

# DEVELOPMENT AREAS LAND USE





**GOAL:** *Albemarle County's Development Areas will be thriving, walkable, and mixed-use, with a variety of housing types that are connected by multimodal transportation options to goods, services, employment opportunities, and parks and natural areas. Neighborhoods will be green and resilient with tree coverage, protected natural features, and energy-efficient designs. Land use planning in the Development Areas will consider the housing and business needs of current and future community members and will encourage efficient use of land through redevelopment, infill, and adaptive reuse.*

**Objective 1:** Increase the use of infill, higher density development, adaptive reuse, and redevelopment in the Development Areas.

**Objective 2:** Increase the number of jobs and housing units in designated Activity Centers and Employment Districts.

**Objective 3:** Invest in existing neighborhoods in the Development Areas with increased connectivity and equitable access to Activity Centers, parks, open space, and community facilities and services, and infrastructure improvements that prioritize under-served communities.

**Objective 4:** Increase access to nature, green infrastructure, and tree coverage in the Development Areas.



## CONTEXT

Since 1971, Albemarle County's Growth Management Policy (GMP) has protected the Rural Area uses and environment, and focused growth, density, and urbanism into the Development Areas. This GMP concentrates residential development and County investments in public facilities and services such as water and sewer infrastructure, public safety, and multi-modal transportation in the Development Areas to maximize the reach of those investments to our denser populations. Paired with an array of conservation efforts in the Rural Area, the GMP balances the needs of an increasing county population with the community's support of agriculture, silviculture, stream health, and forestry in the Rural Area. Of the 726 square miles of Albemarle County, 95% is currently designated as Rural Area and Development Areas comprise the remaining 5%.

Per the July 1, 2023, United States Census estimates, 115,676 community members live in the county with approximately 64,682 people or 57.54% of the county's population living within the Development Areas and the Town of Scottsville – a total area of 37 square miles. By 2044, the Weldon Cooper Center of the University of Virginia projects Albemarle will gain approximately 31,000 more people. The approach of the AC44 Comprehensive Plan (AC44) is to accommodate the majority of these new community members in the Development Areas through the policies and actions described within this Plan.

In the 1990s, a community-wide planning effort led by a steering committee resulted in the adoption of the Neighborhood Model Principles intended to create a vibrant urban environment.

The Neighborhood Model Principles served as the foundation for changes within the Development Areas. However, AC44 introduces an updated Future Land Use Map and the new concepts of Community Design Guidelines and Activity Centers, which are explained later in this document. These new tools will be critical to creating the dense, urban environment envisioned for the Development Areas.



## PRIORITIES FOR THE DEVELOPMENT AREAS

- Efficient use of limited Development Areas land including through infill, higher density development, adaptive reuse, and redevelopment.
- A variety of housing options (unit types, sizes, owner/rental, etc) throughout the Development Areas.
- Redeveloping Activity Centers to create walkable mixed-use nodes.
- Spaces for current and future employers and businesses, especially in Centers and Employment Districts.
- Supporting amenities, recreation, transportation, and services.
- Balancing density with protecting and restoring the natural environment.



## MAJOR FINDINGS AND TRENDS

Our community is projected to grow by 31,000 community members by 2044. The purpose of this chapter is to plan for and accommodate this growth and to ensure high quality neighborhoods and dense, walkable Activity Centers.

### Limited developable land is available:

- Based on the assumptions used in the 2022 buildout analysis, the remaining buildable acres comprise only about 6.9% of the Development Areas land mass.
- Sufficient land is available to accommodate 20 years of estimated growth and demand in the existing Development Areas when considering future land uses. However, achieving ‘full buildout’ is dependent on development at the high end of recommended density/ intensity of uses.
- Additionally, constraining factors will limit buildout, such as the cost of land, physical site constraints, and site location and infrastructure access.
- Charlottesville’s population of 46,553 lives within 10.27 square miles - a density of 4,533. Albemarle’s Development Areas’ population is 64,682 in an area of 37 square mile – a density of 1,748. At a density less than 40% of the city, it suggests that infill and redevelopment opportunities exist within the Development Areas to increase density.

### Recent new developments have provided housing choice and a walkable/mixed use product, but there is room for improvement:

- Recent rezonings have been approved at approximately 58% of the maximum recommended density per the Comp Plan.
- Between 2012 and 2022, approximately 39% of the total housing units built in the Development Areas have been multifamily units, followed by single-family detached (32%) and single-family attached/townhouses (28%).

### Reusing existing parking lots and decreasing parking requirements increases land available for housing and other uses:

- A staff analysis of Albemarle County’s designated Activity Centers found approximately 20.2% of land in those Centers is currently dedicated to surface parking.
- Looking at Activity Centers identified as having development or redevelopment potential (and that do not already have an approved/building out development), the amount of land in surface parking was about 24.8%.
- A 2023 study by Rutgers University found that lowering mandated parking requirements resulted in lower initial construction costs and ongoing operating costs for residential developments, allowing reduced rents as compared to more typical ‘over-parked’ residential developments.

### A denser form of development while protecting the natural environment supports climate action, community resilience, and the Growth Management Policy:

- As our community grows, encouraging greater density within the existing Development Areas will likely lead to a lighter environmental footprint per household and more housing affordability and choice, as compared with less compact and more sprawling developments.
- Tree coverage varies significantly between neighborhoods and census tracts, ranging from around 12% to over 60%. Additional tree coverage is needed to reduce the urban heat island effect, provide shade (including along walking routes), and remove CO2 emissions.



## ESTABLISHING THE DEVELOPMENT AREAS

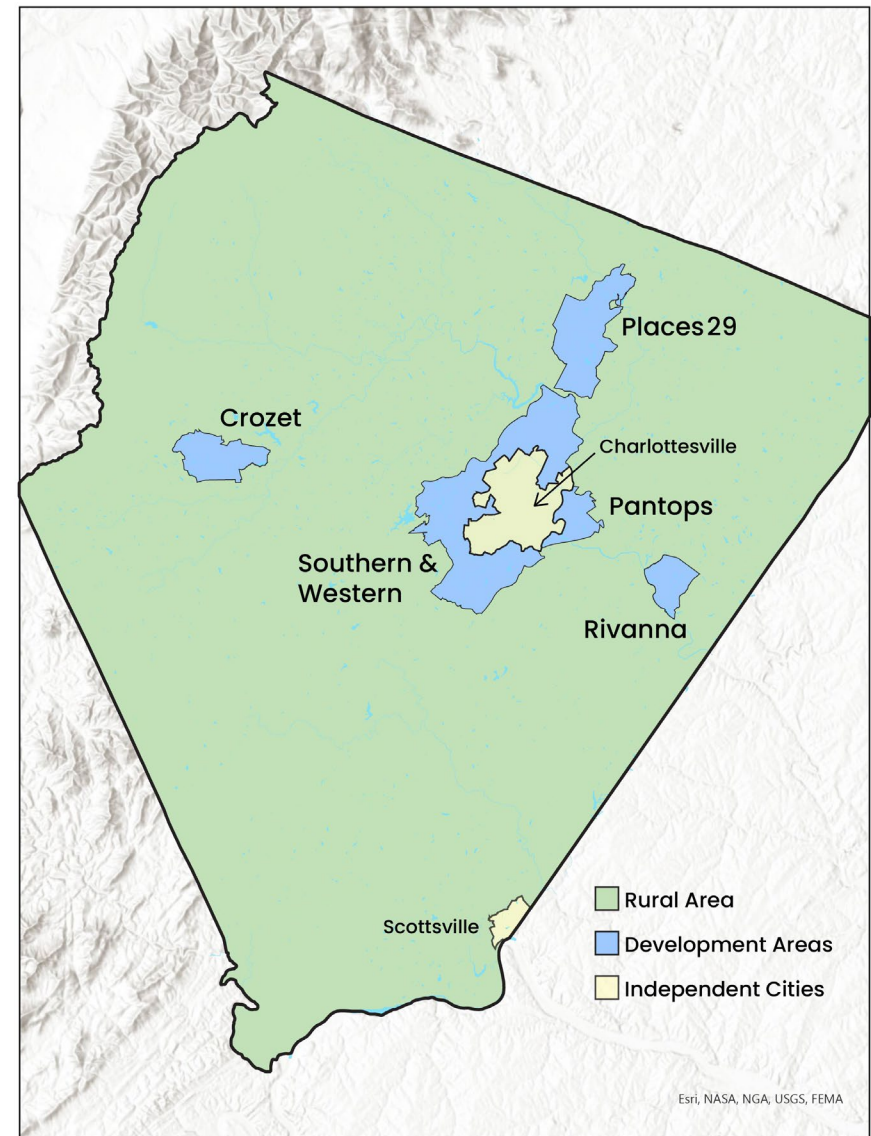
To accommodate projected growth, the Development Areas are defined areas within the county promoting density and mixtures of uses supported by public water and sewer infrastructure, multimodal transportation networks, public parks, and public safety services. Boundaries between Development Areas and the Rural Area utilize the availability of public water and sewer infrastructure to define areas within the Development Areas. Using Development Areas land effectively and ensuring the Development Areas are vibrant and welcoming places to live are critical for protecting the Rural Area and implementing the growth management policy.

### CHANGES TO BOUNDARIES

Refer to Part II of the Comp Plan (Growth Management Framework) for guidance on tracking Development Areas utilization and on potential future changes to boundaries.

**Each Development Area has its own Area Plan with recommendations for land use, transportation, parks/recreation, and natural areas.**

**General development guidelines for all Development Areas are contained in the Community Design Guidelines (formerly Neighborhood Model Principles).**



*County Development Areas labeled by Area Plan title*

## URBAN DEVELOPMENT AREAS

Per Virginia State Code (§ 15.2-2223.1), any locality may amend its Comprehensive Plan to incorporate one or more Urban Development Areas (UDAs). Like the County's "Development Areas," UDAs are areas that the State recognizes as appropriate for higher density development supported by public utilities and infrastructure and where redevelopment and infill is encouraged. There are state funding programs that fund improvements within UDAs, such as VDOT's SMART Scale program. For the purposes of State Code, all Development Areas and the Town of Scottsville are considered UDAs in Albemarle County.

