

## **BREAKDOWN OF MAJOR ZONES ALLOWING RESIDENTIAL**

### **A-1 (Agricultural)**

|  |                          |
|--|--------------------------|
| Total parcels-6486                                     | Total Acreage-162,945.18 |
| Parcels in Conservation Easement-191                   | Acreage-18,155.62        |
| Parcels not in Conservation Esmt.-6295                 | Acreage-144,789.56       |
| Parcels 10 Ac. & greater not in Conservation Esmt-2811 | Acreage-131,576.81       |
| Parcels tagged as vacant & not in Consv. Esmt.-2103    | Acreage-72,650.72        |

### **RA (Rural Area)**

|   |                         |
|---|-------------------------|
| Total parcels-5333                                    | Total Acreage-55,031.12 |
| Parcels in Conservation Easement-58                   | Acreage-3,296.45        |
| Parcels not in Conservation Esmt.-5275                | Acreage-51,734.67       |
| Parcels 6 Ac. & greater not in Conservation Esmt-1785 | Acreage-43,401.96       |
| Parcels tagged as vacant & not in Consv. Esmt.-1145   | Acreage-17,963.7        |

### **R-1 (Residential)**

|   |                         |
|---|-------------------------|
| Total parcels-4159                                    | Total Acreage-15,741.79 |
| Parcels in Conservation Easement-5                    | Acreage-389.53          |
| Parcels not in Conservation Esmt.-4154                | Acreage-15,352.26       |
| Parcels 2 Ac. & greater not in Conservation Esmt-1646 | Acreage-12,248.84       |
| Parcels tagged as vacant & not in Consv. Esmt.-628    | Acreage-11,998.41       |
| (See note 1)  |                         |

### **R-2 (Residential)**

|   |                       |
|---|-----------------------|
| Total parcels-357                                 | Total Acreage-1122.81 |
| Parcels in Conservation Easement-1                | Acreage-300.49        |
| Parcels not in Conservation Esmt.-356             | Acreage-822.32        |
| Parcels tagged as vacant & not in Consv. Esmt.-31 | Acreage-328.87        |

**BREAKDOWN OF MAJOR ZONES ALLOWING RESIDENTIAL (continued)**

**R-3 (Residential)**

|                                    |                      |
|------------------------------------|----------------------|
| Total parcels-255                  | Total Acreage-557.89 |
| Parcels in Conservation Easement-0 |                      |
| Parcels tagged as vacant-8         | Acreage-448.55       |

**R-4 (Residential)**

|                                    |                     |
|------------------------------------|---------------------|
| Total parcels-5                    | Total Acreage-56.02 |
| Parcels in Conservation Easement-0 |                     |
| Parcels tagged as vacant-2         | Acreage-28.67       |

NOTES:

1-To calculate parcels 2 acres & greater and the vacant land the open space in subdivisions, well lots, Culpeper High School/Middle School property and projects already approved but not constructed. (see Projects Approved & Under Review report)

2-To determine vacant land in all Zones the Use Code in the Real Estate Assessment data was used. Excluded Federal, State & County owned land and projects already approved but not constructed. (see Projects Approved & Under Review Report)

Date: 03-2025