

Wilderness Crossing

LAND USE CHART
PLANNED DEVELOPMENT - MIXED USE (PDM)

Prepared by LPDA, 07/07/2022

	PERMITTED USES SHOWN IN BLUE																				NOTES / DESCRIPTIONS						
	USE CATEGORY																										
	FLEX/ INDUSTRIAL				COMMERCIAL/TOWNCENTER						RESIDENTIAL						CIVIC										
	LANDBAYS				LANDBAYS						LANDBAYS						LANDBAYS										
	A	D	B	C	E	F	X	G	H	I	J	N	L	K	O	P	Y	Q	W	V	S	T	M	R	U	NATURAL AREA	
Single-Family Dwelling																											Duplex or sharing a common party wall horizontally or vertically - fee simple lots
Two-Family Dwelling																											Sharing a common vertical wall - fee simple lots
Townhomes																											Deed restricted to owners of a minimum age. Can be for sale or for lease, multi family, townhouse, single or two family dwelling unit
Active Adult Dwelling																											Apartments, for sale condos, stacked townhouses, flats or "2over2's"
Multi-Family Dwelling																											Professional office, day care center, elder care center, nursery school, or security facility.
Short-Term Lodging Facility																											Sales, service, storage, rental.
Community Services																											
Automotive (Commercial)																											
Vehicle Repair, Storage, and Service																											
Convenience store with or without gas canopy / car wash																											
Laboratory																											
Limited Manufacturing and Processing																											Manufacturing, processing, assembly, and/or packaging of goods limited to: (See Code)
Manufacturing and Processing																											
Printing and Publishing Facility																											Publicly-owned recreational uses and facilities.
Public Recreational Uses and Facilities																											
Outdoor Private Recreational Uses and Facilities																											
Indoor Private Recreation (< 25,000 SF)																											
Indoor Private Recreation (> 25,000 SF)																											Public and private utility or maintenance facility.
Public & Private Utility Facility																											
Fire, Rescue and Public Safety Facility																											
Self-Storage Facility																											
Wholesale Distribution or Warehouse																											Such as a printing, framing shop, technical, or technology assembly.
Commercial Assembly Plant																											
Office/ Professional Services / Medical Office / Veterinarian																											Office not exceeding 4,000 square feet of gross floor area.
Office (Max. 4,000 SF)																											
Place of Worship																											Commercial indoor or non-vehicular outdoor recreational use.
Commercial Recreational Use																											Such as school, park, library, fire/rescue station.
Public Use																											
Public Trails																											
Restaurant with and without drive thru uses																											
Financial services with and without drive thru uses																											
Retail or Grocer (>25,000 SF)																											
Retail or Grocer (4,000 SF - 25,000 SF)																											Retail store not exceeding 4,000 square feet of gross floor area. (Interpreted as in-line retail also)
Retail (< 4,000 SF)																											and event center (GWAP)
Hotel																											Vertical mixed use
Residential attached to Office/Retail																											Vertical mixed use
Residential attached to Commercial																											Such as marketing promotions, temporary sales and residential sales and leasing
Temporary Uses																											
Vocational Training Facility																											
Medical, Technology or Educational Campus																											Medical campus (nursing/medical school, testing laboratory, physical & biological research organizations). Technology park (professional schools, technology laboratory, programming, data processing/storage/distribution, communication facilities and offices etc.) Educational (colleges, universities, junior colleges, libraries, event/ conference center, vocational education facility, etc.)
Outdoor Power Equipment Repair and Storage																											Outdoor power equipment, motorcycle, all-terrain vehicle, watercraft repair and storage.
Cultural Use																											Property or facility for arts, sciences, etc., anthropological, historical, or intellectual achievements, etc.
Institutional Use - Public or Private																											Non-public education, or public education, not K-12 public
Hospital or Medical Facility (<25,000 SF)																											
Hospital or Medical Facility (>25,000 SF)																											
Building Materials Sales Establishment																											
Contractor's Shop																											
Data Center																											
Feed, Grain, and Fertilizer Sales																											
Greenhouse (Commercial)																											
Lumberyard or Sawmill																											
Machine Shop																											
Machinery and Heavy Equipment Sales																											Machinery and heavy equipment sales, rental, and service.
Brewery																											
Distillery																											
Microbrewery / Microdistillery (No Outdoor)																											Provided that outdoor live music / entertainment is not permitted.
Microbrewery / Microdistillery (w. Outdoor Amenities)																											Outdoor venue for music or events
Brewery or Distillery with Food Prep.																											Brewery or distillery with on-site food preparation.
Residential Service Facilities																											Recreational, administrative and service facilities that are an integral part of a housing complex.
Assisted Living - Memory Care & Skilled Nursing																											Managed facility with an operator
Professional Office (e.g. Medical)																											
Theater, Video Game Parlor																											
Telecommunications Tower																											

ORANGE COUNTY ZONING DISTRICT DEFINITIONS

Planned Development - Mixed Use (PDM):

- (a) The Planned Development - Mixed Use district implements the policies, objectives, and purposes of the Comprehensive Plan, the Germanna/Wilderness Area Plan, and the Code of Virginia § 15.2-2283 by allowing for interrelated and compatible commercial, institutional, residential, and recreational uses within an interconnected pedestrian-oriented neighborhood.
- (b) The intent of this district is to permit flexibility and a focus on high-quality design for mixed-use developments which:
 - (1) Provide a level of density and intensity in order to promote a dynamic and convenient neighborhood;
 - (2) Exemplify traditional communities that are pedestrian-oriented and offer a variety of transportation, housing, commercial and recreational options;
 - (3) Take a creative approach in preserving and protecting natural site features through innovative site planning and the use of low impact development (LID) principles for stormwater management as may be permitted by the Virginia Department of Environmental Quality; and,
 - (4) Provide for the efficient use of land which preserves open space and limits impacts to surrounding properties.