## PUTTING THE LAND USE TOOLS TOGETHER

The following four land use tools: Land Use Categories, the Future Land Use Map, Community Design Guidelines, and Activity Centers and Employment Districts, work together to guide future development and transportation planning within the Development Areas. The next several sections of AC44 provide an in-depth explanation of these tools' purpose and how they are applied; however, a brief overview helps to understand how they work together.

**Land Use Categories:** The first tool, Land Use Categories, describes the type of new residential and non-residential uses the county expects as well as density and intensity of these uses. The second tool places these land use categories onto a Future Land Use Map (FLUM). The map designates where we want to see housing, businesses, industry, and public parks distributed throughout the Development Areas.

**Community Design Guidelines:** The Community Design Guidelines establish urban design goals for subdivision and street layouts, building placements, parks and open spaces, and many other design elements. These guidelines seek to create a high-quality, walkable urban environment that will attract people into the Development Areas. These Guidelines are founded upon the Neighborhood Model



*Multi-use paths create valuable connections between residential neighborhoods and nearby destinations*

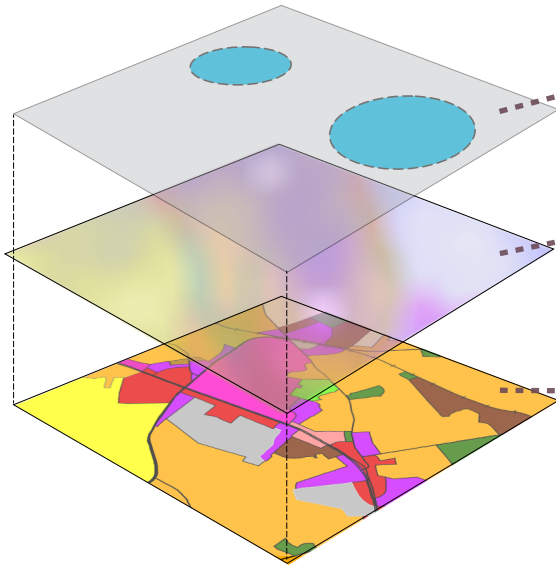
Principles and clarified to reflect best management practices and lessons learned since the adoption of the 2015 Comprehensive Plan.

**Activity Centers and Employment Districts:** The last set of tools are Activity Centers and Employment Districts. These centers are locations where higher density and intensity of uses are expected to create walkable, mixed-use nodes or major employment hubs. When the plans for future transportation systems are laid on top of the map of Activity Centers and Employment Districts, the intent is to connect the centers with a variety of transportation options so community members can easily move within and between centers.

Together, these tools work to build a community with more destinations, housing types, and amenities. The following graphic illustrates how these land use tools work together to provide guidance for new development and redevelopment.



# ACTIVITY CENTERS & LAND USE GUIDANCE



**ACTIVITY CENTERS:** Acting like a land use ‘overlay,’ Activity Centers encourage projects to develop at the higher end of the densities and intensities ranges established by the underlying Land Use Designations(s).

**COMMUNITY DESIGN GUIDELINES:** Provide guidance for the general urban form for all new development and redevelopment in the Development Areas. Their intent is to create an urban area that maintains its economic value and provides an attractive, livable environment for our community members and visitors.

**LAND USE DESIGNATIONS:** Establish recommended densities and intensities as well as the general form and scale of development for every parcel in the county.



**ACTIVITY CENTERS:** These encourage high-density, mixed-use destinations that are distributed throughout the Development Areas. As highly walkable nodes, they will accommodate much of the County’s future population growth and serve as a focal point for future transportation investments and other capital improvement projects.

**FUTURE LAND USE DESIGNATIONS + MAP:** These guide the location, mix of uses, and housing types in the Development Areas. Each designation has recommended future land uses and building form/scale.

**EMPLOYMENT DISTRICTS:** Identify land for Office/ Flex/ Light Industrial/Research and Development and encourage employment-generating uses consistent with the County’s economic development initiatives.

# FUTURE LAND USE CATEGORIES & DESIGNATIONS

## LAND USE CATEGORIES

To provide the direction for orderly growth, all past County comprehensive plans have used a series of land use categories paired with a Future Land Use Map (FLUM) to guide future uses on all properties within the Development Areas. The FLUM establishes the future vision for development patterns and land uses within the County's Development Areas over the next 20 years by applying the land use categories across the Development Areas.

Generally, land use categories create a range of standards that vary and gradually increase as land uses within each category become more dense or more intense, especially when a mixture of non-residential uses are desired. Within AC44, each land use category has a description articulating a vision for the land use and standards establishing desired primary uses, secondary uses, density ranges, and pertinent built form details, such as building height and requirements for ground floor non-residential uses. The purpose of these descriptions and standards is to provide clarity to the community on possible uses and modifications to properties, and to help guide the review of new development and redevelopment projects. When these land use categories are designated on the FLUM, they indicate how individual properties may develop in the future specifically to accomplish the goals of the Comprehensive Plan.


The AC44 Plan establishes twelve (12) "standard" land use categories. These twelve land use categories are listed and briefly described on the following page and detailed descriptions and standards are found on subsequent pages. **These future land use categories are recommendations, not regulations, and are intended to provide general guidance.**







# FUTURE LAND USE KEY


## Residential Uses


 **Neighborhood Residential**  
Primarily residential  
3-6 units/acre  
Small-scale neighborhood retail/institutional


 **Middle Residential**  
Primarily residential  
6-12 units/acre (up to 18 units/acre with affordable and MMH housing types)  
Small-scale neighborhood retail/institutional

 **Urban Residential**  
Primarily residential  
12-34 units/acre  
Neighborhood retail/institutional


## Mixed Uses


 **Neighborhood Mixed Use**  
Mixed-use  
Up to 18 units/acre  
Neighborhood retail/institutional/office


 **Community Mixed Use**  
Mixed-use  
12-34 units/acre  
Commercial/retail, office, hotel, institutional

 **Corridor Mixed Use**  
Mixed-use, transit-oriented development  
18-60 units/acre  
Commercial/retail, office, hotel, institutional


## Commercial & Employment Uses


 **General Commercial**  
Primarily auto-oriented retail  
6-34 units/acre (secondary)  
Commercial/retail, auto, office, hotel, wholesale, institutional


 **Office/Flex/Light Industrial/R+D**  
Primarily employment generating uses  
6-34 units/acre (secondary)  
Offices, R+D, flex, LI, secondary retail/commercial

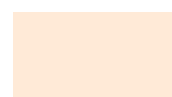
 **Industrial**  
Primarily manufacturing/processing/distribution  
No residential  
Manufacturing, warehousing, distribution, processing

## Other

 **Institutional**  
Primarily government/public uses  
Residential may be considered (primarily affordable)  
Institutional/public uses with secondary offices

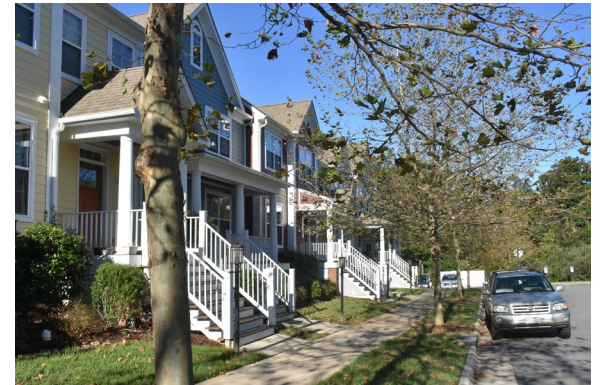
 **Public Land**  
Publicly accessible parks/greenways systems  
Parks, trails, natural areas, community centers

 **Green Systems**  
Privately owned open space  
Natural areas, environmental features, private rec.

 **Rural Area**  
Rural land use – outside Development Areas  
Refer to the Rural Area Chapter

# Neighborhood Residential

<b>Description</b>	Primarily residential with some neighborhood-scale commercial, retail, and institutional uses.
<b>Primary Land Uses</b>	Residential, typically at a density of 3-6 units/acre. Encouraged housing types: townhomes, single-family attached, single-family detached, accessory units.
<b>Secondary Land Uses</b>	Neighborhood-scale non-residential uses such as schools and child care, commercial, retail, religious assembly, and institutional uses.
<b>Building Form</b>	Buildings are generally 1 to 3 stories. Building square footprints for non-residential uses are typically less than 20,000 square feet. Non-residential uses are encouraged to be located within smaller-scale buildings or as part of mixed-use buildings with small shop-fronts along streets.
<b>Ground Floor Use</b>	Not applicable





