



Neighborhood Development Services Department

**Residential and Mixed-Use Development
Zoning Regulations**

and Current Planning and Zoning

Work Plan Priorities

November 2025

Development Code Framework



Zoning Categories and Overlay Districts

Residential Districts:

- R-A, RN-A, R-B, R-C

Mixed Use Districts:

- *Corridor*: NX-3, NX-5, NX-8, NX-10, DX
- *Node*: RX-3, RX-5
- *Residential Mixed Use*: CX-3, CX-5, CX-8

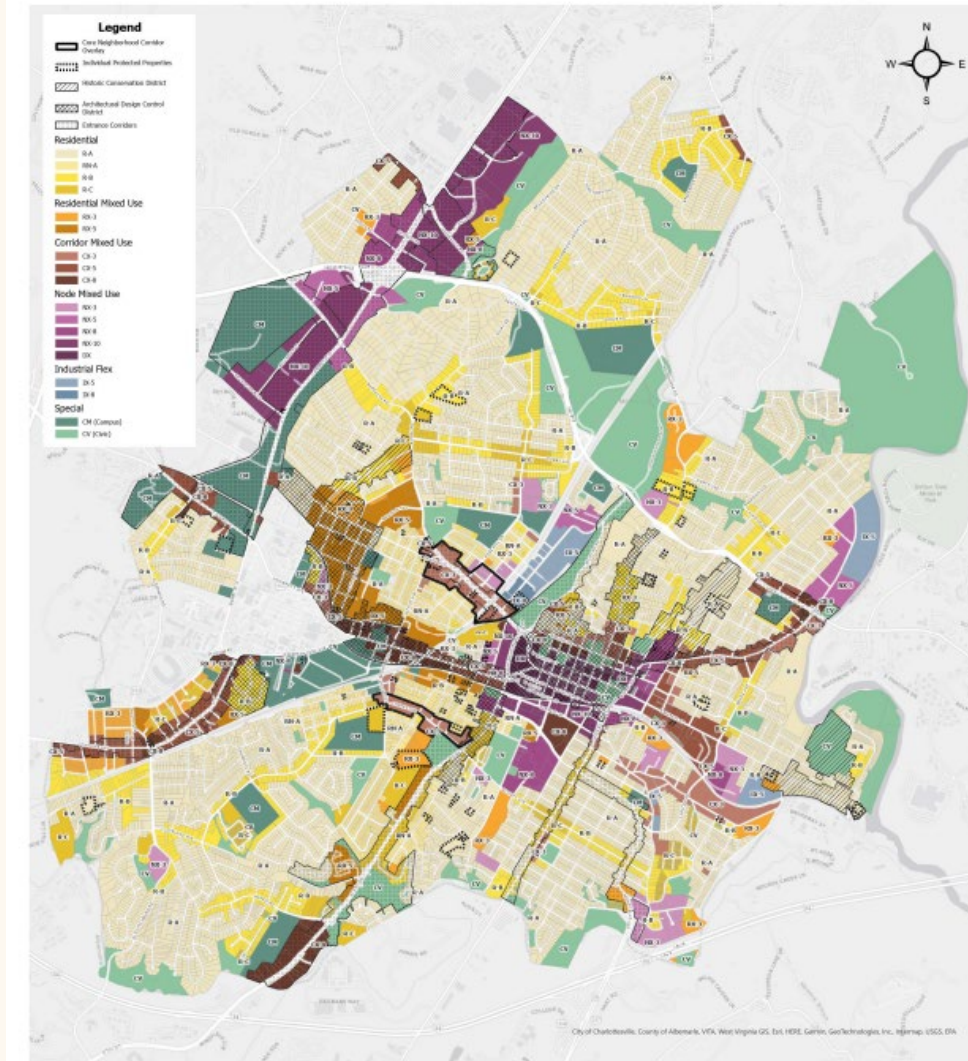
Other Zoning Districts:

- Industrial Flex: IX-5, IX-8
- Special: CM, CV, Alternate Forms

Overlay Districts (* Design review required):

- Core Neighborhood Corridors
- Entrance Corridors *
- Architectural Design Control Districts *
- Historic Conservation Districts *
- Individually Protected Properties *
- Floodways and Floodplains

City of Charlottesville Zoning Map



Approved December 18, 2023

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Miles

Affordable Housing Requirements

Residential Development:

- Projects ≥ 10 units provide 10% at $\leq 60\%$ AMI or pay in-lieu fee
- Bonus height for units at $\leq 50\%$ AMI or same fee
 - In-lieu fee = average total cost per unit of developing a residential unit in the Charlottesville market, based on bedroom count up to 3 bedrooms

Student Housing (within $\frac{1}{2}$ mile of Campus Grounds):

- No on-site affordable units are required, given large-scale student housing design requirements
- Bonus height may also be realized
- In-lieu fee is required
 - In-lieu fee = difference between the value of a market rate unit and that of an affordable unit (i.e. value gap), based on bedroom count up to 3 bedrooms

