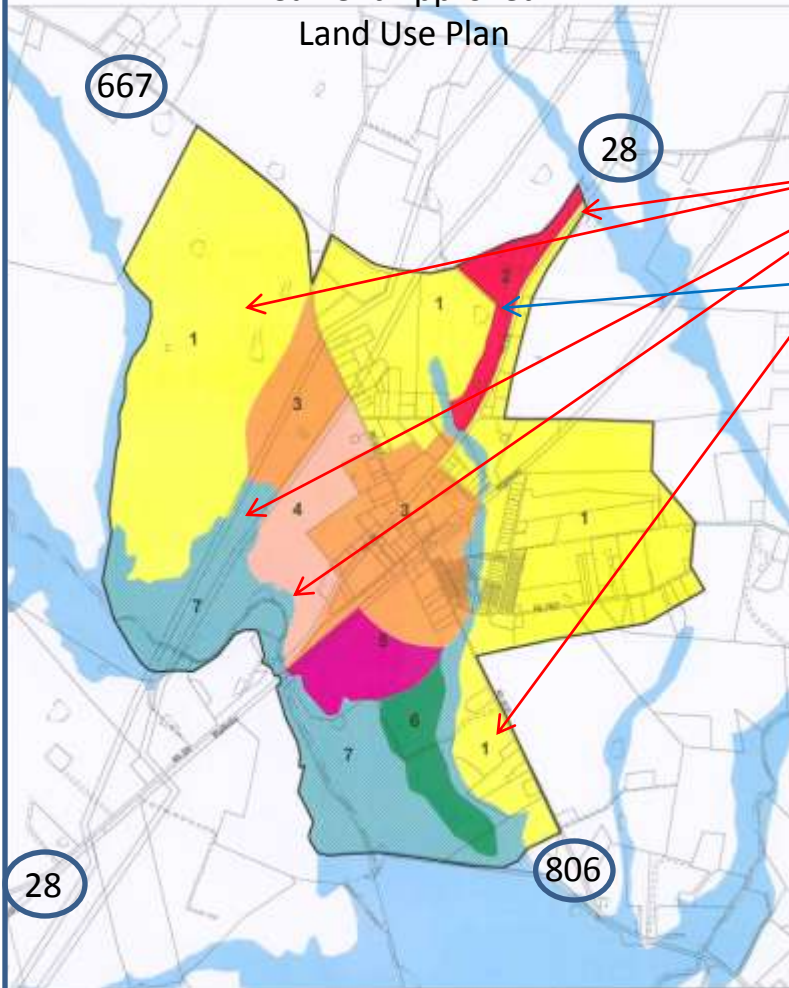


Current Approved
Land Use Plan



LAND USE LEGEND

- 1 Low Density Residential
1-3 Units Per Acre
- 2 Commercial Highway
- 3 Mixed Use (Commercial & Residential)
- 4 Office
- 5 Industrial
- 6 Park / Open Space
- 7 Park / Open Space / Floodplain
- FEMA Floodplain
- Service District Boundary

Catlett Village
Service District



Fauquier County
GIS Office
Date: 9/1/05
Scale: 1 inch = 1200 Feet



2008-2050

Citizen Committee Developed
Planning Commission Recommended
Land Use Plan Update

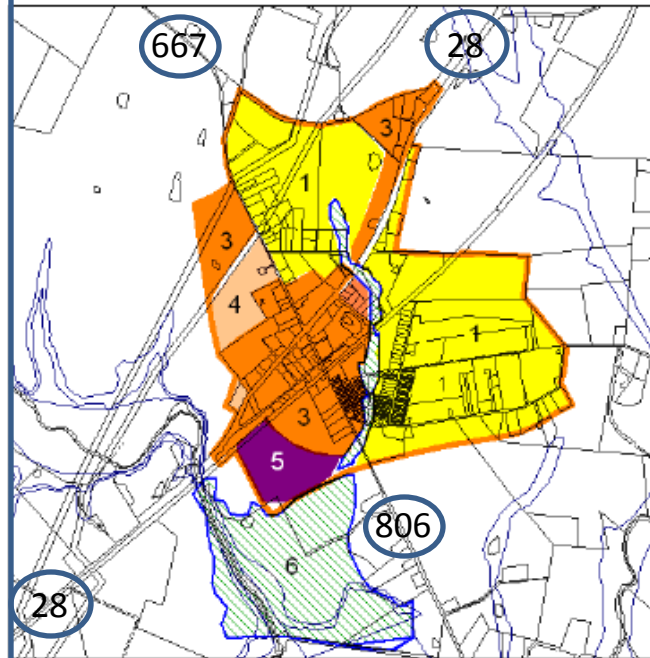
Reduction of Service District by 146 Acres per Land Use acreage table

Changed Commercial Highway to Mixed Use

Changed long term description of Route 28

From: "The Citizen Planning Committee selected the existing Route 28 rights-of-way alignment, and preferred to have this expanded as a 4-lane divided, primary highway."

To: "Route 28 will remain a 2 lane, rural road for the long-term future along its current alignment." with "Traffic calming techniques" like those used on "Route 50"



Proposed boundary adjustment

- 1-Low Density Residential
- 2-Commercial Highway
- 3-Mixed Use:
- 4-Office
- 5-Industrial
- 6- Park/Open Space/Stream Buffer

*LDR and MU categories up to 1 d.u. per acre, unless TDR program used