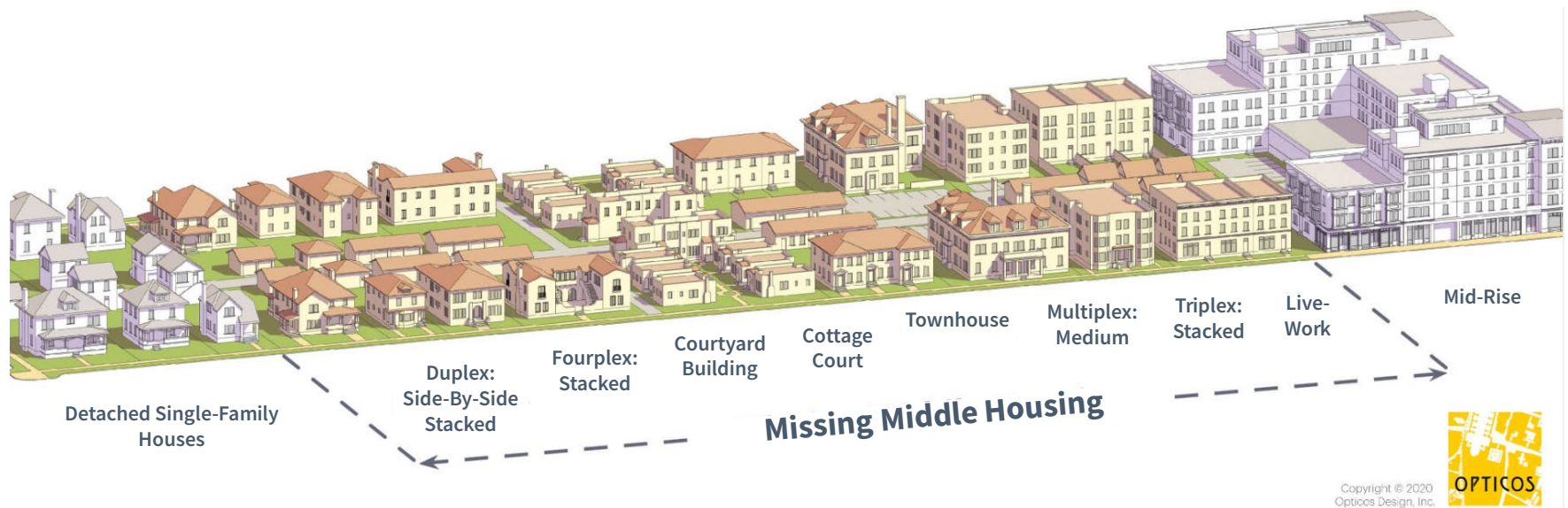
# Middle Residential

<b>Description</b>	Primarily residential with some neighborhood-scale commercial, retail, and institutional uses. Intended to encourage a variety of housing types to promote housing choice and affordability.
<b>Primary Land Uses</b>	Residential, typically at a density of 6-12 units/acre (up to 18 units/acre for additional missing middle and/or affordable housing - see the following page). Encouraged housing types: small and medium multiplexes, live-work units, bungalow courts, two over twos, single-family cottages, townhomes, single-family attached, accessory units.
<b>Secondary Land Uses</b>	Single-family detached housing units. Neighborhood-scale non-residential uses such as schools and child care, commercial, retail, religious assembly, and institutional uses.
<b>Building Form</b>	Buildings are generally 1 to 3 stories. Building square footprints for non-residential uses are typically less than 20,000 square feet. Non-residential uses are encouraged to be located within smaller-scale buildings or as part of mixed-use buildings with small shop-fronts along streets.  Smaller housing units on smaller lots are encouraged to increase affordability and housing choice and offer live-work units.
<b>Ground Floor Use</b>	Not applicable



## ‘MISSING’ MIDDLE HOUSING

Like many communities throughout the country, Albemarle County has an increasing need for greater housing variety and affordability. The market currently delivers a housing supply that consists largely of detached single-family units or multi-family apartment units. ‘Missing Middle Housing’ refers to the lack of housing options in the middle of the spectrum (in terms of form, scale, and affordability) that lie somewhere in-between single-family detached units and multifamily apartment units at either end of the spectrum. ‘Middle’ housing may include options such as townhomes, duplexes, cottages or courtyard housing. Increasing the supply of ‘middle’ housing types offers the potential to create more walkable communities and improve housing affordability.



*‘Missing Middle’ housing illustration. Source: Opticos Design, Inc.*



# Middle Residential - Additional Guidance

## HOUSING CHOICE:

The following guidance is intended to encourage additional housing choice and affordability for the Middle Residential land use designations. Using the following guidance increases the recommended density range to up to 18 units/acre.

Additional housing units provided that are over a higher end of the standard recommended ranges for Middle Residential (6-12 units/acre) should be considered to accommodate additional designated affordable units (beyond the Housing Policy) or to allow for 'missing middle' housing types, such as:

- Medium Multiplexes: A multiple-family structure containing approximately 7-12 units, which may be arranged side by side and/or stacked. Units typically share an entrance along the street. Typical unit size 800 to 1,500 sq ft.
- Small Multiplexes: A multiple-family structure containing approximately 2-6 dwelling units, which may be arranged side by side and/or stacked, such as a duplex, triplex, or quadruplex. Typical unit size 800 to 1,200 sq ft.
- Single-family Cottages: A smaller single-family detached unit (may also be arranged in a bungalow or cottage court layout around a shared amenity space) that is typically 800 to 1,500 sq ft per unit.
- Live-Work Units: A dwelling unit that is 'paired' with a small-scale non-residential use, typically a dwelling unit that is above or behind a fire-separated ground floor space. The residential and non-residential uses typically have separate street entrances. Typical unit size 1,000 to 3,000 sq ft.
- Accessory units (AU): A secondary dwelling that shares the building lot of a larger/primary house. AU's can be internal/attached or external/detached and are typically 800 to 1,200 sq ft.
- Tiny House: A dwelling unit that is typically less than 400 sq ft (state building code).

Example scenario for Middle Residential that would meet the above guidelines:

- Project Acreage: 5 acres
- Density provided with rezoning: 18 units/acre
- Total dwelling units: 90 units
- Housing types: 60 units that are townhouses/single-family detached units and 30 units that meet the missing middle housing types (including small multiplexes, a cottage court, and AU's).
- Affordable units: 18 out of the 90 total (20% of the total).



# Urban Residential

<b>Description</b>	Primarily residential supported by commercial, retail, office, and institutional uses.
<b>Primary Land Uses</b>	<p>Residential, typically at a density of 12-34 units/acre. Encouraged housing types: multifamily, multiplexes, live-work units, bungalow courts, two over twos, single-family cottages, townhomes, single-family attached, accessory units.</p> <p>Non-residential uses such as schools and child care, institutional, and religious assembly.</p>
<b>Secondary Land Uses</b>	<p>Single-family detached housing units.</p> <p>Non-residential uses such as commercial, retail, and office.</p>
<b>Building Form</b>	Buildings are generally 2 to 5 stories. Building square footprints for non-residential uses are typically less than 25,000 square feet. Non-residential uses are encouraged to be located within smaller-scale buildings or as part of mixed-use buildings with small shop-fronts along streets.
<b>Ground Floor Use</b>	Allowed but not required.





# Neighborhood Mixed Use

<b>Description</b>	Mixed use development with neighborhood-oriented retail and smaller employers, providing a transition between primarily residential areas and higher intensity mixed-use areas.
<b>Primary Land Uses</b>	<p>Residential, typically at a density of up to 18 units/acre. Encouraged housing types: multifamily, multiplexes, live-work units, bungalow courts, two over twos, townhomes, single-family attached, accessory units.</p> <p>Non-residential uses such as commercial/retail, offices, schools and child care, institutional, and religious assembly.</p>
<b>Secondary Land Uses</b>	Non-residential uses such as auto-commercial sales and services and Office/R&D/Flex/Light Industrial.
<b>Building Form</b>	<p>Buildings are generally 1 to 3 stories. Building square footprints for non-residential uses are typically less than 25,000 square feet. Non-residential uses are encouraged to have shop-fronts along streets.</p> <p>Flex and light industrial activities that could impact nearby and adjacent residential uses should be located inside of buildings.</p>
<b>Ground Floor Use</b>	Allowed but not required.



# Community Mixed Use

<b>Description</b>	Mid-rise, mixed-use development provides convenient access to goods and services.
<b>Primary Land Uses</b>	<p>Residential, typically at a density of 12-34 units/acre. Encouraged housing types: multifamily, multiplexes, live-work units, two over twos.</p> <p>Non-residential uses such as commercial, retail, offices, hotels, conference facilities, schools and child care, institutional, and religious assembly.</p>
<b>Secondary Land Uses</b>	<p>Single-family attached, townhomes, accessory units.</p> <p>Non-residential uses such as existing auto-commercial sales and services and Office/R&amp;D/Flex/Light Industrial.</p>
<b>Building Form</b>	<p>Buildings are generally 2 to 5 stories. Block-scale development encouraged for walkability/pedestrian-orientation and a mix of uses, with block lengths typically 300 to 500 feet.</p> <p>Non-residential uses are encouraged to be located within multi-story mixed-use buildings with shop-fronts along streets.</p> <p>Flex and light industrial activities that could impact nearby and adjacent residential uses should be located inside of buildings.</p> <p>Stepbacks and facade breaks can be used to support pedestrian-oriented development and are encouraged if any areas have been identified for viewshed protection.</p>
<b>Ground Floor Use</b>	Active ground story uses are encouraged. Buildings that start out as single-use are encouraged to be constructed to allow for future conversion to active ground story uses.





# Corridor Mixed Use

<b>Description</b>	Mixed-use development along major corridors, envisioned for pedestrian and transit-oriented development with goods, services, and jobs that are conveniently accessible for nearby community members.
<b>Primary Land Uses</b>	<p>Residential, typically at a density of 18-60 units/acre. Encouraged housing types: multifamily, larger-scale multiplexes, live-work units, two over twos. Higher density encouraged for infill sites paired with quality public open/green space.</p> <p>Non-residential uses such as commercial, retail, offices, hotels, conference facilities, schools and child care, institutional, and religious assembly.</p>
<b>Secondary Land Uses</b>	<p>Single-family attached, townhomes, accessory units.</p> <p>Non-residential uses such as existing auto-commercial sales and services and Office/R&amp;D/Flex/Light Industrial.</p>
<b>Building Form</b>	<p>Buildings are generally 2 to 6 stories. Urban form, block-scale development encouraged for walkability/pedestrian-orientation and a mix of uses, with block lengths typically 200 to 400 feet.</p> <p>Non-residential uses are encouraged to be located within multi-story mixed-use buildings with shop-fronts along streets.</p> <p>Flex and light industrial activities that could impact nearby and adjacent residential uses should be located inside of buildings.</p> <p>Stepbacks and facade breaks can be used to support pedestrian-oriented development and are encouraged if any areas have been identified for viewshed protection.</p>
<b>Ground Floor Use</b>	Active ground story uses are encouraged. Buildings that start out as single-use are encouraged to be constructed to allow for future conversion to active ground story uses.



