



Existing Land Use

Total Land Area: 8,565 acres*
Total Non-Residential Uses (Acres)

- Office: 29 (<1%)
- Industrial: 247 (1%)
- Institutional: 156 (16%)
- Retail: 80 (<1%)
- Hotel: 2 (<1%)
- Schools: 150 (<1%)

Private Open/Recreational/Parks: 4,763 (54%)
 Other (Right of Way): 1,365 (13%)

Total Residential Uses (Acres)

- Single-Family Detached: 1530 (15%)
- Single-Family Attached: 175 (1%)
- Multi-Family: 66 (<1%)

Land use in Lorton is very diverse. Currently, there is a significant amount of residential, park, and industrial uses with some commercial centers. The Zoning Ordinance contains regulations that specify the type of land use activities that are permitted on a specific property. It is intended to promote the health, safety and general welfare of the public and to implement the adopted Comprehensive Plan for the orderly and controlled development of the County. Zoning districts define the ways that land can be used. For example, there are residential, commercial, and industrial districts as well as those that permit a mix of uses. Zoning regulations also provide guidance on how tall a building can be, how far it is set back from the street, and how much parking is required. A large proportion of residentially zoned property in the Lorton area is developed as parkland or for other institutional uses.

*Land use numbers are rounded

