

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 residential and mixed-use categories.

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.	
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

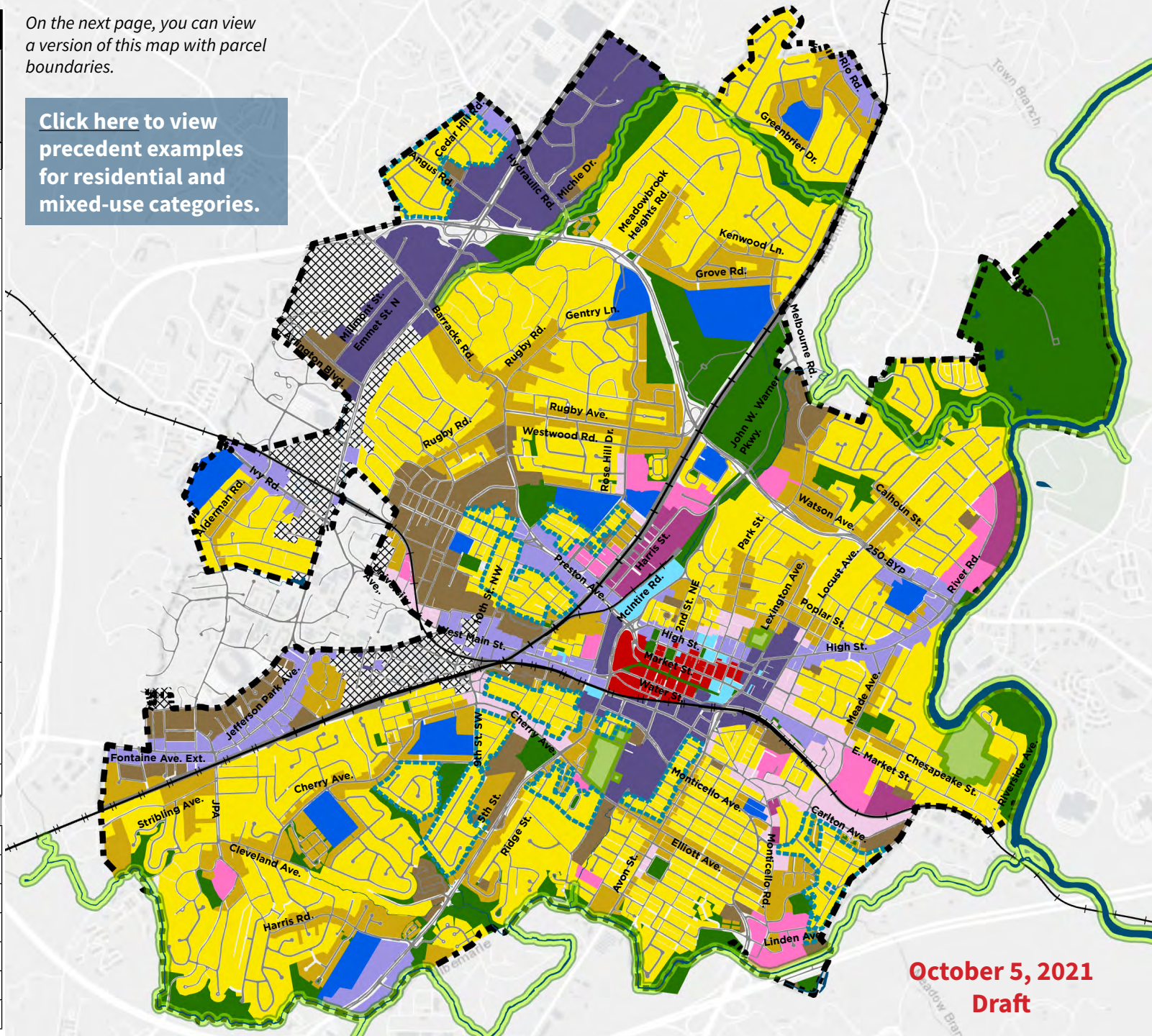
Neighborhood Mixed Use Corridor: Neighborhood-scaled mixed use areas arranged along corridors that support existing residential districts.	
Neighborhood Mixed Use Node: Compact neighborhood centers that encompass a mix of land uses arranged in smaller scale buildings.	
Business and Technology Mixed Use: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

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

[Click here to view precedent examples for residential and mixed-use categories.](#)



October 5, 2021
Draft

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 residential and mixed-use categories.