# General Commercial

<b>Description</b>	Development that is primarily car-oriented destinations for retail and services. Infill and mixed-use development encouraged where feasible. While uses and sites are generally car-oriented, streets are designed to accommodate safe and comfortable travel by all modes of travel. Transit connections are encouraged where possible.
<b>Primary Land Uses</b>	Non-residential uses such as commercial, retail, auto-commercial sales and services, wholesale businesses, offices, hotels, conference facilities, schools and child care, and religious assembly.
<b>Secondary Land Uses</b>	Residential, typically at a density of 6-34 units/acre. Encouraged housing types: multifamily, live-work units. The design of multi-family housing should be integrated with surrounding form. Office to housing conversions are encouraged.  Non-residential uses such as Office/R&D/Flex/Light Industrial and institutional.
<b>Building Form</b>	Buildings are generally 1 to 4 stories. Multi-story buildings encouraged for residential use. Block-scale development encouraged for walkability/pedestrian-orientation, with block lengths typically 300 to 600 feet.  Flex and light industrial activities that could impact nearby and adjacent residential uses should be located inside of buildings.
<b>Ground Floor Use</b>	Buildings that start out as single-use are encouraged to be constructed to allow for future conversion to active ground story uses.





# Office/Flex/Research & Development/Light Industrial

<b>Description</b>	Vibrant employment centers and mixed-use areas with employment-generating uses and basic industries that are supported by secondary commercial/retail and residential uses.
<b>Primary Land Uses</b>	<p>Non-residential uses such as offices, research and development, flex spaces/uses, and light industrial.</p> <p>*Note: Heavy industrial and heavy manufacturing uses are not permitted under this land use designation.</p>
<b>Secondary Land Uses</b>	<p>Residential, typically at a density of 6-34 units/acre. Encouraged housing types: multifamily, live-work units.</p> <p>Non-residential uses such as commercial, retail, and institutional.</p> <p>Light manufacturing, warehousing, and distribution activities are acceptable uses provided they are combined with office, research and development, or flex space.</p>
<b>Building Form</b>	<p>Buildings are generally 1 to 5 stories. Block-scale development encouraged for walkability/pedestrian-orientation, with block lengths typically 300 to 500 feet.</p> <p>Light industrial uses must demonstrate that noise, light, and other impacts to surrounding properties will be minimized. Flex and light industrial activities that could impact nearby and adjacent residential uses should be located inside of buildings.</p> <p>Stepbacks and facade breaks can be used to support pedestrian-oriented development and are encouraged if any areas have been identified for viewshed protection.</p>
<b>Ground Floor Use</b>	Active ground story uses are encouraged. Buildings that start out as single-use are encouraged to be constructed to allow for future conversion to active ground story uses.



# Industrial

<b>Description</b>	Employment areas that typically include uses such as manufacturing, processing, fabrication, assembly, packaging, storage, and distribution, that may not be compatible with mixed-use or residential development.
<b>Primary Land Uses</b>	<p>Industrial/employment uses such as manufacturing, storage, distribution, warehousing, processing, assembly, fabrication, and recycling.</p> <p>Non-residential uses related to industrial/employment uses such as related commercial activities, offices, and research and development.</p>
<b>Secondary Land Uses</b>	Non-residential uses such as larger auto-commercial service uses, wholesale, flex uses/spaces, light industrial, and institutional.
<b>Building Form</b>	<p>Buildings are generally 1 to 4 stories. Long, continuous buildings may be found within the Industrial designation.</p> <p>While blocks are typically longer, a safe internal pedestrian network is expected to navigate parking areas and internal streets.</p> <p>Industrial uses should be buffered from any nearby residential uses and the public realm (e.g. nearby public streets, open/recreational space).</p> <p>All modes of transportation should be supported, with a priority for larger/delivery vehicles.</p> <p>The layout of buildings, parking areas, and open spaces should recognize the unique needs of industrial users. Open space areas are typically designed to be used by employees. Relegated parking provided as feasible.</p>
<b>Ground Floor Use</b>	Not applicable





# Institutional

<b>Description</b>	Development consisting primarily of government buildings, schools, public safety facilities, public utilities, and major healthcare facilities, or unprogrammed government property.
<b>Primary Land Uses</b>	Institutional uses such as schools, colleges, universities and ancillary facilities, fire stations, hospitals, libraries, public facilities, and major utilities, with associated non-residential uses such as research and development.
<b>Secondary Land Uses</b>	Offices supporting primary uses and nursing homes, assisted living facilities, and convalescent homes.  Residential may be considered when compatible with surrounding areas and to provide affordable housing consistent with the County's Housing Policy.
<b>Building Form</b>	Buildings are generally 1 to 5 stories.  Building form/type is dependent on use, with mixed-use buildings/areas encouraged where appropriate.  Stepbacks and facade breaks can be used to support pedestrian-oriented development and are encouraged if any areas have been identified for viewshed protection.
<b>Ground Floor Use</b>	Not applicable





# Public Land

Description	Publicly-owned or publicly-accessible parks, greenway systems, recreational areas, and natural areas for active, passive, or social recreational use and restoration and protection of the natural environment.
Primary Land Uses	Parks, greenways, recreational areas, and natural areas that are publicly-owned or publicly-accessible.
Secondary Land Uses	Not applicable
Building Form	<p>Buildings/structures should be associated with public recreational uses, such as community centers, picnic shelters, and public restrooms.</p> <p>Building design and placement guidance should be vetted through a park master plan, small area plan, or similar process.</p> <p>Multi-use trails offering pedestrian connections are encouraged wherever possible.</p> <p>Natural areas and environmental features, including but not limited to preserved steep slopes, stream buffers, floodplain, and important sites/ forest blocks in the Biodiversity Action Plan should be protected and restored.</p>

Ground Floor Use	Not applicable
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# Green Systems

<b>Description</b>	Areas providing ecosystem and cultural services (including recreation), critical environmental areas, and areas held in common ownership in existing developments.
<b>Primary Land Uses</b>	Sensitive environmental features including stream buffers, floodplains, and steep slopes. Privately-owned open space with passive and/or active recreation amenities, parks, playgrounds, outdoor sitting areas, plazas, etc. Natural areas that are not publicly owned/accessible.
<b>Secondary Land Uses</b>	Not applicable
<b>Building Form</b>	<p>Few buildings/structures expected. Buildings/structures should be associated with recreational uses.</p> <p>Multi-use trails offering pedestrian connections are encouraged wherever possible.</p> <p>Natural areas and environmental features, including but not limited to preserved steep slopes, stream buffers, floodplain, and important sites/forest blocks in the Biodiversity Action Plan should be protected and restored.</p>
<b>Ground Floor Use</b>	Not applicable



## LAND USE CATEGORY CONSOLIDATION

As part of previous comprehensive and area planning efforts, 24 land use categories were created across the Future Land Use Map (FLUM). Often the differences between these categories are minor and typically provide similar recommendations. As part of AC44 the overlap across the 24 land use categories has been reduced and consolidated to 12 categories plus 3 legacy categories.

The updated set of land use categories were applied across the Development Areas in a 1:1 matching approach. All previous land use categories that were carried forward (e.g. Urban Residential) remained the same. Other land use categories that were not carried forward were matched to the closest corresponding category (e.g. Regional Mixed Use became Community Mixed Use). This updated set of land use categories provides clear guidance for development applications and for future Area Plan updates.

During small area planning processes, specific land use designations are applied to all parcels within the small area plan. Three special cases exist within the existing the Crozet and Village of Rivanna Development Areas, where previous small area plan efforts created unique, highly specific land use designations within their relevant small area plan. The first case is the (LOW) Neighborhood Density land use category found in both the Crozet and Rivanna Village small area plans. The second and third designations are specialized categories of “Downtown Crozet” and “Village Center” found in Crozet and Rivanna respectively. These are unique and specialized land use districts will remain in the AC44 Future Land Use Map. However, these designations will not be more broadly applied or applied with future area plan updates.

## FUTURE LAND USE MAP (FLUM)

The future land use categories and map work together to reflect our community’s vision, needs, and priorities while anticipating projected growth and demand for housing and businesses. Implementation of these future uses may take years to realize and depends on partnerships and collaboration between Albemarle County, the development community members, and partner agencies.

The FLUM is the tool used by the public and private sectors to achieve the objectives in this Plan. Other tools might include the zoning ordinance, public facility improvements such as water or sewer infrastructure expansions, and economic development programs.

When a property owner submits a request to change the zoning of their property or proposes a use only allowed by special use permit, the request is reviewed for alignment with the overall comprehensive plan, including the FLUM. The comprehensive plan provides guidance for the Board of Supervisors, the Planning Commission, and Albemarle County staff when making decisions on applications for changes to land use.





