

## Future Land Use Map

- General Residential
- General Residential (Sensitive Community Area)
- Medium Intensity Residential
- Higher-Intensity Residential
- Neighborhood Mixed Use Corridor
- Neighborhood Mixed Use Node
- Business and Technology Mixed Use
- Urban Mixed Use Corridor
- Urban Mixed Use Node
- Downtown Core
- Civic
- Education
- Open Spaces and Parks
- Cemetery
- UVA
- Stream Buffer
- City of Charlottesville Boundary and
- Urban Development Area

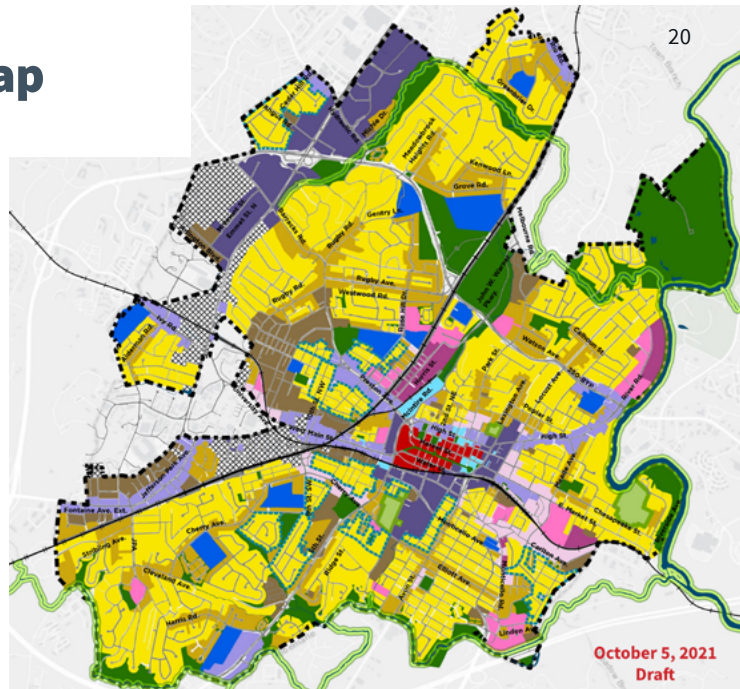


Figure 1. Charlottesville Future Land Use Map, adopted November 15, 2021.

### I. GENERAL RESIDENTIAL CATEGORY

Following conceptual models from other communities, the city proposed a Future Land Use Category called “General Residential” that would encompass all land currently zoned for one single-family unit per lot. The description of the Future Land Use Category proposed to “upzone”<sup>10</sup> all of the city’s single-family residential zones to allow for additional units on every lot.<sup>11</sup> In Charlottesville’s case, three units would be allowed per lot (created by splitting up the existing home or by building new units attached to the main structure or detached and located elsewhere on the lot). *See* Figure 2. The desire to maintain the current residential character of neighborhoods, as viewed from the street, led to a proposal to offer an incentive to keep the existing house through a density bonus of one additional unit (for a total of four units on the lot) if the existing house was retained (and, if necessary, renovated). The height of buildings in this land-use category would be capped at 2.5 stories (two full stories, with a third half-story allowed only in a pitched roof form) to maintain consistency with the surrounding homes.

It is hoped that implementation of this Future Land Use Category will create more flexibility for people to move closer to schools or a job, provide a way for aging residents to downsize without leaving their neighborhoods, and help stem the displacement of lower-income residents, especially in areas near downtown.

10. “Upzone” is a term typically used to describe increasing the density or intensity of a zoning district.

11. The General Residential Future Land Use Category was described in the 2021 Comprehensive Plan as “Up to 3-unit dwellings including existing single-family splits, accessory dwelling units (ADUs), and new housing infill. Zoning ordinances will consider ways to support townhomes in this category on a site-specific basis. Allow up to 4-unit dwellings if the existing structure is maintained. Allow additional units and height under an affordability bonus program or other zoning mechanism.” *Id.* at 29.