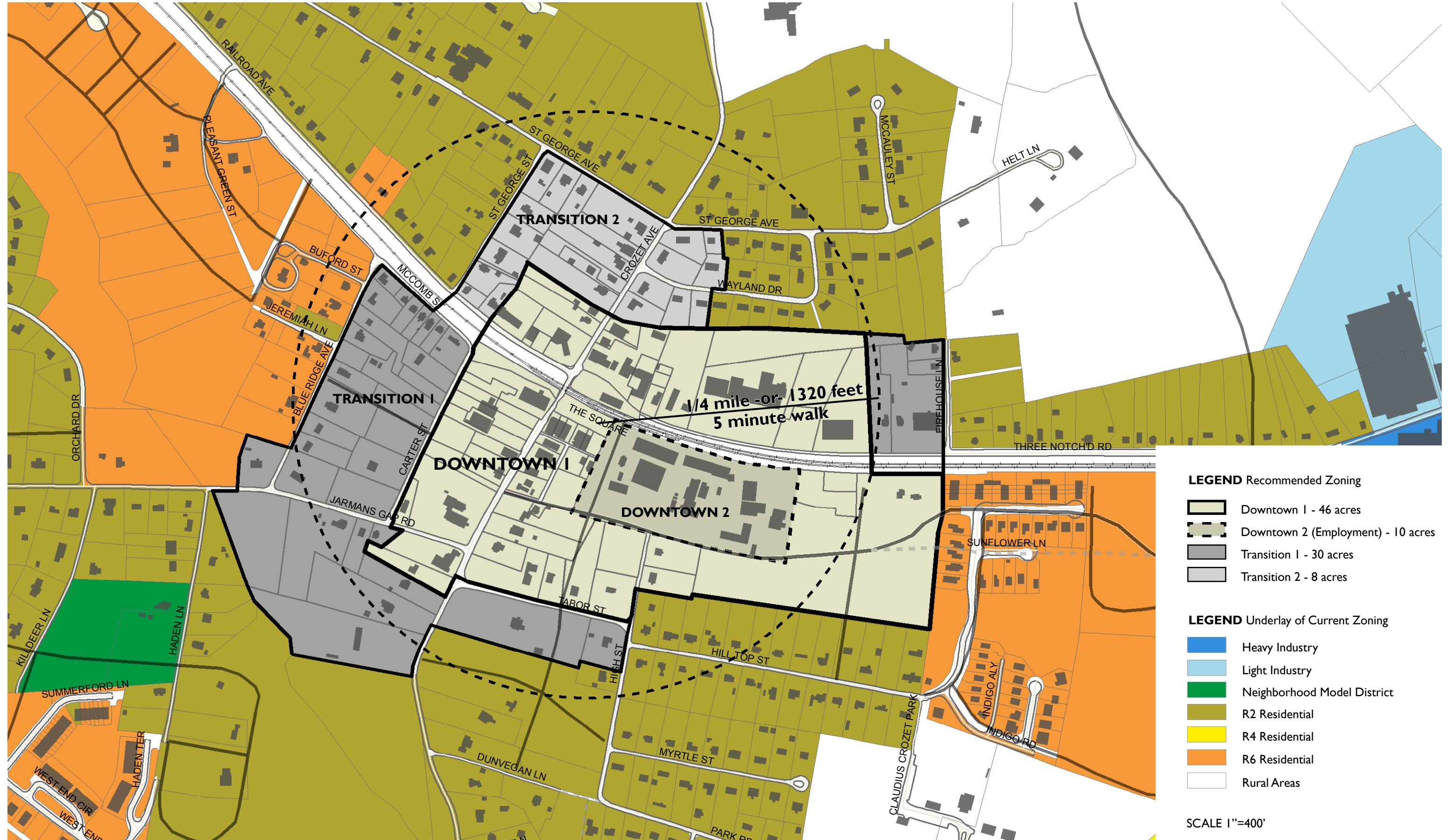


CROZET DOWNTOWN ZONING BOUNDARY - CP+D Recommendation

Approximately **56 acres** in Downtown; **38 acres** in Transition Areas



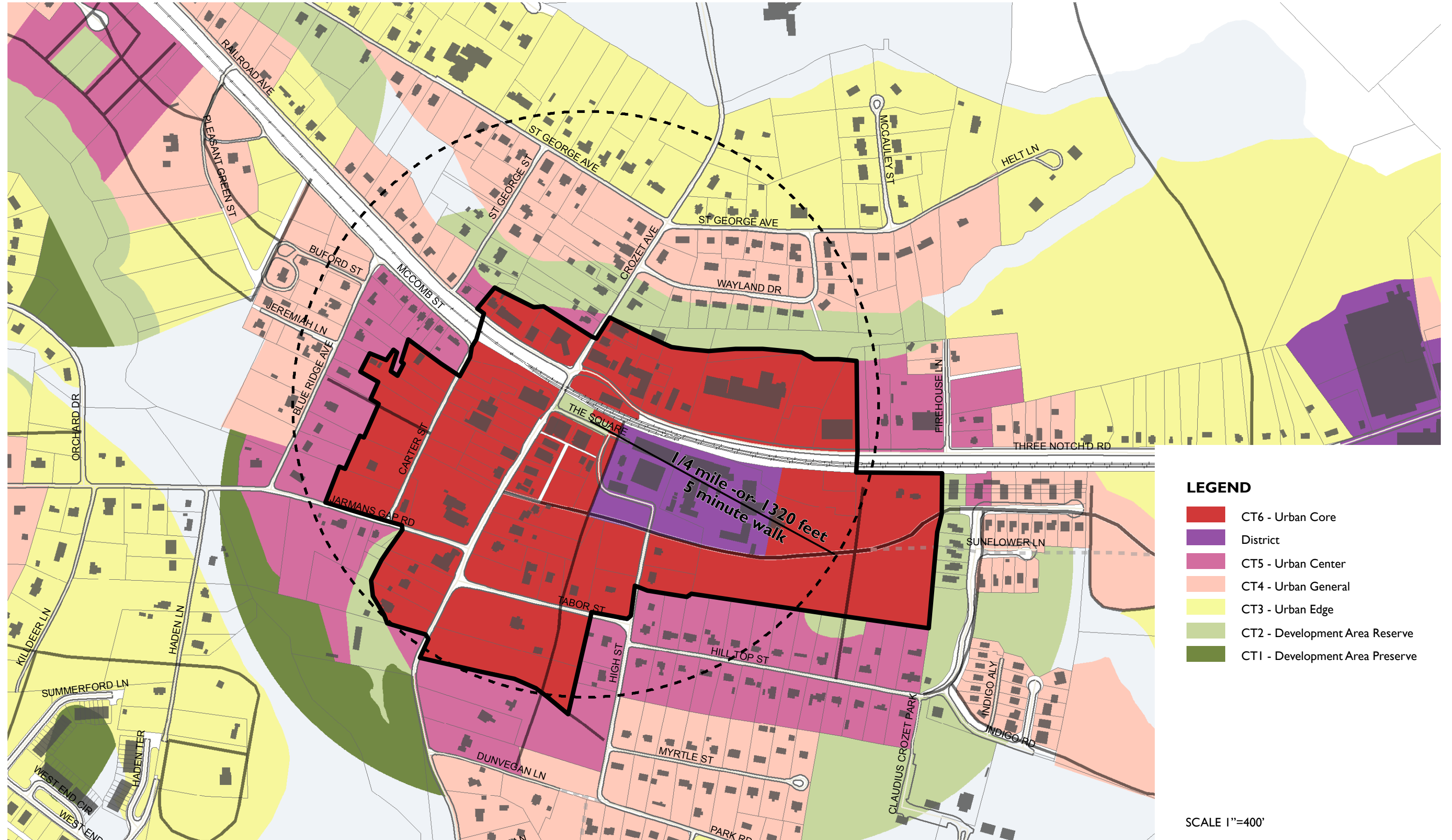
- LEGEND Recommended Zoning**
- Downtown 1 - 46 acres
 - Downtown 2 (Employment) - 10 acres
 - Transition 1 - 30 acres
 - Transition 2 - 8 acres

- LEGEND Underlay of Current Zoning**
- Heavy Industry
 - Light Industry
 - Neighborhood Model District
 - R2 Residential
 - R4 Residential
 - R6 Residential
 - Rural Areas

SCALE 1"=400'

CROZET DOWNTOWN ZONING BOUNDARY - Master Plan

Approximately 73 acres in Downtown (CT6 + District)



- LEGEND**
- CT6 - Urban Core
 - District
 - CT5 - Urban Center
 - CT4 - Urban General
 - CT3 - Urban Edge
 - CT2 - Development Area Reserve
 - CT1 - Development Area Preserve

SCALE 1"=400'

CROZET DOWNTOWN ZONING BOUNDARY - Current Zoning

Approximately 60 acres in Downtown (CI, CO, PDSC, and HI)