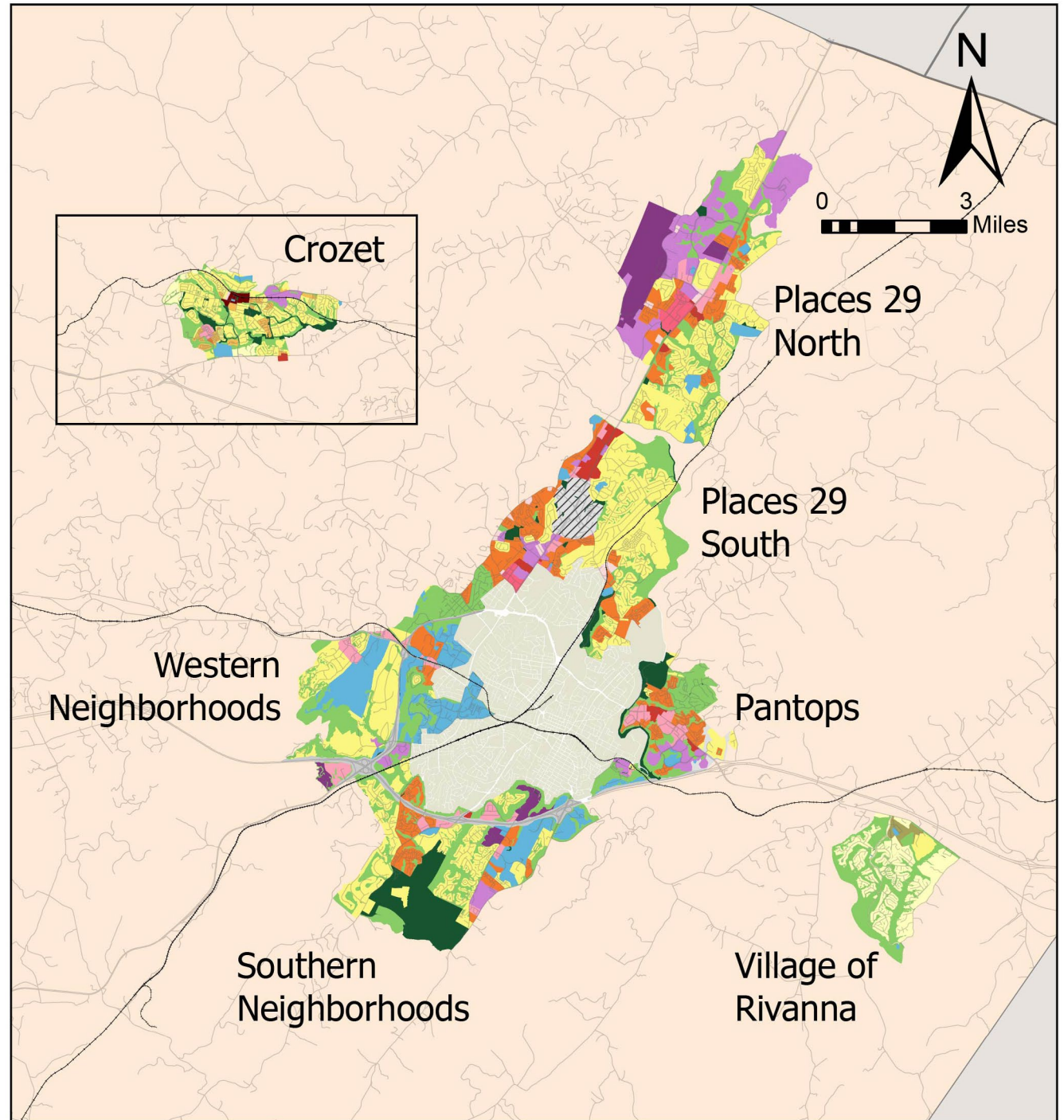
# FUTURE LAND USE MAP

## AC44 Future Land Use Categories

- Neighborhood Residential
- Middle Residential
- Urban Residential
- Neighborhood Mixed Use
- Community Mixed Use
- Corridor Mixed Use
- General Commercial
- Office/R & D/Flex/  
Light Industrial
- Industrial
- Institutional
- Public Lands
- Green Systems
- Rural Area

Refer to the applicable plan for the following land uses:

- Crozet Downtown: Refer to Crozet Area Plan
- Neighborhood Density Residential - Low: Refer to Crozet & Village of Rivanna Area Plans
- Town/Village Center: Refer to Village of Rivanna Area Plan
- Rio29 : Refer to Rio 29 Small Area Plan



## FUTURE LAND USE INTERPRETATION POLICY

When evaluating a new development proposal, consider the following guidance for interpreting Land Use Categories and the Future Land Use Map:

1. **Calculate recommended density based on the total acreage of the property, using gross density.** Environmental features and other site constraints must be protected as required, but the area used by these features and constraints does not reduce the overall density calculations.
  - 1a. If a property is partly designated Public Land or Green Systems and any other land use designation, the other land use designation (e.g., residential or mixed-use) is applied to the full acreage of the property for the purpose of calculating recommended density.
2. **Densities above the recommended range should be considered, especially with the following factors:**
  - 2a. Affordable units provided above the County's Housing Policy.
  - 2b. Infill and redevelopment, especially where surface parking is being replaced and existing infrastructure is used. New development should be connected to surrounding development and be appropriately scaled, especially directly adjacent to existing development.
3. **Clustered development and protection and restoration of sensitive environmental features** is encouraged. Taller buildings can provide additional density while reducing the area of land impacted by development.





# COMMUNITY DESIGN GUIDELINES

## EVOLVING TO COMMUNITY DESIGN GUIDELINES

Previous county comprehensive plans used the 12 Neighborhood Model Principles to analyze and determine the appropriateness of new rezonings and special use permit development proposals during the legislative review process. To provide clear and more concise guidance, AC44 includes Community Design Guidelines that replace the Neighborhood Model Principles. The guidelines are intended to implement the Growth Management Policy by encouraging development throughout the Development Areas that is mixed-use, walkable, and dense with multimodal transportation options and access to quality parks and open space, making the Development Area a more attractive area in which to live, work, and play. The Guidelines are intended to provide flexibility based on the characteristics of each proposed development and the surrounding context.



The twelve Neighborhood Model Principles from the 2015 Comprehensive Plan have been consolidated into **four Community Design Guideline categories of Land Use, Transportation, Site Design, and Parks, Recreational Amenities, and Open Space**. The consolidation is intended to streamline and organize the content, making the guidelines easier to read, evaluate and apply. Together, these guidelines provide direction for new development and infill to achieve Comprehensive Plan goals, use Development Areas land efficiently, and utilize best practices for the built environment within the Development Areas.

Implementation of these guidelines will balance between community benefits and the cost or feasibility of new development, including housing construction and design costs, which are passed from developers to homeowners or renters. Community benefits may be achieved through the form and layout of quality development, such as recreational and open space, safe spaces to walk, and street trees for shade. Site design may also add to the cost and feasibility of new development, including aspects such as parking or building setbacks (the space between buildings and distance from the street).

Many site design requirements are important for safety and wellbeing. Additionally, there are opportunities through AC44 to support and recommend updates consistent with best practices and which can be integrated into the County's Zoning Modernization efforts. An example of best practices is illustrated by a recent study by Rutgers University, which found that lowering mandated parking requirements resulted in lower initial construction costs and ongoing operating costs for residential developments, allowing reduced rents as compared to more typical 'over-parked' residential developments.

## ACTIVITY CENTERS

Since the adoption of the Neighborhood Model Principles, the concept of “centers” played a fundamental role in guiding future land use in Albemarle County comprehensive plans. The purpose of a center is to concentrate the provision of goods and services within an area proximate to nearby residents. This contemplates a community where people can walk, bike, or take transit between a wide array of housing choices and the daily destinations where they shop, work, or recreate. To implement this approach, infrastructure, amenities, and services components are required to support higher intensity centers to make them attractive places to live and, importantly, for the private sector to invest. Since the public sector plays a large role in guiding and providing the capital for these infrastructure, amenity, and service components, identification of the location of and requirements for centers is a valuable tool to prioritizing where the County should apply its resources, including implementing a multimodal transportation system.

### HIERARCHY OF CENTERS

A key tenet in the Neighborhood Model was to situate centers within a five-minute walk of most Development Areas’ residents. Since the average person can walk a ¼ mile within five minutes, this principle planned for over 50 centers to be spread throughout the Development Area. This strategy for centers has been difficult to achieve for two reasons. First, the commercial market requirements to support over 50 economically viable centers with an adequate amount commercial square footage are difficult to achieve when the existing density within the Development Area is relatively low. A second important component to successfully creating centers is the necessary public investment in transportation, parks, and other urban services. With over 50 centers, the County’s capacity to provide investments required to support these critical centers is diluted.

To overcome these issues, the AC44 plan proposes only 22 Activity Centers and creates a hierarchal three-tier system for centers to guide the relative residential density and commercial intensity within these centers. Centers towards the top of this hierarchy are expected to accommodate a significant proportion of the County’s future residential and economic development. Correspondingly, since the centers at the top of this hierarchy contain more density and intensity, public investments and service provisions are prioritized for these locations.

AC44 incorporates three types of mixed-use centers: Local, Community, and Regional Activity Centers plus Employment Districts. Subsequent pages provide detailed attributes of these four center types. However, the basic concept for the hierarchy of centers is as follows:

### LOCAL CENTERS

The Local Centers have the least intense commercial uses and are relatively small. These Local Centers are geared towards providing limited commercial offerings to lower density neighborhoods within a ¼ mile radius.





## COMMUNITY CENTERS

Community Centers are mixed-use centers, but their target density and commercial intensity ranges fall in between Local and Regional Centers. Their intent is still to provide services to primarily residential neighborhoods, but at a higher level of service and to a larger area than local centers can support because the community center typically draws people from a wider area. The Food Lion shopping center on Avon Extended is an example of a Community Center that serves a quadrant of the Development Area.

## REGIONAL CENTERS

On the other end of the scale is Regional Centers. These have the most intense commercial uses and extensive residential densities with a large, mixed-use core and surrounding urban neighborhoods with fairly dense, multi-family buildings. Due to their increased density, intensity and size, the relatively few Regional Centers will be focal points for public investments seeking to improve transportation mobility, affordable housing, access to quality open spaces and parks, and public safety services.

