

I. ZONING DIAGNOSTIC + APPROACH REPORT

The city and its consultants initially prepared a “Zoning Diagnostic + Approach” report that was released in June 2022.¹³ The report reviewed the city’s existing zoning for its ability to implement the comprehensive plan’s goals and policies, including, specifically, the Future Land-Use Categories and Map. In preparing the report, the team reviewed both existing regulations and national best practices for application in Charlottesville.

One of the most important visualization tools for testing potential zoning options is 3D modelling. The team prepared a series of models for the General Residential Future Land Use Category reflecting small, medium, and large residential lots and the options available to develop additional residential units. The report identified the existing neighborhoods that the lots represented. See **Figure 3** for an example of this modelling. These models prove the viability of residential options that could be used to implement the General Residential category through new zoning.

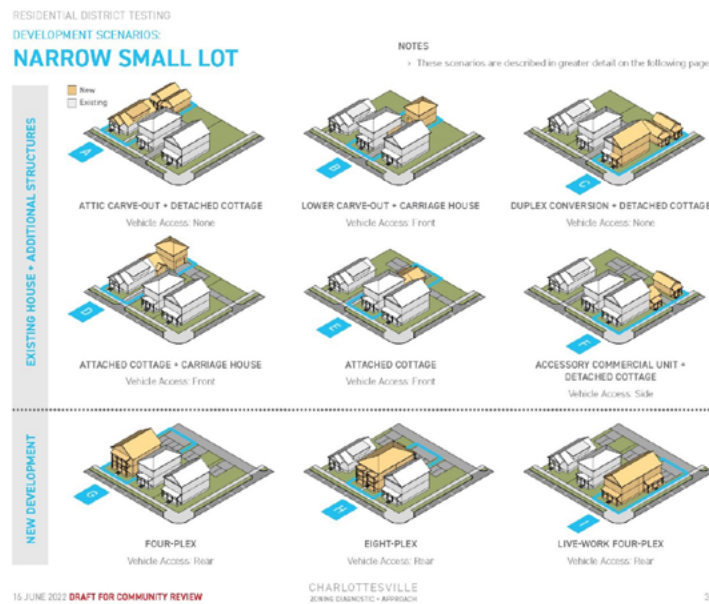


Figure 3. Sample modelling of residential options.

The Zoning Diagnostic + Approach report findings were reviewed in a joint meeting of the City of Charlottesville Planning Commission and City Council in September 2022, and following a robust discussion of the report, permission was given to the team to begin drafting the new zoning.

2. GENERAL RESIDENTIAL ZONING

It is anticipated that one new zoning district will replace all existing single-family zoning districts included in the General Residential Future Land-Use Category. This zoning district would include only one minimum lot size (currently proposed as 6,000 square feet) across the entire city for the purpose of subdivision based on a typical lot in the more urban portion of the community. This lot size will replace the current requirement for 8,125 square foot lots in the R-1 and R-1U zoning districts. This means

13. The full report can be found at CVILLE PLANS TOGETHER, <https://cvilleplanstogether.com/zoning-plan/draft-approach> (last visited Jan. 11, 2023).