conservation	Historic / Cultural	
Existing Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Single Family Residential	X	X																			
Multi-Family Residential			X	X																	
Commercial						X															
Public Schools															X				X		
Open Space																		X		X	
Church/Cemetery															X						
Conservation																				X	
Future Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Resource Conservation																					X
Public Use															X				X		
Low Density Residential	X	X																			
High Density Residential			X	X																	
Limited Business					X																
Village Commercial						X															
General Commercial						X															
Waterfront Mixed Use											X										
Waterfront Commercial						X															
Research & Development						X															

## Portsmouth Regional Land Use Conversion Table

	Regional Land Use Classification System																				
	Residential				Commercial			Industrial			Mixed Use		Military	Institutional			Agriculture	Undeveloped Land (Vacant)	Parks, Open Space, & Greenways		
	Rural Residential	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	Local Commercial	Regional Commercial	Light Industrial	Heavy Industrial	Port / Aviation Industrial	Mixed Use Commercial / Residential	Mixed Use Commercial / Industrial	Military	Utilities	Public / Semi Public	Transportation Network	Agriculture	Undeveloped Land (Vacant)	Parks and Recreation	Resource Conservation	Historic / Cultural
Existing Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Heavy Industrial									X	X											
Light Industrial								X													
Institutional															X						
Commercial					X	X															
Mixed Use											X										
Office						X															
Federal Government													X								
Multifamily Residential				X																	
High Density Single Family Residential			X																		
Low/Med Density Single Family Residential		X																			
Mixed Residential		X	X																		
Preservation																			X	X	
Future Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Heavy Industrial									X	X											
Light Industrial								X													
Mixed Employment							X	X													
Commercial					X	X															
Federal Government													X								
Multifamily Residential				X																	
High Density Single Family Residential			X																		
Low/Med Density Single Family Residential		X																			
Mixed Residential		X	X																		
Preservation																			X	X	
Downtown Mixed Use				X							X				X						
Institutional															X						

## Southampton County Regional Land Use Conversion Table

Regional Land Use Classification System																						
Residential				Commercial			Industrial			Mixed Use		Military	Institutional			Agriculture	Undeveloped Land (Vacant)	Parks, Open Space, & Greenways				
	Rural Residential	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	Local Commercial	Regional Commercial	Light Industrial	Heavy Industrial	Port / Aviation Industrial	Mixed Use Commercial / Residential	Mixed Use Commercial / Industrial	Military	Utilities	Public / Semi Public	Transportation Network	Agriculture	Undeveloped Land (Vacant)	Parks and Recreation	Resource Conservation	Historic / Cultural	
Existing Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH	
Town											X											
Agriculture					X												X					
Commercial																						
Industrial								X	X													
Public															X							
Residential	X	X																				
Future Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH	
Single Family Residential	X	X																				
Multifamily Residential		X																				
Agriculture Open Space																	X					
Manufacture Home Park			X																			
Commercial					X																	
Industrial								X	X													
Public															X							
Conservation																				X		

## Suffolk Regional Land Use Conversion Table

Regional Land Use Classification System																					
Residential				Commercial			Industrial			Mixed Use		Military	Institutional			Agriculture	Undeveloped Land (Vacant)	Parks, Open Space, & Greenways			
Rural Residential	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	Local Commercial	Regional Commercial	Light Industrial	Heavy Industrial	Port / Aviation Industrial	Mixed Use Commercial / Residential	Mixed Use Commercial / Industrial	Military	Utilities	Public / Semi Public	Transportation Network	Agriculture	Undeveloped Land (Vacant)	Parks and Recreation	Resource Conservation	Historic / Cultural	
Existing Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Agriculture					X	X											X	X			
Commercial																	X				
Forestry																	X				
Industrial								X	X												
Mobile Home			X																		
Multifamily			X																		
Public															X						
Single Family	X	X																			X
Wetlands																					
Future Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Mixed Use Core											X	X			X						
Core Support			X			X		X			X	X			X						
Inner Ring Suburban		X	X		X	X		X			X	X			X						
Suburban		X			X			X	X						X						
Rural Conservation / LI Residential	X				X												X				
Rural Agricultural Conservation	X				X												X			X	
Village Communities											X										

