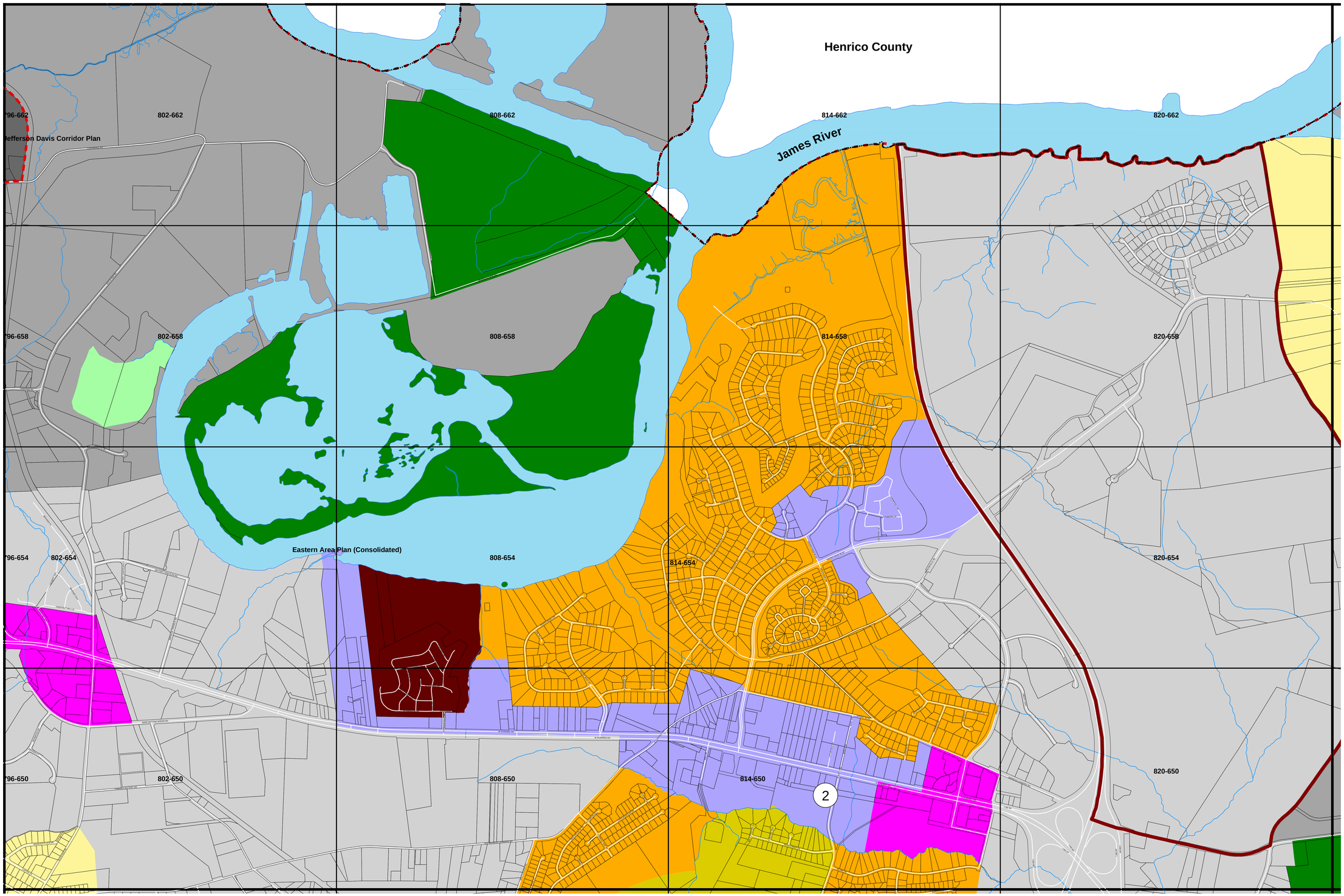
CHESTERFIELD COUNTY, VIRGINIA
LAND USE PLAN MAP 27

KEY
Refer to Plan text for full definition

(#) See Notes Below



Eastern Area Plan (Consolidated)

(Adopted Date: September 16, 2002)

- Residential: 1.5 units/acre or less
- Residential: 2.0 units/acre or less
- Residential: 4.0 units/acre or less
- Residential: 7.0 units/acre or less
- Neighborhood Mixed Use
- Community Mixed Use
- General Commercial
- Light Industrial
- Industrial
- Public/Semi-public
- Potential parks
- Appendix A
- Special Design

Jefferson Davis Corridor Plan

(Adopted Date: June 23, 1993)

- Residential: 2.51-4 units/acre
- Residential: 7.01 - 10 units/acre
- Community Commercial
- General Commercial
- Regional Mixed Use
- Light Industrial
- General Industrial

NOTES

Consolidated Eastern Area Plan

Note 2

Neighborhood -scale retail and service uses (when not as per the definition) would be appropriate, if potential increased adverse impacts from such retail and service uses on nearby residents (such as noise, light, trash, odors, etc) are mitigated by transitional uses such as offices, or by additional buffering or other design and/or operating features. Such mitigation could include, but should not be limited to: noise attenuation devices; decorative walls; building/parking orientation; location, design and orientation of mechanical equipment and waste receptacles; and hours of operation limitations. In addition, some community scale commercial uses would be appropriate along the south line of rt10, across from rivers bend bl, at the intersection of rt10 and N-S collector road shown on the Thoroughfare Plan, if potential increased adverse impacts from such uses on nearby residents are similarly mitigated.

Appendix A

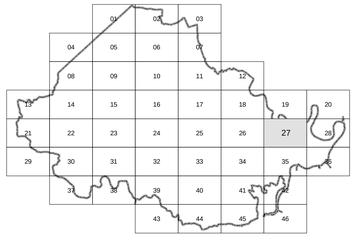
The Pg EA12 Study Recommendations and The Recommended Plan are elements of the Meadowville Area Plan that should remain applicable to the portions of the consolidated Eastern Area Plan amendment geography that were formerly subject to the Meadowville Plan and are so designated on the Land use Plan map.

The notes geographies are generalized.
For more information, please contact
Chesterfield County Planning Department.

The Code of Virginia states "the comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan." Recommended land use boundaries shown here should therefore be considered generalized. Zoning change recommendations based on this plan may take into consideration other factors not addressed in this plan. These boundaries and the future development potential of any property based on the recommendations of this plan should be confirmed with the Chesterfield County Planning Department. The maps contained in the comprehensive plan are dynamic and in a continuing state of review and upgrade.

This is a ArcGIS map
prepared by Chesterfield County
Planning Department

Date: August 2006

- County Boundary
- Plan Boundary
- Index
- Parcels

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