



- Legend**
- ✖ Parks
  - Primary Service Area
  - ★ County Offices
  - 🏫 Schools
  - 🚒 Fire Stations
  - 📖 Libraries
  - ♻️ Recycle Centers
  - 🛡️ Military Influence Overlay District
  - 🌿 Community Character Area
  - 📏 Community Character Corridors
  - 🌱 Open/Agricultural
  - 🏘️ Urban & Suburban
  - 🌳 Wooded
  - 🚂 Railroad
  - 🛣️ Proposed Road
  - 🌊 Reservoir
  - 🌿 Community Character Conservation, Open Space or Recreation
  - 🏠 Economic Opportunity
  - 🌾 Rural Lands
  - 🏡 Low Density Residential
  - 🏠 Moderate Density Residential
  - 🏪 Neighborhood Commercial
  - 🏢 Community Commercial
  - 🏭 Limited Industry
  - 🏢 General Industry
  - 🏘️ Mixed Use
  - ✈️ Airport
  - 🇺🇸 Federal, State, or County Land

• Alignments of proposed roadways are shown for illustrative purposes only. The actual corridors will be determined after detailed studies including, but not limited to, evaluation of property ownership, environmental constraints, master plans for adjacent development, and VDOT analyses.

• Densities and land uses shown here may not be able to be accommodated by infrastructure at any given time.

• The County does not guarantee that adequate infrastructure will be available.

• The published Comprehensive Plan Land Use Map is intended to serve as a guide to accompany the Comprehensive Plan text. Please contact the James City County Planning Division for assistance in interpreting this map, as well as guidance on appropriate uses within each designated areas. Planning Division and Stormwater and Resource Protection staff are available to provide guidance on the applicable regulations affecting development.

• The intent of the Military Influence Overlay District is to protect the mission footprint of Joint Base Langley Eustis and to reduce potential encroachment issues related to existing development, new development, or potential redevelopment surrounding the installation within the County.

• Please contact Planning staff for a current copy of the Agricultural and Forestal District Map.

- Economic Opportunity**
- A. Mooretown Road/Hill Pleasant Farm Area
  - B. Barhamsville Interchange Area
  - C. Toano/Anderson's Corner Area
- Mixed Use**
- 1. Stonehouse
  - 2. Anderson's Corner
  - 3. Toano
  - 4. Norge
  - 5. Croaker Interchange
  - 6. Lightfoot
  - 7. New Town
  - 8. Five Forks
  - 9. Williamsburg Crossing
  - 10. Jamestown Ferry Approach
  - 11. Routes 60/143/199 Interchanges
  - 12. James River Commerce Center
  - 13. Green Mount
  - 14. Treyburn Drive

**Our County,  
Our Shared Future**

**James City County  
2045 Land Use Map**

Adopted by the Board of Supervisors October 26, 2021

