

ORDINANCE

OF THE CHARLOTTESVILLE CITY COUNCIL:

REPEAL AND REORDAIN A NEW CHAPTER 34 AND REPEAL CHAPTER 29 OF THE CHARLOTTESVILLE CITY CODE AND ADOPT A NEW OFFICIAL ZONING MAP FOR THE CITY OF CHARLOTTESVILLE

WHEREAS, City Council has committed to an updated community land use vision to include more progressive planning and zoning inclusivity of the City while preserving historic features and shepherding of public and private resources to improve affordability and livability for all residents and to ensure ongoing vitality of the City; and

WHEREAS, pursuant to the direction of City Council, City staff began the Cville Plans Together process in January 2020, which resulted in a new Comprehensive Plan adopted by City Council in November 2021. Among other matters, the Comprehensive Plan recommended adoption of a new zoning ordinance and map, and work on the new Zoning Ordinance and Zoning Map began in January 2022; and

WHEREAS, the City's consultant recommended reorganization of the City's zoning and development regulations into a Development Code to replace the current Zoning Ordinance Chapter 34 and current Subdivision Ordinance Chapter 29 with a new Chapter 34 containing both sets of land use regulations; and

WHEREAS, on August 7, 2023, the City Council initiated the proposed City of Charlottesville Development Code and new Zoning Map and directed the Planning Commission to conduct a public hearing and provide recommendations to the City Council; and

WHEREAS, a public hearing on the proposed Development Code and new Zoning Map was held by the Planning Commission on September 14, 2023, after providing notice as required by law; and

WHEREAS, following conclusion of the public hearing and continued deliberation over several work sessions, on October 18, 2023, the Planning Commission recommended the proposed Development Code and the new Zoning Map with certain revisions/changes; and

WHEREAS, after a work session on November 1, 2023, City Council authorized advertisement of the proposed Development Code and new Zoning Map as recommended by the Planning Commission with certain revisions to enable consideration of provisions not recommended by the Planning Commission; and

WHEREAS, a public hearing on the proposed Development Code and new Zoning Map was held by City Council on December 5, 2023, after providing notice as required by law; and

WHEREAS, following conclusion of the public hearing, City Council determined that additional deliberation was required and continued its deliberation to a work session on December 13, 2023, then to a work session on December 14, 2023, and then to a meeting on December 18, 2023. At the conclusion of each session, the Council determined that it needed additional time to deliberate; and

WHEREAS, City Council also held work sessions on November 8, 13, 29, and December 4, 2023, to hear from its staff and consultants and to discuss the proposed Development Code and new Zoning Map; and

WHEREAS, City Council finds that public necessity, convenience, general welfare, and good zoning practice require adoption of the proposed Development Code and new Zoning Map as advertised with certain additional revisions/changes as described in the attached.

NOW, THEREFORE, BE IT ORDAINED that the Charlottesville City Council does hereby adopt the proposed City of Charlottesville Development Code as new Chapter 34 and new Zoning Map, respectively, with the changes outlined in Attachment A, Development Code updates of December 14, 2023, Attachment B, Zoning Map Updates of December 14, 2023, and repeal of current Chapter 34 and Chapter 29 of the Charlottesville City Code; and

BE IT FURTHER ORDAINED that the foregoing ordinances shall be effective February 19, 2023.

Adopted by the City Council, this 18th day of December 2023.

Attest:

Clerk, Charlottesville City Council