Residential

General Residential: Allow for additional housing choice within existing residential neighborhoods throughout the city.

General Residential (Sensitive Community Areas): Allow for additional housing choice, and tools to mitigate displacement, within existing residential neighborhoods that have high proportions of populations that may be sensitive to displacement pressures. (Note: The boundaries for these areas should evolve during the zoning update process, as described on page 25 of the Comprehensive Plan.)

Medium Intensity Residential: Increase opportunities for housing development including affordable housing, along neighborhoods corridors, near community amenities, employment centers, and in neighborhoods that are traditionally less affordable.

Higher-Intensity Residential: Provide opportunities for higher density, multi-family focused development. Incentivize affordability and increased intensity to meet Affordable Housing Plan goals.

Mixed Use Nodes and Corridors

Neighborhood Mixed Use Corridor: Neighborhood-scaled mixed use areas arranged along corridors that support existing residential districts.

Neighborhood Mixed Use Node: Compact neighborhood centers that encompass a mix of land uses arranged in smaller scale buildings.

Business and Technology Mixed Use: Light industrial and production uses, with other commercial and residential uses (where appropriate).

Urban Mixed Use Corridor: Higher intensity mixed use development arranged along corridors between employment, commercial, and civic hubs of the city.

Urban Mixed Use Node: Urban mixed use districts that support community housing, employment, and commercial development.

Downtown Core: A primary, central mixed use activity hub for the city.

Other Categories

Open Spaces and Parks: Includes both public and private spaces.

Cemetery: Includes both public and private cemeteries.

Civic: Includes governmental buildings.

Education: Charlottesville City Schools and Non-City Schools.

UVA: Properties owned by the University of Virginia.

Stream Buffer: 100’ buffer.

City of Charlottesville Boundary and Urban Development Area.
This map shows parcel boundaries, but is otherwise identical to the map on the previous page.