

Article 1. INTRODUCTORY PROVISIONS

1. Sec. 1.1.6. Effective Date and Vesting

A. Effective Date

The Development Code of the City of Charlottesville, Virginia was adopted on December 18, 2023, and became effective on February 19, 2024.

2. Sec. 1.1.6. Effective Date and Vesting

B. ~~Grandfathered~~ Vested Rights and Disposition of Pending Applications

Nothing in this Development code will be construed to authorize the impairment of any vested right under *Code of Virginia, § 15.2-2307*. Disposition of applications for projects pending on the Effective Date of this Development Code, which have not accrued vested rights, will be in accordance with any contemporaneous resolution enacted by Council. Non-conformities will be handled, as applicable, in accordance with Section 5.3.

3. Page 1-6, Scrivener's Error.

Remove PK Park under SPECIAL.

Article 2. ZONING DISTRICTS

4. Page 2-7, Scrivener's Error.

In each standards summary, height max should not be 35'.

5. Sec. 2.2.2.B.2. MASSING [R-A District] Building Area (max) 5,000 SF

6. Sec. 2.2.3.A.2. DENSITY [RN-A District]

Dwellings per lot (max)	
Base	1
Bonus:	
Existing Structure Preservation	3 <u>2</u>
Bonus:	
Affordable Dwelling Unit	6

7. Sec. 2.2.3.B.2. MASSING [RN-A District] Building Area (max) 5,000 SF

8. Sec. 2.9.5. Entrance Corridors (-EC) C. Standards

Buildings of greater than 5 stories must provide a setback between the second and fourth floors that meets the requirements of Sec. 4.7.1.C.2.b Transition Type B.

9. Sec. 2.10.10. Massing

C. Building Area

See attached sec. 2.10.10.C. Building Area

Article 3. USE REGULATIONS

10. Sec. 3.2.2. Permitted Use Table

For the following listed uses, remove 'S*' and replace with '-' for the R-A, RN-A, R-B, R-C districts:

- General food and beverage (up to 4,000 SF)
- General medical (up to 4,000 SF)
- General office (up to 4,000 SF)
- General personal service (up to 4,000 SF)
- Gym or Studio

11. Sec. 3.2.2. Permitted Use Table

For the following listed uses, remove '-' and replace with 'S' for the NX-3 district:

- General indoor entertainment and recreation (up to 4,000 SF)
- General outdoor entertainment and recreation

12. Sec. 3.2.2. Permitted Use Table

For the following listed uses, remove 'P*' and replace with '-' for the R-A, RN-A, R-B, R-C districts:

- Alcohol sales for on-premise consumption

13. Sec. 3.2.2. Permitted Use Table

For the following listed uses, remove '-' and replace with 'P*' for the RX-3, RX-5 districts:

- Homestay

14. Sec. 3.3.4.E. Office Use Category

1. General Office

Office uses that provide space for a variety of business, professional or financial services to be conducted. Typical examples include accounting, advertising, architecture, auditing, banking, bookkeeping, consulting, contracting, design, employment, engineering, insurance, investment, legal, real estate, research laboratory, security or technology services; call centers; radio or TV broadcasting studio; and recording studio.

15. Sec. 3.3.5.A. Industrial Uses

4. Research and Development

A use focused primarily on the research and development of new products or for scientific research intended for manufacture, production or sale of products elsewhere and includes extensive areas of laboratory space, testing facilities, or product development space more similar to a manufacturing space. Typical examples include plastics, genetics, biotechnology, pharmaceuticals, and polymers.

16. Sec. 3.4.4.A. General

1. In a RX- District, commercial uses must not exceed 25% of the floor area on a lot.

~~2. In R- Districts, allowed commercial uses must follow the following standards:~~

~~a. Commercial uses on each lot are limited to 2,500 square feet.~~

~~b. Commercial uses may follow the Shopfront House Alternate Form standards (see 2.8.4. Shopfront House).~~

~~c. There must be at least 1 dwelling unit on each lot with a commercial use. This requirement may be waived by Special Use Permit.~~

~~d. In Residential B (R-B) and Residential C (R-C) districts, corner lots do not require a Special Use Permit and are permitted uses by right. The use standards for commercial uses in R- Districts apply.~~

Article 4. DEVELOPMENT STANDARDS

17. Sec. 4.2.2. Affordable Dwelling Units

See attached sec. 4.2.2. Affordable Dwelling Units.

18. Sec. 4.4.5.A. General Standards

1. Continuous streetscapes must be provided along all existing and future streets based on the street classification on the Street Typology Map, in accordance with the following table and the Standards and Design Manual:

Street Classification	Width (min)	
	Clear Walk Zone	Greenscape Zone
<u>Mixed Use Corridor</u>	<u>8'</u>	<u>12'</u>
Mixed Use A	7'	8'
Mixed Use B	7'	6'
Downtown	6'	8'
Industrial	6'	6'
Neighborhood A	6'	5'
Neighborhood B	6'	5'
Local	6'	5'

Article 5. Administration

19. Sec. 5.2.7.C..2. Board of Architectural Review Decision

c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations.

i. Along the downtown mall, the BAR may limit story height to within 2 stories of the prevailing story height of the block;

ii. In all other areas subject to review, the BAR may reduce the allowed height by not more than 2 stories;

iii. The BAR may require setbacks of up to 25 feet.

20. Sec. 5.2.15.A. Applicability

~~3. A Special Exception Permit may be granted for an increase in building height in stories where required by the building height standards of the district.~~