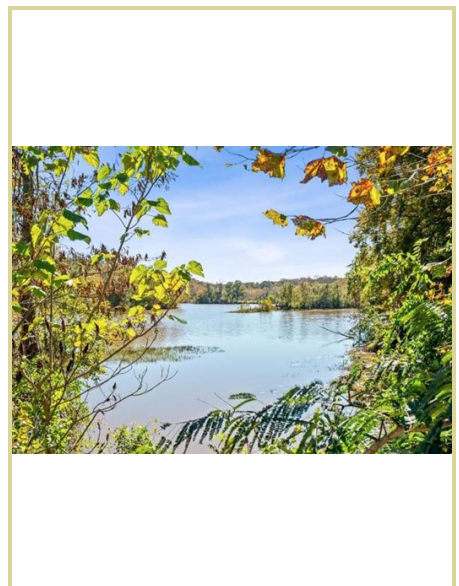
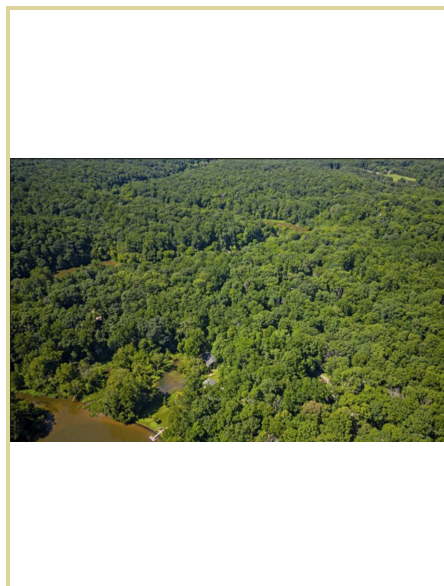




OCCOQUAN RESERVOIR PROTECTION AREA (ORPA)



Occoquan Reservoir Protection Area (ORPA) is designed to protect the Occoquan Reservoir by recommending development at 1 dwelling unit per 5 acres in areas with sensitive environmental features, including, but not limited to; areas with 25 percent or greater slopes, areas with 15 percent or greater slopes in conjunction with soils that have severe limitations, soils with a predominance of marine clays, public water supply sources, wetlands, and critically erodible shorelines and stream banks that could impact the water quality of the Reservoir.



Primary Uses

- Residential

Secondary Uses

- Community operated parks or clubhouse

Implementing Zoning District

- SR-5

Use Pattern

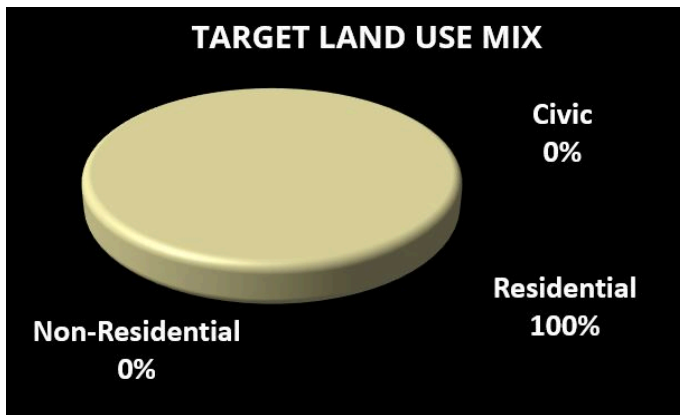
Based on Land Use

Target Residential Density

- T-1A: 1 du/5 acres

Target Non-Residential FAR

- 0-0.02 FAR



- Residential: 0-100%
- Non-Residential: 0-5%
- Civic : 0%

Target Building Height

- 1 - 3 stories

Minimum Open Space

Up to 60% of site