Cville Plans Together

A community process for updating the future vision for the city, with a focus on equity and affordability.

**Current Step:**
**Zoning Ordinance Update**
*(Comprehensive Plan Implementation)*

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**Together, we are developing...**

- **Affordable Housing Plan**, as part of the Comprehensive Plan, to create a unified strategy for housing Charlottesville's residents.

- An update to the **Citywide Comprehensive Plan**, to guide the ways that the city will change and grow in the future.

- An updated **Zoning Ordinance**, to ensure that development takes place in a clear and effective manner, and to work toward correcting injustice related to land use.
Highlights of the Updated Plan

Six Priority Areas For Implementation

Support the development of more housing throughout the city, with a focus on creation of more housing that is affordable to more people, especially those with the greatest need. Make sure all people have access to shelter, food, job opportunities, and other resources they need to thrive and succeed. Work to both mitigate and prepare for the impacts of climate change. Make it safer, easier, and more desirable to walk, ride a bicycle, utilize public transportation, or use other non-single-occupancy vehicle transportation options. Keep Charlottesville green, make it greener, and protect the natural environment and the many benefits it provides. Continue to evolve and improve communication and collaboration.
Housing & Affordability Needs

“...there hasn’t been as much housing development, so Charlottesville population is actually not growing as quickly just the last few years and you see it picking up in Albemarle County,” said Lombard. “There’s kind of a budget for growth and if Charlottesville builds more housing, it grows more, if it doesn’t, then it gets pushed out into the county.”

- CBS19 interview with Weldon Cooper Center demographer Hamilton Lombard, Feb. 2020

Charlottesville and Albemarle County are expected to add **15,000 households by 2040** and the University of Virginia is growing steadily. **Only 30% of the city’s residential-zoned land can be used for higher-density development** (above a single-family level).

Single-family zoning and other land use restrictions have historically been used to create and enforce racial segregation.

**Over 2,700 renter households in Charlottesville currently pay more than 50% of their income on rent and utilities, with most of these households earning less than $35,000 a year.**
Affordable Housing Plan Overview

**Vision:** The City of Charlottesville will achieve a local housing market that is healthy, high quality, affordable, and above all, equitable.

**Guiding Principles:**
- Racial Equity
- Regional Collaboration
- Comprehensive Approach

**Major Initiatives:**
- Dedicate $10M Annually to Affordable Housing
- Build Inclusive Governance at All Levels
- Adopt Progressive and Inclusionary Zoning Reforms

**Recommendations Related To:**
Funding, Governance, Land Use, Tenants’ Rights, and Subsidy

### Income Targeting

<table>
<thead>
<tr>
<th>Income level Served</th>
<th>Income for Two- and Four-Person Household</th>
<th>Target Allocation, Percentage</th>
<th>Target Allocation, Over 10 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 80% AMI</td>
<td>Two: $60,100 Four: $75,100</td>
<td>20%</td>
<td>$18M</td>
</tr>
<tr>
<td>Up to 60% AMI</td>
<td>Two: $45,120 Four: $56,340</td>
<td>30%</td>
<td>$27M</td>
</tr>
<tr>
<td>Up to 30% AMI</td>
<td>Two: $22,550 Four: $28,150</td>
<td>50%</td>
<td>$45M</td>
</tr>
</tbody>
</table>
Module 1 Introduction
What is a “Module”?

- In February-April 2023, we will be sharing the draft Zoning Ordinance in three parts, or “modules”.
- Each module contains sections of the Zoning Ordinance.

<table>
<thead>
<tr>
<th>Module 1</th>
<th>Module 2</th>
<th>Module 3</th>
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</thead>
<tbody>
<tr>
<td>Zoning Districts, Rules of</td>
<td>Development Standards</td>
<td>Zoning Administration (review</td>
</tr>
<tr>
<td>Measurement, Use Table, Zoning</td>
<td>(landscaping, parking, signs,</td>
<td>processes)</td>
</tr>
<tr>
<td>Map</td>
<td>lighting, etc.)</td>
<td>• Plan to release during the week</td>
</tr>
<tr>
<td>• Available now</td>
<td>• Plan to release March 29</td>
<td>of April 3</td>
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</table>
Module 1 Includes...

Zoning Map

- The Zoning Map divides the city into areas of land called “zoning districts” and indicates the parcels that fall within each district.

Zoning Districts & Rules

- The district rules and regulations determine the urban form and land uses allowed on each parcel.

Use Regulations

- Specify what you can and cannot do in each of the districts, including uses that are allowed “by-right” (without special permissions) and uses that are allowed with approval of a Special Use Permit.
Zoning Districts & Map
Zoning Tools to Support Affordability

What is “affordable”?
In general, we are defining affordable as a housing unit where monthly payments for housing (including utilities) do not exceed 30% of monthly income for someone whose income level is at or below 60% of Area Median Income (AMI).