## EMPLOYMENT DISTRICTS

Employment Districts are clusters of Office, Flex/Light Industrial, Research and Development, and Light Industrial uses. These Districts play a critical role in the County's economic development initiatives. Their central goal is to expand employment opportunities for area residents with high-paying jobs. It should be noted Employment Districts may contain residential uses or a built form not completely aligned with Community Design Guidelines. Specific policy guidance for the utilization of Employment Districts is found in the Thriving Economy Topic Chapter.

The map on the following page shows the location and identifies a name for each Activity Center and Employment District. It is important to note that each center was identified and classified based upon the 2022 land use buildout analysis, observed projects within the development pipeline, current and future job count

estimates, areas identified in small area plans, and professional judgment. Additionally, AC44 uses oval areas to represent the general locations of each center or district. The boundaries of these ovals should be considered as general representations of an individual center's extent. As future small area plans occur, the intent is to further define the boundaries of the centers or districts to guide the implementation of this chapter more specifically.

## RELATIONSHIP BETWEEN CENTERS AND TRANSPORTATION

The identification of Activity Centers and Employment Districts is a critical component to the planning and implementation of an effective multimodal transportation plan because land use and transportation are interdependent. AC44's Transportation Chapter explains this interdependency more in depth, but it is important to recognize that developing dense, mixed use, urban, and walkable Activity Centers as well as concentrations of jobs within Employment Districts is key to building a multimodal transportation system that is efficient and provides increased mobility.

### Multimodal Systems Plan & Urban Street Standards

Within AC44, the Development Areas Land Use and Transportation chapters recommend developing and adopting a multimodal systems plan. Detailed in the Transportation Chapter, a multimodal systems plan will allow the County to prioritize investment and coordinate with VDOT to utilize urban street standards in Activity Centers. Using street standards more urban in nature is critical to improving walking, biking, transit, and placemaking in the Activity Centers.

## ACTIVITY CENTERS & EMPLOYMENT DISTRICTS

### Regional Centers

- 3. Hollymead Town Center
- 7. Rio29
- 9. Hydraulic/29
- 13. Lower Pantops
- 18. 5th Street

### Employment Districts

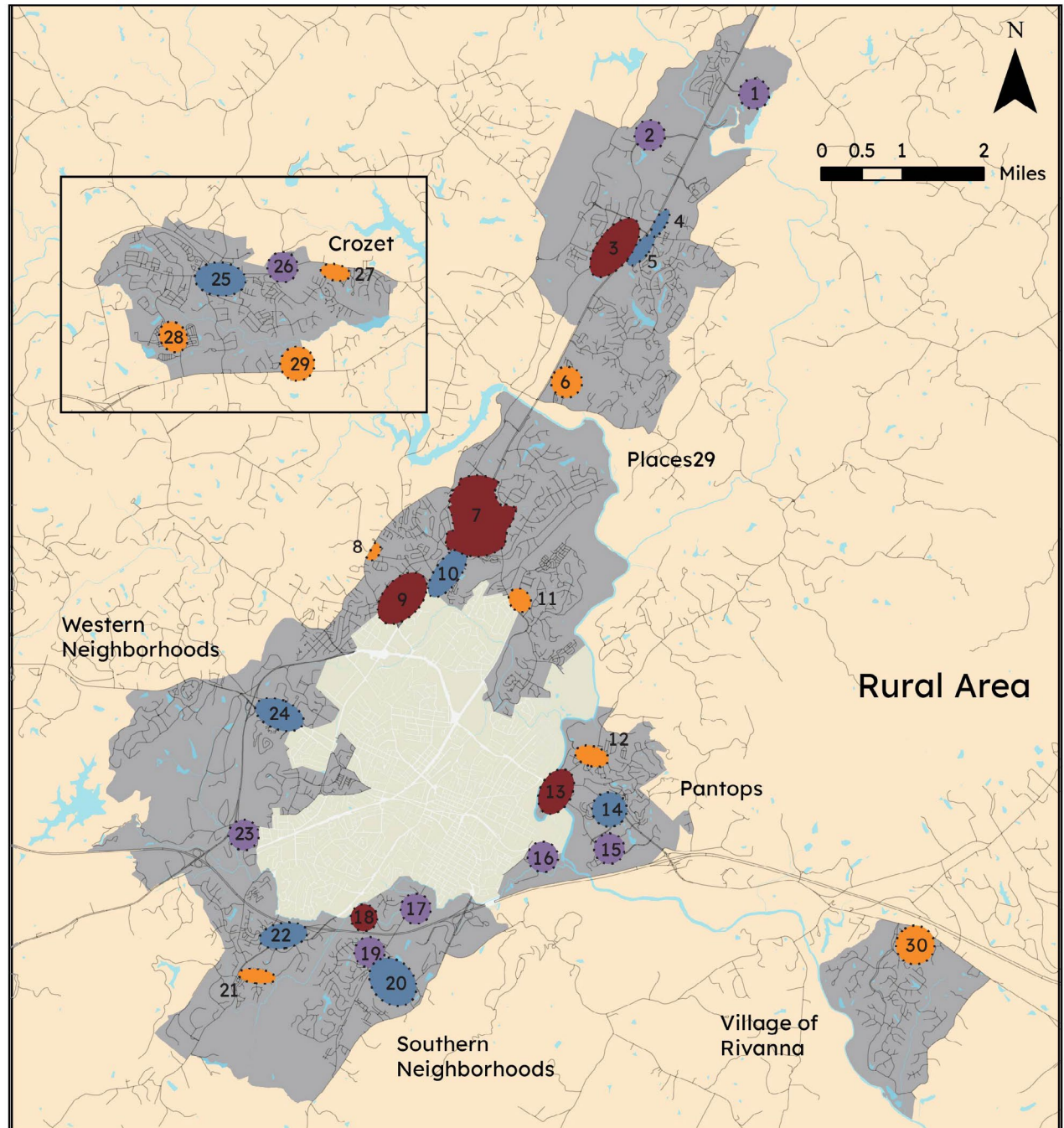
- 1. Rivanna Station
- 2. North Fork Research Park/Airport
- 15. Peter Jefferson Place
- 16. Broadway
- 17. Avon Street Extended
- 19. Mill Creek Industrial Park
- 23. Fontaine Research Park
- 26. Rt 240/Starr Hill/Music Today

### Community Centers

- 4. North Pointe
- 5. Timberwood Shopping Center
- 10. Hillsdale Drive
- 14. Rivanna Ridge
- 20. Mill Creek Drive
- 22. 5th St/Old Lynchburg Road
- 24. Ivy Road/Old Ivy Road
- 25. Downtown Crozet

### Local Centers

- 6. Brookhill
- 8. Whitewood/Hydraulic
- 11. Rio Road E/Gasoline Alley
- 12. Route 20/Riverside Village
- 21. Southwood
- 27. Wickham Pond
- 28. Old Trail
- 29. Clover Lawn
- 30. Rivanna Village





# Local Center

The Local Centers have the least intense commercial uses and are relatively small. They are typically geared toward providing limited commercial offerings to neighborhoods within a ¼ mile radius.

## Building Height

At least 2 and up to 4 stories.

## Multimodal Transportation

Bike and pedestrian connections to adjacent neighborhoods, Activity Centers, and Employment Districts. Transit stops are encouraged along transit routes.

## Parking

Parking relegated to the side or rear of buildings, or utilize screening. On-street parking encouraged.

## Public Civic and Open Space

Interconnected publicly-accessible spaces with active or passive recreational amenities. Examples include:

- Appropriately scaled plazas and seating areas (e.g. 5-10+ tables or benches) with large shade trees
- Pocket parks (typically 0.25-0.5 acres) with hardscape, landscaping, and a combination of passive recreational amenities (such as benches, picnic tables, and pavilion or shade shelters) and smaller active recreational amenities (such as exercise stations or playground equipment)
- Pollinator gardens
- Natural areas with public trails and educational signage
- Off-leash pet area with fencing, shade, water, and benches



Source: DRPT Multimodal Systems Design Guidelines

# Community Center

Community Centers are focal points for commercial and cultural activities that are accessible by a variety of transportation options. They may be oriented toward a major multimodal corridor as defined in the Multimodal Systems Design Guidelines (e.g. Route 29 or Route 250).

## Building Height

At least 2 and up to 6 stories.

## Multimodal Transportation

Bike and pedestrian connections to adjacent neighborhoods, Activity Centers, and Employment Districts. Enhanced transit stops are encouraged along transit routes. Wider sidewalks/pedestrian connections are encouraged in commercial and mixed-use areas, including to provide space for outdoor seating.

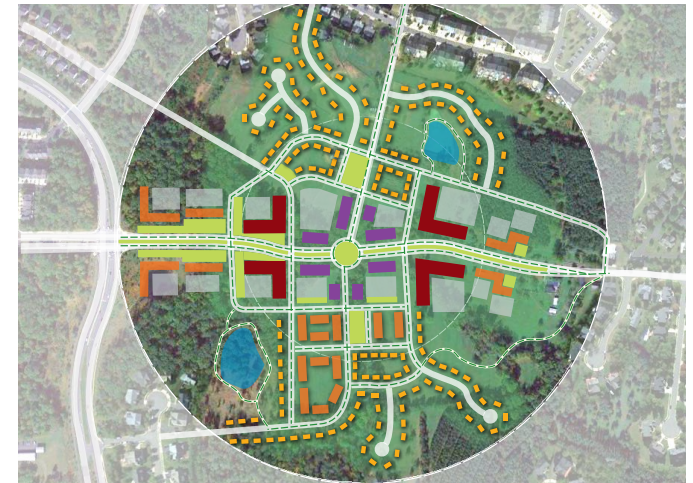
## Parking

Parking relegated to the side or rear of buildings or on-street parking encouraged.