## Surry County Regional Land Use Conversion Table

Regional Land Use Classification System																					
Residential				Commercial			Industrial			Mixed Use		Military	Institutional			Agriculture	Undeveloped Land (Vacant)	Parks, Open Space, & Greenways			
	Rural Residential	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	Local Commercial	Regional Commercial	Light Industrial	Heavy Industrial	Port / Aviation Industrial	Mixed Use Commercial / Residential	Mixed Use Commercial / Industrial	Military	Utilities	Public / Semi Public	Transportation Network	Agriculture	Undeveloped Land (Vacant)	Parks and Recreation	Resource Conservation	Historic / Cultural
Existing Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Conservation																					X
Agricultural																	X				
Residential	X																				
Commercial					X																
Industrial								X	X												
Government																X					
Parks and Recreation																			X		
Village Center											X										
Historical Site																					X
Future Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Town Center											X										
Residential	X																				
Historical Site																					X
Industrial								X	X												
Parks																			X		
Commercial					X																
Agriculture																	X				
Conservation																				X	

## Virginia Beach Regional Land Use Conversion Table

Regional Land Use Classification System																						
Existing Local Land Use	Residential				Commercial			Industrial			Mixed Use		Military	Institutional			Agriculture	Undeveloped Land (Vacant)	Parks, Open Space, & Greenways			
	Rural Residential	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	Local Commercial	Regional Commercial	Light Industrial	Heavy Industrial	Port / Aviation Industrial	Mixed Use Commercial / Residential	Mixed Use Commercial / Industrial	Military	Utilities	Public / Semi Public	Transportation Network	Agriculture	Undeveloped Land (Vacant)	Parks and Recreation	Resource Conservation	Historic / Cultural	
Existing Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH	
Agriculture																	X					
Rural Residential	X																					
Rural Commercial					X																	
Low Density Single Family Residential		X																				
Multifamily Residential				X																		
Townhomes			X																			
Tourist Commercial							X															
Office						X																
Industrial									X													
Mixed Use											X											
Medium Density Single Family Residential			X																			
Regional Commercial							X															
General Commercial						X																
Military													X									
Government															X							
Conservation																				X		
Recreation																			X			
Light Industrial								X														

Future Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Agriculture																	X				
Rural Residential	X																				
Rural Commercial					X																
Low Density Single Family Residential		X																			
Multifamily Residential				X																	
Townhomes			X																		
Tourist Mixed Use											X										
Office						X															
Industrial									X												
Mixed Use											X										
Medium Density Single Family Residential			X																		
Regional Commercial							X														
General Commercial						X															
Military													X								
Government															X						
Conservation																				X	
Recreation																			X		
Light Industrial								X													

## Williamsburg Regional Land Use Conversion Table

Regional Land Use Classification System																					
Residential				Commercial			Industrial			Mixed Use		Military	Institutional			Agriculture	Undeveloped Land (Vacant)	Parks, Open Space, & Greenways			
Rural Residential	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	Local Commercial	Regional Commercial	Light Industrial	Heavy Industrial	Port / Aviation Industrial	Mixed Use Commercial / Residential	Mixed Use Commercial / Industrial	Military	Utilities	Public / Semi Public	Transportation Network	Agriculture	Undeveloped Land (Vacant)	Parks and Recreation	Resource Conservation	Historic / Cultural	
Existing Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Single Family Residential		X	X																		
Multifamily Residential			X	X																	
Commercial						X	X														
Open Space																				X	
Institutional															X						
Vacant Land																	X				
Future Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Low Density Single Family		X																			
Medium Density Single Family			X																		
Medium Density Multifamily			X																		
High Density Multifamily				X																	
Downtown Residential				X																	
Office						X															
Downtown Commercial						X															
Corridor Commercial						X	X														
General Commercial						X															
Mixed Use											X										
Economic Development											X										
Colonial Williamsburg																					X
Colonial Williamsburg Support															X						
William and Mary															X						
Parks Parkway and Recreation																			X		
Public and Semi-Public															X						
Sensitive Environmental Areas																				X	

## York Regional Land Use Conversion Table

Regional Land Use Classification System																					
Residential				Commercial			Industrial			Mixed Use		Military	Institutional			Agriculture	Undeveloped Land (Vacant)	Parks, Open Space, & Greenways			
Rural Residential	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	Local Commercial	Regional Commercial	Light Industrial	Heavy Industrial	Port / Aviation Industrial	Mixed Use Commercial / Residential	Mixed Use Commercial / Industrial	Military	Utilities	Public / Semi Public	Transportation Network	Agriculture	Undeveloped Land (Vacant)	Parks and Recreation	Resource Conservation	Historic / Cultural	
Existing Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Conservation																					
Agricultural																	X		X	X	X
Commercial					X	X	X														
General Industrial									X					X							
Light Industrial								X													
Multi-Family Residential			X																		
Military													X								
Public Lands															X						
Single Family Residential	X	X																			
Vacant																		X			
Tourist Commercial						X															
Future Local Land Use	RR	RLD	RMD	RHD	CN	CL	CR	IL	IH	IPA	MCR	MCI	MM	IU	IP	IT	AA	V	NP	NC	NH
Conservation																			X	X	X
Economic Opportunity							X														
General Business						X															
Limited Business					X																
General Industrial									X												
Limited Industrial								X													
High Density Residential		X																			
Medium Density Residential		X																			
Low Density Residential	X																				
Multifamily Residential			X																		
Military													X								
Yorktown																					X