In 2022, 60% of AMI is $62,900 for a four person household, which means that monthly costs should be $1,573 or lower for a household that size, at the 60% AMI income level.

Inclusionary Zoning
Helps meet housing needs through the required creation of affordable housing that the housing market would not otherwise address or build.

- If new construction or any rehabilitation, conversion, or renovation of existing buildings includes **10 or more units of housing in any district, it is required** to include **10% of units affordable** to households at or below 60% AMI (see blue box).

Affordable Housing Density Bonus
A density bonus is different from an Inclusionary Zoning policy because it is optional.

- In the residential districts (R-A, R-B, R-C), **double the base units are allowed if ALL units are affordable** (see blue box).
- **There is also a height-based bonus that applies in all mixed-use districts.** For all mixed use zoning districts, two additional stories in height are allowed if 10% of units are affordable to people at or below 50% AMI.
How to Use Zoning District Pages

**Step 1:** Find Your District Page

**Step 2:** Review Your District Standards

**Step 3:** Learn More About Your Standards
Allowed Uses

Use Table

Use Definitions

Use Standards

DIV. S.2 USE DEFINITIONS

Use Interpretations

1. General uses are organized by use category such as Household Living (or Group Living) and then by specific use within that category such as General Residential Living or Manufactured Home Park. Use categories do not have subcategories, they are used to organize specific uses with similar attributes. Specific uses within each use category have been named to help determine if their uses are allowed in certain zones or districts.

2. When a proposed use is not listed, the Zoning Administrator has the responsibility for determining whether the proposed use is similar to an already listed use. Where a use contains a list of included uses, the uses on the list are to be considered example uses, and not all-inclusive. The Zoning Administrator will determine what use category the use is most similar to, and then determine the most similar specific use.

3. When a proposed use is found to be similar to an already listed use, the use is not allowed.

4. When determining whether a proposed use is similar to an already listed use, the Zoning Administrator will consider the following criteria:
   a. Actual or projected characteristics of the use;
   b. Amount and nature of ancillary uses generated on the premises;
   c. Type, size, and nature of arrangement of buildings and structures;
   d. Relative number of employees and customers;
   e. Hours of operation;
   f. Type and number of vehicle trips generated, type of vehicles, and parking demand;
   g. Anticipated amount and type of outdoor storage;
   h. Likely impact on adjacent properties;
   i. Multiple principal uses are allowed on a lot when the uses are all allowed in the district and the standards for all uses on the lot are met, in

DIV. S.3 USE STANDARDS

Applicability

The following use standards apply only where the Use Table or Definition Table is explicit. If the use is not listed in the applicable zoning district, then no standards exist. In the Use Table, these use standards do not apply.

3.3.2 Residential Uses

A. Household Living

1. Manufactured Home Park
   a. All spaces within a manufactured home park must be under single ownership.
   b. The following requirements apply in lieu of underlying zoning district standards:
      i. The minimum number of spaces in a manufactured home park is 10.
      ii. The maximum density is 12 spaces per acre.
      iii. The minimum area for each space is 3,000 square feet.
      iv. The minimum distance between street right-of-way and interior lot line is 15 feet.
      v. The minimum distance between manufactured homes, and between a manufactured home and any other building or structures 15 feet.
      vi. The maximum height of the manufactured home is 15 feet.
      vii. The minimum manufactured home space dimension is 30 feet.
   c. Transitions and Screening
      i. A Transition Type 3 must be provided along all common lot lines.
      ii. A Frontage Screen A must be provided along all street lot lines.

3.3.3 Public and Institutional Uses

A. Communication Facilities
   All buildings or portions thereof within a Factory or Telecommunications Facilities in this district are

B. Commercial Uses

A. General

In a C-1 zoned Commercial, use shall not exceed 25% of the floor area as a lot.
From the FLUM to the Zoning Map

Future Land Use Map (FLUM) Adopted

Zoning Districts Applied to Future Land Use Map Categories

- Uses City’s 2016 Streets that Work Plan and other criteria
From the FLUM to the Zoning Map