## Public Civic and Open Space

Publicly-accessible spaces with active or passive recreational amenities. Examples include:

- Appropriately scaled plazas and seating areas (e.g. 10-15+ tables or benches) with large shade trees
- Parks (typically 0.5-1.5 acres) with hardscape, landscaping, and active recreational amenities such as exercise stations, playgrounds, interactive water features, and natural playscapes
- Amphitheaters, spaces for farmers/craft markets, and other event spaces
- Community gardens
- Natural areas with public trails and educational signage
- Open/maintained/unprogrammed lawn areas
- Off-leash pet area with fencing, shade, water, and benches



Source: DRPT Multimodal Systems Design Guidelines



# Regional Center

Regional Centers are vibrant and urban areas with goods, services, and entertainment activities accessible by a variety of transportation options. They may serve as a regional destination.

## Building Height

At least 3 and up to 8 stories.

## Multimodal Transportation

Bike and pedestrian connections to adjacent neighborhoods, Activity Centers, and Employment Districts. Enhanced transit stops are encouraged along transit routes. Wider sidewalks/pedestrian connections are encouraged in commercial and mixed-use areas, including to provide space for outdoor seating.

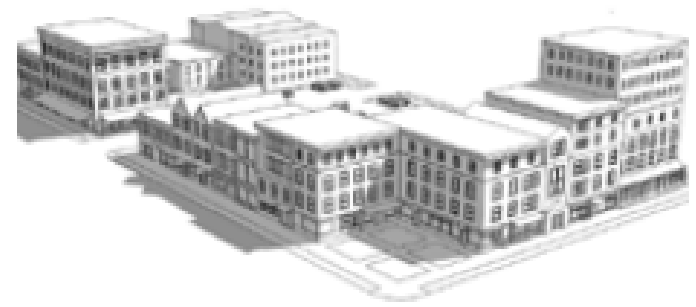
## Parking

Parking relegated to the side or rear of buildings or on-street parking. Structured parking encouraged.

## Public Civic and Open Space

Publicly-accessible spaces with active or passive recreational amenities. Examples include:

- Appropriately scaled plazas and seating areas (e.g. 15-20+ tables or benches) with large shade trees and walking paths
- Parks (typically 1.5-2.5+ acres) with hardscape, landscaping, and active recreational amenities such as exercise stations, playgrounds, interactive water features, and natural playscapes
- Amphitheaters, spaces for farmers/craft markets, and other event spaces
- Multi-purpose athletic fields/courts
- Skate-parks
- Community gardens
- Natural areas with public trails and educational signage
- Open/maintained/unprogrammed lawn areas
- Off-leash pet area with fencing, shade, water, and benches



Source: DRPT Multimodal Systems Design Guidelines

# Employment Districts

Employment Districts are clusters of Office, Flex, Light Industrial, Research and Development, and Industrial uses that play a critical role in the County's economic development initiatives. Their central goal is to expand high-paying career ladder employment opportunities for area residents. The purpose of identifying Employment Districts is to designate areas that should retain Office/Flex/Light Industrial/Research + Development and Industrial land uses and identify major employment hubs for multimodal transportation connections with the future multimodal systems plan. There are limited locations in the Development Areas where these Office/Flex/LI/R&D designations occur, especially in clusters. Opportunities to support areas that are emerging as an employment district or could redevelop into an employment district should be carefully considered.

Businesses consistent with the County's economic development initiatives and uses consistent with underlying Office/R&D/Flex/Light Industrial or Industrial land uses should be encouraged in the Employment Districts. Additionally, emerging industries and businesses such as green technology, clean energy generation/storage, and incubator and maker spaces should also be considered. This list should not be interpreted as comprehensive or to exclude related sectors that support existing businesses.

Secondary uses include residential, commercial, and retail uses supporting employment uses. When incorporated, residential uses are encouraged to provide live/work opportunities, especially for workers employed by businesses in a District. The presence of residential uses should not preclude future light industrial uses in a District. Residential uses are encouraged to locate on upper floors of mixed-use buildings.

Additional guidance may be found in individual Area Plans and studies for specific Employment Districts, for example Starr Hill/Music Today in the Crozet Area Plan or the Broadway Blueprint Economic Development Revitalization Study (Phases 1 and 2).





## CENTERS INTERPRETATION POLICY

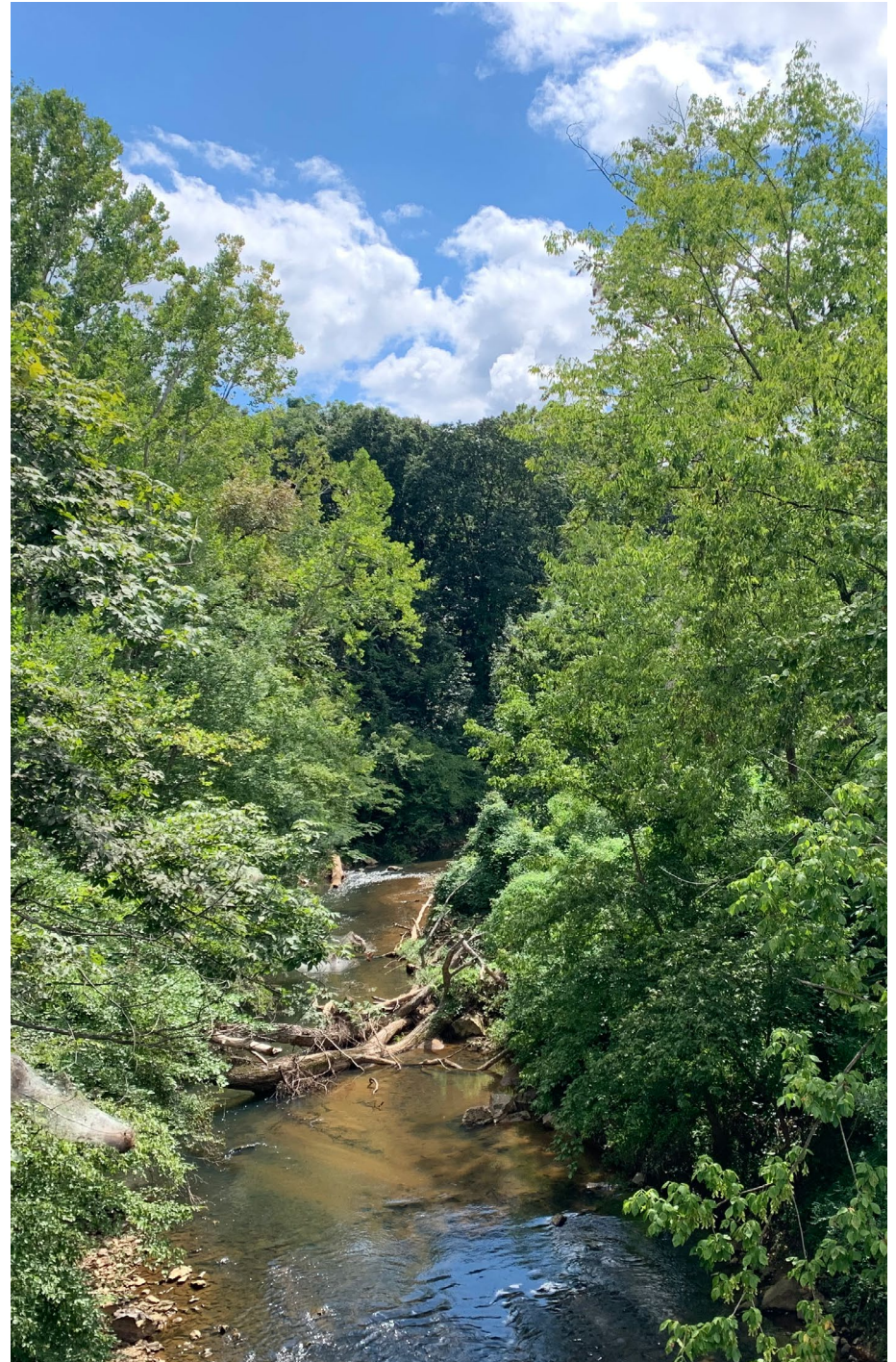
Use the following guidance for evaluating development proposals in Activity Centers along with the Center Place Types:

1. The Centers function as an overlay that encourages a **higher intensity of uses than the underlying land use designation(s)**. Land uses should generally be consistent with underlying land use designations. Additional development intensity and infill is encouraged with appropriate form and scale for each Place Type.
2. Activity Center recommendations are intended to be flexible. The same type and intensity of development will not be possible for every center location, even among the same center types. Review of applications in centers should **consider the surrounding context and contribute to an overall mix of uses across a broader area**.
3. **Refer to the applicable Area Plan for additional guidance.** The Activity Centers within this section of the Comprehensive Plan outline general expectations, while more detailed recommendations may be included in the Area Plans.
4. **Center Boundaries:** The general locations of each Center are shown on the Center map on Page 30. These boundaries are approximate and adjustments should be considered including with future Area Plan updates and with requests with development applications that are outside of and adjacent to center boundaries.
5. **Building Height:** Taller buildings above the high end of the recommended range may be appropriate. Impacts including lighting, structured parking, and service and loading areas on neighboring properties should be considered and mitigated, particularly when buildings are located adjacent to smaller-scale residences.
6. **Ground Floor/Active Ground Story Uses:** Examples of Active Ground Story uses include and are not limited to: retail, restaurants, services (e.g. gym/fitness studio, hair salon, pharmacy, library, etc.), educational/institutional uses (e.g. museum, a place to take classes/attend programs, etc.), and some studios/flex spaces (e.g. arts/crafts, maker-spaces). **Active ground story uses are encouraged throughout Centers but will not be feasible and successful in all locations.** Considerations for where to locate active ground story uses and where to construct buildings to allow future conversion to active ground story uses include:
  - **Locating active uses along major corridors and roads with a higher volume of pedestrian and/or vehicular traffic.** Concentrating active ground story uses in busier areas increases their likelihood of success.
  - **Locating active uses within buildings that have foot traffic that is ‘built in’,** such as an apartment or office building.
7. **Vertical Mixed-Use Buildings:** Have multiple land uses within the same structure (e.g. some combination of residential, commercial, office, institutional, and/or light industrial/flex/R+D). **Vertical mixed-use buildings are expected in Regional Centers, at least in the highest intensity areas or ‘core areas’ and encouraged in other Centers.** Active ground story uses may be included in a vertical mixed-use building and are defined above.
8. **Public Civic and Open Space:** As the intensity of land uses increases, a higher concentration of amenities and urban open space/recreation areas is expected to support the anticipated higher number of users. Amenities and open/recreation spaces may be small in scale/acreage but should be sufficient to support surrounding community members and visitors. **These spaces should be linked to other public open spaces and ideally be located along the public right of way frontage for easy access and visibility.**

## PROTECTING AND INCREASING ACCESS TO NATURE

Directing growth to the Development Areas to protect natural resources in the Rural Area also needs to be balanced with both protecting the natural environment in the Development Areas and ensuring community members can connect with and explore nature. Waterways, floodplains, and steep slopes are protected by Zoning Ordinance requirements. This chapter recommends updates to the Zoning Ordinance and collaboration with community partners to also protect other important environmental features, reduce stormwater runoff and the heat island effect with improved tree coverage, and increase access to our natural community assets in the Development Areas.

