

# City of Charlottesville Future Land Use Map

## RESIDENTIAL

Limited commercial uses allowed in all residential districts, to be further described in the Zoning Ordinance. Zoning tools will regulate affordability and maximum allowable development for all categories and will consider demolition disincentives, as feasible.

### Description

- 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

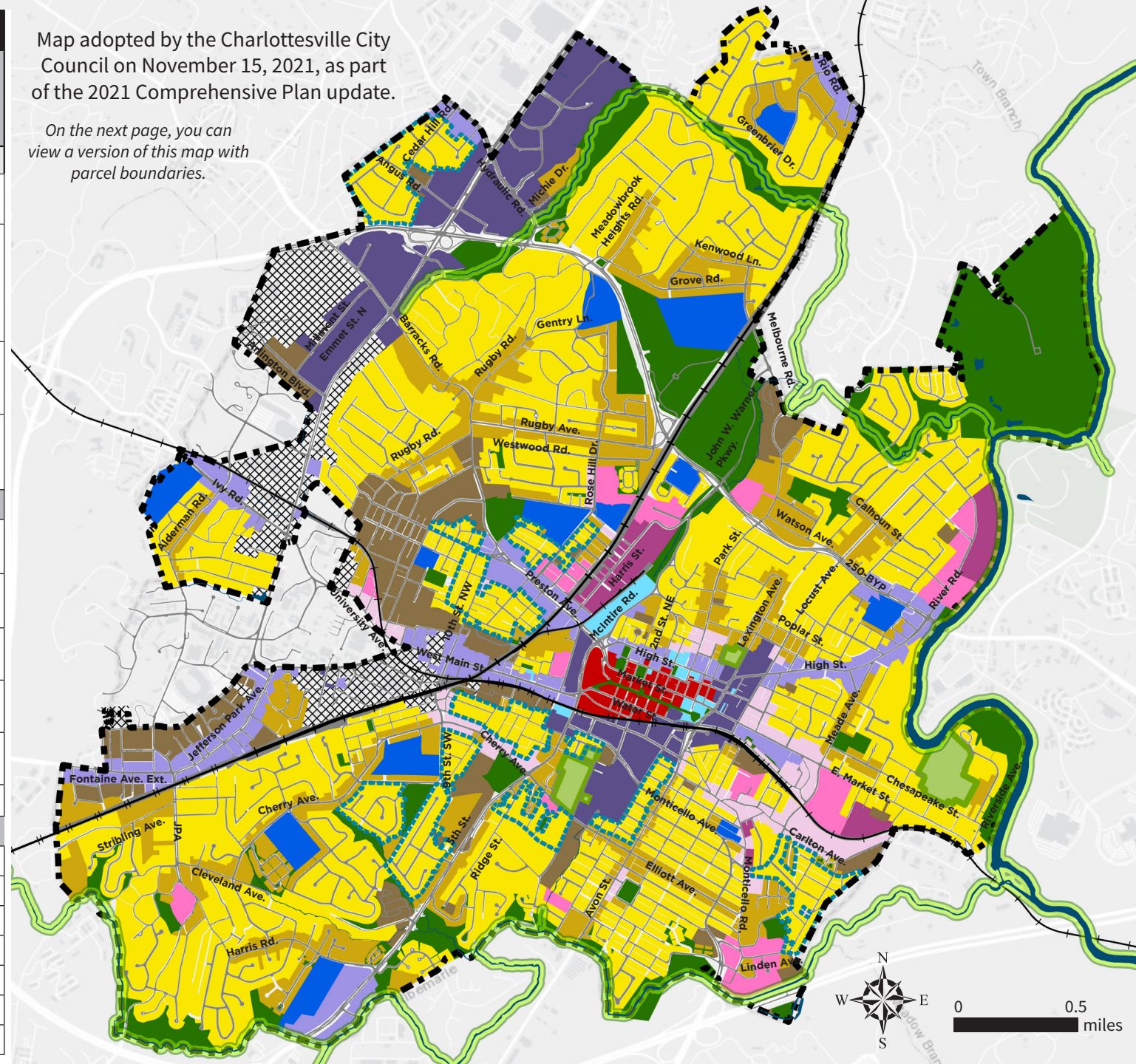
- Neighborhood Mixed Use Corridor:** Neighborhood-scaled mixed use areas arranged along corridors that support existing residential districts.
- Neighborhood Mixed Use Node:** Compact neighborhood centers that encompass a mix of land uses arranged in smaller scale buildings.
- Business and Technology 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**

Map adopted by the Charlottesville City Council on November 15, 2021, as part of the 2021 Comprehensive Plan update.

On the next page, you can view a version of this map with parcel boundaries.





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This map shows parcel boundaries, but is otherwise identical to the map on the previous page.