2021 Future Land Use Map

Proposed Zoning Map
## FLUM Categories to Zoning Categories

<table>
<thead>
<tr>
<th>FLUM Category</th>
<th>Zoning Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Residential</td>
<td>Residential</td>
</tr>
<tr>
<td>Medium Intensity</td>
<td>Residential</td>
</tr>
<tr>
<td>Higher-Intensity</td>
<td>Residential Mixed Use</td>
</tr>
<tr>
<td>Neighborhood Mixed Use Corridor</td>
<td>Corridor Mixed Use</td>
</tr>
<tr>
<td>Urban Mixed Use Corridor</td>
<td>Corridor Mixed Use</td>
</tr>
<tr>
<td>Neighborhood Mixed Use Node</td>
<td>Node Mixed Use</td>
</tr>
<tr>
<td>Urban Mixed Use Node</td>
<td>Node Mixed Use</td>
</tr>
<tr>
<td>Downtown Core</td>
<td>Node Mixed Use</td>
</tr>
<tr>
<td>Business and Technology Mixed Use</td>
<td>Industrial Flex</td>
</tr>
<tr>
<td>Other Categories</td>
<td>Special Districts + Overlay Districts</td>
</tr>
</tbody>
</table>
Residential Zoning Category

Intent:
Low- to moderate-intensity housing options including single-unit homes, duplexes, triplexes, fourplexes, townhomes, and small apartments, supporting and within walking distance of neighborhood-serving retail, food, and service uses.

Zoning Districts:
- Residential A (R-A)
- Residential B (R-B)
- Residential C (R-C)
General Residential

Zoning District:
- Residential A (R-A)
Medium Intensity

Zoning Districts:
- Residential B (R-B)
- Residential C (R-C)
Residential Mixed Use Zoning Category

**Intent:**
Moderate- to higher-intensity housing options including duplexes, triplexes, fourplexes, and townhomes up to larger apartment complexes, supporting and within walking distance of neighborhood-serving retail, food, and service uses.

**Zoning Districts:**
- Residential Mixed Use 3 (RX-3)
- Residential Mixed Use 5 (RX-5)
Corridor Mixed Use Zoning Category

Intent:
Mixed-use, office, and residential buildings intended to accommodate a variety of residential, retail, service and commercial in a vibrant, pedestrian-friendly environment.

Zoning Districts:
- Corridor Mixed Use 3 (CX-3)
- Corridor Mixed Use 5 (CX-5)
- Corridor Mixed Use 8 (CX-8)
Node Mixed Use Zoning Category

**Intent:**
Mixed-use, office, and residential buildings intended to accommodate a variety of residential, retail, service and commercial in a vibrant, pedestrian-friendly shopfront environment. Although buildings are allowed to be exclusively residential or nonresidential in use, the vertical mixing of uses is strongly encouraged.

**Zoning Districts:**
- Node Mixed Use 3 (NX-3)
- Node Mixed Use 5 (NX-5)
- Node Mixed Use 8 (NX-8)
- Node Mixed Use 10 (NX-10)
- Downtown Mixed Use (DX)
Industrial Flex Zoning Category

**Intent:**
Accommodates a variety of light industrial and manufacturing uses while allowing for retail, service and commercial opportunities in a vibrant pedestrian-friendly environment.

**Zoning Districts:**
- Industrial Flex 5 (IX-5)
- Industrial Flex 8 (IX-8)
Special Zoning Category

**Intent:**
Mix of building types that serve surrounding neighborhoods and produce activities that do not readily assimilate into other zoning districts.

**Zoning Districts:**
- Campus (CM)
- Civic (CV)
Alternate Forms

Intent:
Due to their unique nature or attributes certain uses may not be able to follow the form standards of the zoning district. Alternate forms allow certain uses to follow an alternative set of form standards when certain criteria are met.

Alternate Forms:
- Shopfront House
- Civic Institution
- Park
Overlay Zoning Districts

**Intent:**
Overlay Districts apply additional regulations within a specified geographic area. Regulations may relate to design, environmental protection, or any other issue that requires additional zoning regulation in a specific area.

**Overlay Districts:**
- Sensitive Community Areas (-SA) *potential overlay*
- Individually Protected Properties (-IPP) *existing*
- Architectural Design Control (-AD) *existing*
- Historic Conservation (-C) *existing*
- Flood Hazard Protection (-FHP) *existing*
Discussion

Find all Module 1 Materials at: CvillePlansTogether.com/draft-zoning/

- Full zoning districts, rules, and map
- Zoning map overview by neighborhood
- Executive Summary of Module 1
- Short overviews of how the zoning ordinance is addressing some key topics of interest: housing affordability, transportation & infrastructure, environment & climate, historic preservation
What is a “Module”? 

- In February-April 2023, we will be sharing the draft Zoning Ordinance in three parts, or “modules”.
- Each module contains sections of the Zoning Ordinance.

**Module 1**
- Zoning Districts, Rules of Measurement, Use Table, Zoning Map
- Available now

**Module 2**
- Development Standards (landscaping, parking, signs, lighting, etc.)
- Plan to release March 29

**Module 3**
- Zoning Administration (review processes)
- Plan to release during the week of April 3
Thank you!

CvillePlansTogether.com/draft-zoning/