The Rivanna River is a beautiful natural feature and major recreational resource in our community. The 2022 Urban Rivanna River Corridor Plan completed by the Thomas Jefferson Planning District Commission (TJPD) studied the portion of the Rivanna River in the Development Areas (Pantops) along the City/County border. The River Corridor Plan is found in the Appendix section (Part IV) and recommends protecting and restoring stream banks, removing invasive species, improving water quality, adding trail connections to nearby neighborhoods, conducting an inventory of historic and cultural resources, orienting and connecting development to the river, and developing a robust wayfinding system. Other ongoing and future projects can continue to activate the Rivanna River, including the Free Bridge Lane promenade, allowing small commercial uses along greenways to serve pedestrians and cyclists and extending the Old Mills Trail to Milton. A bicycle and pedestrian crossing of the Rivanna River near the existing vehicular-focused Free Bridge would also provide a safe and comfortable multimodal connection between the Pantops development area and the City of Charlottesville, creating additional opportunities for residents and visitors to access recreational, retail, and employment opportunities.





Increasing tree coverage in the Development Areas was a consistent community priority heard throughout the AC44 process. Based on data from the Tree Equity Score, which evaluates tree canopy coverage in comparison to community vulnerabilities (e.g. heat burden and unemployment and poverty rates), there are disparities in tree coverage in the Development Areas. This chapter includes several actions for equitably increasing tree coverage, focused on ensuring native tree species can thrive, filling in gaps in existing neighborhoods, and ensuring trees do not conflict with infrastructure. It also recommends a tiered system for tree coverage requirements for new development, with less tree coverage required the higher the intensity of the development, as higher intensity land uses typically involve more land disturbance and impervious surface area. Denser and taller development also provide more opportunity for ‘building up instead of out’, or building taller and denser to preserve more overall open space compared to larger lot development.

Along with implementing the Parks chapter, the Environmental Stewardship chapter, the Rivanna River Corridor Plan, and increasing tree coverage in the Development Areas, there are other opportunities to increase access to nature and improve air and water quality. This includes exploring the possibility of joining the international Biophilic Cities network, which encourages collaboration with other localities, contributions to the network’s resource library, and tracking local biophilic indicators over time to measure progress. It also involves connecting and building on our ‘green network’ ranging from parks to pollinator gardens to green roofs. These natural features and ‘nature-based solutions’ filter stormwater runoff, provide habitats for native species, provide shade, and create beautiful spaces for residents and visitors to spend time in nature.



## IMPLEMENTATION

OBJECTIVE	DALU 1: <i>Increase the use of infill, higher density development, adaptive reuse, and redevelopment in the Development Areas.</i>
ACTION	
1.1	Update the Zoning Ordinance to support infill, adaptive reuse, and redevelopment especially in Activity Centers.
1.2.	Update the Zoning Ordinance to allow residential uses in commercial zoning districts by-right in some locations, especially in Activity Centers.
1.3.	Develop public realm standards for Activity Centers and other identified mixed-use corridors to include elements such as shade trees, bike parking, street furniture, pedestrian-level lighting, and other elements that are consistent with the Community Design Guidelines.
1.4.	Coordinate with VDOT for approval of urban street standards that are consistent with the DRPT Multimodal Design Guidelines.
1.5.	Update the County's lighting requirements to reduce light spillover, glare, and excessive brightness, prioritizing a safe environment for pedestrians and bicyclists, especially in mixed-use areas like Activity Centers.
1.6.	Use equitable and sustainable community and building design guidance to inform updates to standards and requirements, such as the American Institute of Architects' Framework for Design Excellence and Whole Building Design Guide's Green Building Standards and Certification Systems.
1.7.	Establish incentives and identify opportunities for public-private partnerships to support redevelopment of underutilized areas in the Development Areas where infrastructure is already in place, such as for structured parking or connecting to public water and sewer.
1.8.	Update the land use buildout analysis as set under the "Development Area Utilization Review" section in Part II. If estimated supply does not seem to sufficiently exceed estimated demand, consider how other recommendations in this Plan could be leveraged to increase the capacity within the existing Development Areas.
1.9.	Monitor the proportion of development occurring within the Development Areas compared with the Rural Area. If the proportion of residential development begins to increase in the Rural Area, develop options for further encouraging and directing growth to the Development Areas and discourage subdivisions in the Rural Area. [2024 baseline: 17% new dwelling units in the RA]
1.10.	Continue participation in LUEPC and the Three-Party Agreement, including by coordinating with the University of Virginia on recommended land uses for Areas A and B in the Development Areas.



<b>OBJECTIVE</b>	<b>DALU 2: <i>Increase the number of jobs and housing units in designated Activity Centers and Employment Districts.</i></b>
<b>ACTION</b>	
2.1.	Reduce or eliminate vehicle parking requirements, especially for non-residential land uses and in designated Activity Centers. Investigate parking maximums and shared parking requirements, especially in Regional Centers.
2.2.	Establish a policy that encourages developers to support multimodal transportation infrastructure and program investment in exchange for a reduction in the minimum number of parking spaces needed for a development.
2.3.	Update the County's residential bonus density requirements to remove the minimum lot size and street frontage requirements to allow for additional open/natural/recreational space to be retained and for amenity-oriented lots.
2.4.	Identify and fund Capital Improvement Program (CIP) projects that would support Activity Center development, such as multimodal transportation facilities, public parks and plazas, and other public infrastructure.
2.5.	In Employment Districts, use tools, partnerships, and funding sources such as Capital Funding Grants and CDBG Community Improvement Grants to support employment-generating land uses, especially those that are consistent with the County's Target Industries.
2.6	Update the Zoning Ordinance to allow data centers in the Development Areas in locations zoned for industrial uses. Use performance standards to address and mitigate potential impacts.
<b>OBJECTIVE</b>	<b>DALU 3: <i>Invest in existing neighborhoods in the Development Areas with increased connectivity and equitable access to Activity Centers, parks, open space, and community facilities and services, and infrastructure improvements that prioritize under-served communities.</i></b>
<b>ACTION</b>	
3.1.	Allow small-scale commercial uses along major off-road connections and greenways used by pedestrians and bicyclists. Small-scale commercial uses could include kiosks, food/drink stands, mobile libraries, and food trucks.
3.2.	Use a Multimodal Systems Planning approach to coordinate land use and transportation planning in the Development Areas, including connecting Activity Centers, Employment Districts, dense residential development, schools, parks, and other key destinations.
3.3.	Coordinate with the Town of Scottsville on shared areas of interest, including opportunities for transportation improvements, parks and trails, and other public infrastructure projects, as well as opportunities for enhanced social/human services and affordable housing projects.
3.4.	Integrate new public facility location choices with transit route, walking and biking infrastructure development and broadband/digital access capacity.
3.5.	Collaborate with a representative range of community members to identify equitable and accessible locations and services for new public facilities.
3.6.	Incorporate publicly accessible trails and greenspaces and opportunities for contact with native ecosystems in the design of community facilities and public gathering spaces.

OBJECTIVE	DALU4: <i>Increase access to nature, green infrastructure, and tree coverage in the Development Areas.</i>
ACTION	
4.1.	Update the street tree requirements in the Zoning Ordinance to provide appropriate spacing, soil volume, and buffers, and to require native species and increase biodiversity to ensure street trees can thrive and are more resilient to pests and disease.
4.2.	Develop and apply tiered standards for tree coverage that are tiered based on residential density and intensity of non-residential uses.
4.3.	Create grading and tree preservation requirements and/or incentives for new development and update the tree replacement requirements.
4.4.	Collaborate with local partners, community organizations, and property owners to preserve and protect clusters or ‘groves’ of healthy and native canopy trees and to plant native street trees along corridors with few or significant gaps in street trees. Use data such as existing tree canopy and Tree Equity Score to prioritize tree planting locations.
4.5.	Coordinate with VDOT to minimize the impact of street trees on VDOT infrastructure through the use of appropriate tree species.
4.6.	Evaluate the requirements to join the Biophilic Cities Network and pursue the application to become a member locality. Engage with the City of Charlottesville, the Town of Scottsville and the TJPDC for a regional approach to improving access to nature and integrating nature with urban design.
4.7	Explore creating incentives or requirements in zoning and development processes for green infrastructure, including for stormwater management (cross reference Environmental Stewardship Chapter Action 2.2) and for transportation infrastructure (cross reference Transportation Chapter Action 9.1). Prioritize areas with significant impervious surface and higher heat vulnerability from the heat island effect.