## **REGIONAL LAND USE MAP**

After collaboration with regional stakeholders from the respective localities in interpreting local land use data, as well as the development of local land use conversion tables, HRTPO Staff generated the Existing and Future Regional Land Use maps. The maps provide a snapshot of local comprehensive plans throughout the region as of the publication of this report, with 2030 being the common horizon year for local comprehensive plans, as well as lining up with the currently adopted regional Long-Range Transportation Plan.

In the subsequent pages, the Existing and Future Regional Land Use maps are enclosed, in Figure 3 and Figure 4 respectively. Subsequently, a brief overview of the Regional Land Use Map Visualization Tool is included.

Figure 3: Existing Regional Land Use Map

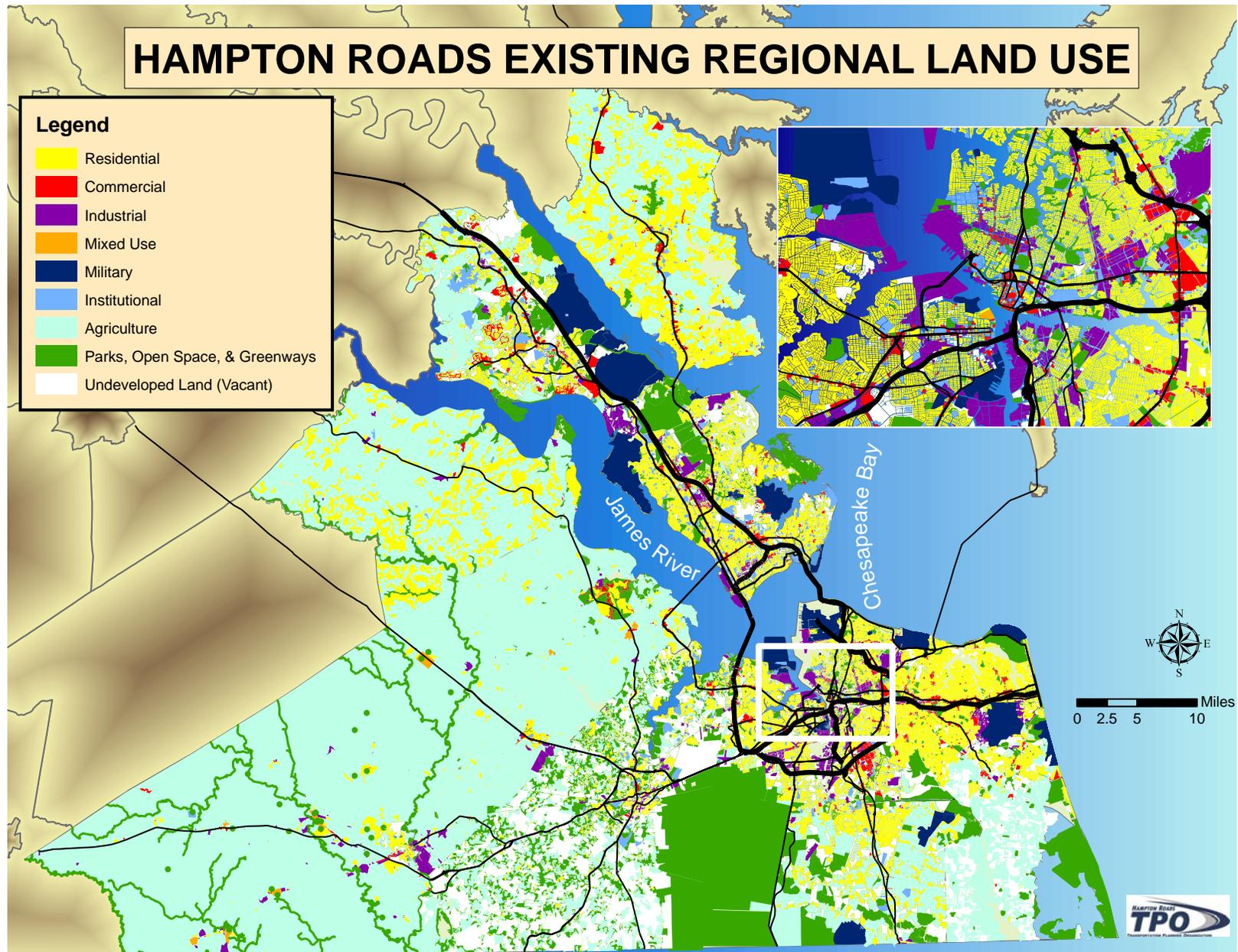
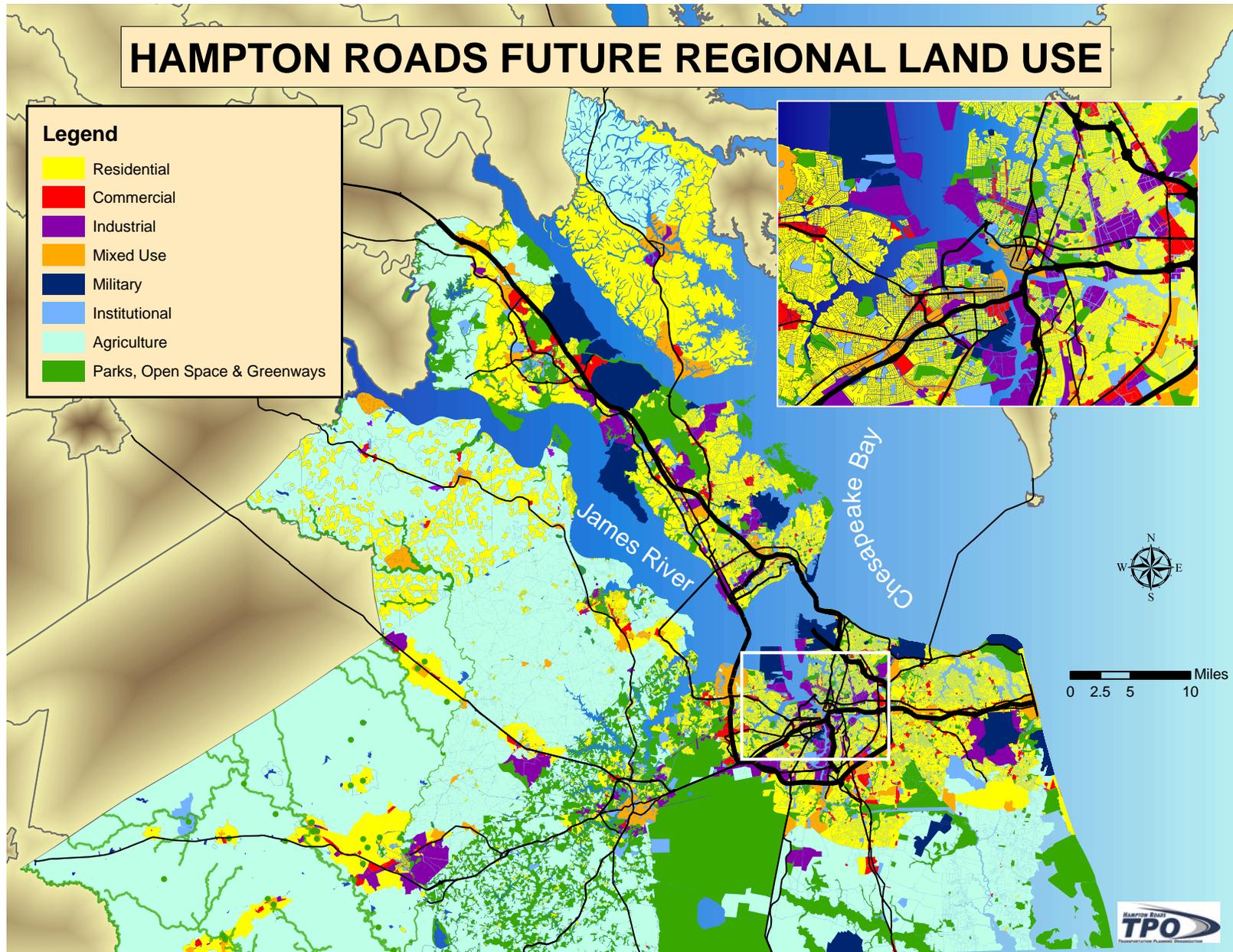


Figure 4: Future Regional Land Use Map



## ***REGIONAL LAND USE MAP VISUALIZATION TOOL***

To better assist regional planners and public stakeholders have access to the regional land use data, the HRTPO Staff developed a visualization tool. Using Google Earth Application Programming Interface (API), the Existing and Future Regional Land Use maps are delivered in an interactive mapping application on the HRTPO website.

The website provides users a brief information guide on how to use the data prior to using the visualization tool. Additionally, users can download the data for external viewing on personal computers in the Google Earth program.

**Figure 5: Snapshot of Visualization Tool**