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.

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

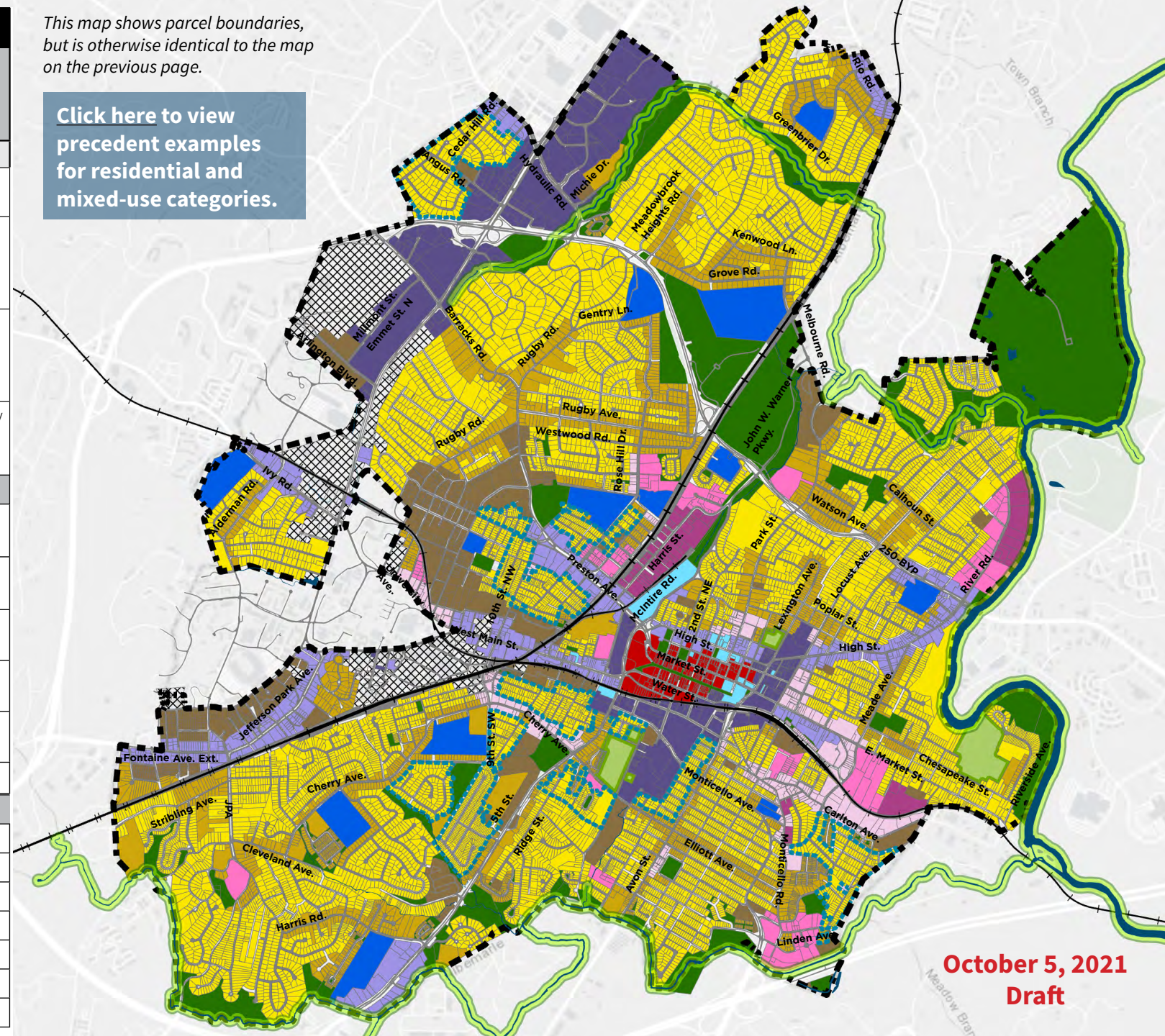
UVA: Properties owned by the University of Virginia

Stream Buffer: 100' buffer

City of Charlottesville Boundary and Urban Development Area

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

[Click here to view precedent examples for residential and mixed-use categories.](#)



October 5, 2021
Draft