Land Use
Historical Context
Land Use Overview

The earliest human settlement in the area was by the people of the Monacan Indian Nation, in villages along the Rivanna River.

1762-1890s

1762: Charlottesville founded by an Act of the Assembly as the Albemarle County seat.

1819: UVA Established.

1850: Completion of Virginia Central Railroad, parallel to West Main, establishes a vital transportation corridor. (Southern Railway arrives 1894.)

1888: Charlottesville is incorporated as a city and land surrounding the original grid is annexed. The city now totals 781 acres.
Land Use Overview

1890s – 1940s

**Around 1890:** Private racial covenants are introduced, restricting African American homeownership and confining rental properties to older, central areas of the city.*

**1912:** The City Council unanimously passes "An Ordinance: To Secure for White and Colored People a Separate Location of Residence for Each Race.*

**1929:** The first formal zoning code is approved. Under community pressure, it is amended to allow two units per property instead of one.

*Noted for historical context only. These ordinances are no longer valid.*
Land Use Overview

1940s – 1970s

1956: First off-street parking mandate. Harland Bartholomew and Associates (HBA) is contracted to develop city’s first comprehensive plan.

1958: HBA’s first Comprehensive Plan calls for the “elimination of slums, traffic congestion, and inadequate parking.”

1964: Vinegar Hill is razed. There are similar situations in other neighborhoods through the 70s.
Land Use Overview

1970s - Present

**1991:** A new zoning map for the city is released, broadening single-family zoning throughout the city, including undeveloped areas, leading to conversations around affordability and exclusion.

**2003:** Current zoning code adopted.

**2013:** Current Comprehensive Plan is adopted.