Non-Student Housing

Figure 1: Construction Cost Per Unit and Average Total Cost Per Unit In-lieu Fee

Number of Bedrooms	Cost Per Rental Unit	Cost Per Ownership Condominium Unit
Studio	\$184,152	\$324,510
1	\$250,797	\$362,120
2	\$368,303	\$413,709
3	\$547,339	\$483,138
Average Total Cost Per Unit In-lieu Fee	\$337,648	\$395,869

Student Housing

Figure 2: Value Gap Cost Per Unit and Average Total Cost Per Unit In-lieu Fee

Number of Bedrooms	Cost Per Rental Unit	Cost Per Ownership Condominium Unit
Studio	\$41,380	\$269,727
1	\$107,472	\$342,937
2	\$186,038	\$284,653
3	\$261,209	\$403,741
Average Total Cost Per Unit In-lieu Fee	\$149,025	\$325,265

Certificate of Appropriateness



Required For:

- New construction in:
 - Architectural Design Control Districts
 - Individually Protected Properties
 - Historic Conservation Districts
 - Entrance Corridor Districts (Entrance Review Board = ERB)

Review Types:

- Minor Historic Review
- Major Historic Review
- Corridor Review

BAR Certificate of Appropriateness

BAR May Require:

- Upper story stepbacks (up to 25')
- *Along the Downtown Mall*: height reduction to within 2 stories of block average
- In all other districts: max height reduction of up to 2 stories below permitted height

Considerations:

- Compatibility with district character
- Cost of compliance
- Comprehensive Plan goals

Appealing BAR and ERB Decisions (§5.2.7.E.1.a):

- Administrator or aggrieved party may appeal to City Council (Approval, approval with conditions, or denial)
- Must file written notice within **10 business days**
- If no appeal, CoA is issued after 10-day period



Core Neighborhood Overlay District

Application:

- May apply for **Special Exception Permit** to exceed base height
- Max height: **7 stories**
- Must include:
 - Community meeting
 - Additional features or amenities

Locations:

- Preston Avenue and Cherry Avenue which are **Zoned CX-3**

Current Work Plan Priorities



Current Planning and Zoning Workplan Priorities

Other Priorities	Status and Anticipated Completion	Strategic Outcome Areas
<u>Short Term Rentals:</u> improve enforcement by investing in software with CoR that enables better tracking of homestays and conducting zoning study to refine existing regulations to make enforcement easier	Proposed amendments winter 2026	Economic Prosperity Housing
<u>Environmental Policy Review and Ordinance Revisions:</u> Develop a new policy framework, implementation recommendations, and regulatory revisions to align the City's regulations for natural resources with the Comprehensive Plan	Nov '25 Council Work Session on proposed priorities	Climate and Sustainability Housing Economic Prosperity
<u>Charlottesville Design Guideline Review:</u> Develop scope of work to study local districts and Development Code requirements, identify key policy issues and recommendations, and amend design guidelines and the Development Code to balance Comp Plan goals for housing and historic resources	Complete scoping in FY26	Historic Preservation Housing Economic Prosperity JEDI
<u>Opportunities for Historic and Cultural Resource Recognition:</u> Document accomplishments, areas of additional need and opportunities, potential prioritization of future efforts and resource needs	Complete review in FY26	Historic Preservation Housing Economic Prosperity JEDI
<u>5-Year Comp Plan Review:</u> Initiate review of Comp Plan required by 2026, along with discussion around indicators that can track the City's success towards the objectives of the plan, as required	Develop scope and complete by end 2026	All Strategic Outcome Areas

Current Planning and Zoning Workplan Priorities

Housing	Status and Anticipated Completion	Other Strategic Outcome Areas
10th and Page and Rose Hill Plan: Identified as prioritized during adoption of 2024 Development Code, the plan will serve the needs of the 10th and Page and Rose Hill neighborhoods by building on adopted land use vision and zoning regulations by identifying investment priorities for the next 5 years.	Kick Off Anticipated in Winter 2026	JEDI Economic Prosperity Transportation
Development Code Training and Education: Illustrate development parameters commonly referenced in the development review process, with a focus on making the materials easy to understand and accessible and create materials to help standardize submissions for Zoning compliance.	Ongoing/Spring 2026	JEDI Economic Prosperity
Development Code Monitoring, Evaluation, and Amendments: Initiate annual program of proposing amendments for Council consideration and adoption: 1) technical corrections 2) clarifications to support the intent of regulations as adopted 3) policy-based amendments.	Nov '25 PC Work Session; CC in Feb '26	Organizational Excellence Economic Prosperity
Stabilizing Property Task Force: Convene task force to develop customized plans to address limited number of most neglected/deteriorating properties and return them to stabilized housing opportunities.	Ongoing Initiated in spring 2025	Economic Prosperity
Aff Housing In-Lieu Fee Study and ADU Manual Updates: Evaluate in-lieu fee structure for student housing, non-student housing, and bonus height for greater alignment with the Comp Plan goals including both affordable housing production and expanded housing options	NEW! Kick Off anticipated winter 2026 with recommendations in Spring 2026	Economic Prosperity JEDI

Questions?

