



**Area Plan**  
**Town of Stephens City**  
**Joint Land Use Plan**

- Urban Development Area
- Sewer and Water Service Area
- Land Use**
- Residential
- Mixed-Use
- Mixed Use Age Restricted
- Industrial
- Institutional
- Open Space
- Highway Commercial
- Natural Resource & Recreation

- Phase 1 Annexation Area
- Phase 2 Annexation Area



2035 Comprehensive Policy Plan Map  
 Adopted January 25, 2017

