






























## Land Use Categories and Guidelines - Southern and Western Neighborhoods and Village of Rivanna

Designation	Neighborhood Density Residential – Low 	Neighborhood Density Residential 	Urban Density Residential 	Neighborhood Mixed Use 	Community Mixed Use 
<b>Purpose/Intent</b>	This designation represents existing residential areas with density of less than 2 residential units per acre and areas for future very low density development. It is used only in Crozet and the Village of Rivanna.	This designation represents residential areas with a desired density of 3- 6 residential units per acre. It also represents existing residential areas within or below this range. For the Village of Rivanna, density is limited to 3 dwellings per acre. (See Village of Rivanna Master Plan for details.)	This designation represents residential areas with supporting uses and non-residential uses. Density ranges from at a density of 6.01 - 34 dwellings per acre, except in Crozet where it is 6.01 – 12 dwellings per acre.	This designation represents a mixture of residential and retail use and services primarily to serve nearby residential areas. Residential density may be up to 18 units per acre. Ratio of residential to non-residential uses should be approximately 50%.	This designation represents a mixture of residential and retail uses and services that serve the community. Residential density up to 34 units per acre. Mixture of uses within buildings is encouraged with retail/office on ground floor and residential or office on upper floors. The proportion of non-residential uses to than residential uses is area dependent.
<b>Primary uses</b>	Residential uses, as single-family detached units	Residential uses, as single-family detached, single-family attached, and townhouse units.	Residential uses of all housing types. Places of worship, public, and private schools, early childhood education centers (day care centers and pre-schools), public uses, and public institutional uses.	Neighborhood serving retail and service uses for nearby residential neighborhoods and office uses; retail, service, and office building footprints no > 15,000 sq. ft. Townhouses, apartments, and attached housing units. Places of worship, public, and private schools, early childhood education centers (day care centers and pre-schools), public uses, and institutional uses.	Community serving retail and service uses and office uses; retail, service, and office building footprints a maximum single-building footprint of no > than 60,000 sq. ft. Townhouses, apartments, and attached housing units. Places of worship, public, and private schools, early childhood education centers (day care centers and pre-schools), public uses, and institutional uses.
<b>Secondary uses, where they are deemed compatible with nearby and adjoining uses</b>	Places of worship, public and private schools, early childhood education center (day care centers and preschools), public uses, and public institutional uses	Places of worship, public, and private schools, early childhood education centers (day care centers and preschools), public uses, and public institutional uses. Neighborhood-serving retail/commercial areas of no > 3000 square feet and office uses of no > 5000 sq. feet may be appropriate in places.	Neighborhood-serving retail/commercial areas of no > 3000 square feet and office uses of no > 5000 sq. feet may be appropriate in places where they are deemed compatible with nearby and adjoining uses.	Auto-commercial sales and service with all service activities within a building with a maximum footprint of approximately 5000 sq. ft. Office/R&D/Flex/Light Industrial uses with maximum single-building footprint of approximately 15,000 sq. ft.	Auto-commercial sales and service with all service activities within a building with a maximum footprint of approximately 7500 sq. ft. Office/R&D/Flex /Light Industrial uses with maximum single-building footprint of approximately 20,000 sq. ft.
<b>Acreage</b>	N/A	N/A	N/A	1-5	5-30
<b>Height</b>	1 – 3 stories	1 - 3 stories	1 - 3 stories; additional stories where appropriate	1-3 stories; 2 - 3 stories preferred	1 - 4 stories; min. of 2 - 3 stories preferred
<b>Photo Example</b>	Augusta County, VA   Source: Elaine Echols Albemarle County 	Parkside Village, Crozet, VA   Source: Albemarle County 	Abington Townhouses   Source: Albemarle County 	Belmont, Charlottesville, VA   Source: TJPDC 	Old Trail Village Center   Source: Albemarle County 
<b>Photo Example</b>	Glenmore Village of Rivanna   Source: Albemarle County 	Belvedere   Source: Albemarle County 	Arden Place   Source: Albemarle County 	Neighborhood Center, Denver, CO, Source: Summer Frederick 	Charlottesville, VA - Source: Albemarle County 
<b>Typical Layout</b>	Typical lot layout in a low-density subdivision 	Typical lot layout in a neighborhood density subdivision 	Townhouse lots which abut the street with alley access 	Neighborhood commercial buildings along streets in Charlottesville, VA 	Community Service buildings along street in Old Trail Development, Crozet 

## Land Use Categories and Guidelines - Southern and Western Neighborhoods and Village of Rivanna

Designation	Village Center (Village of Rivanna)	Regional Mixed Use	Office/ R&D/ Flex/ Light Industrial	Industrial	Institutional	Parks and Green Systems
<b>Purpose/Intent</b>	See Master Plan text.	This designation represents a mixture of residential and retail uses and services that serve the region. Residential density up to 34 units per acre. Mixture of uses within buildings is encouraged with retail/office on ground floor and residential or office on upper floors. Proportionately more non-residential uses than residential uses are expected in these areas.	This designation represents a category of employment-generating uses with the lightest impacts in the industrial use category, although uses in this designation may generate significant employee traffic, depending on the size and use of the facility. Included are offices, flexible spaces, research and development, and very light industrial uses. Any individual use or any combination of uses are possible in this category, except for light industrial which must be combined with Office/R&D, or Flex uses and have few impacts on surrounding uses.	This designation represents uses that involve manufacturing and may include processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of these products. It allows for a range of employment uses that may have impacts that would not be suitable in or adjacent to residential uses.	This designation represents areas and uses which serve a public function. Parks that are parts of schools are considered part of parks and green systems	This designation represents areas for parks, recreation, environmental preservation, and areas otherwise not intended for development. Land with this designation cannot be used to calculate available density for a parcel of land.
<b>Primary uses</b>		Regional serving retail and service, and office uses. Residential uses as townhouses, apartments, and attached housing units. Non-industrial employment centers. Maximum office building footprint - 20,000 sq. ft. Maximum single-building footprint other than office, 80,000 sq. ft.	Office--which includes commercial office buildings that may house a variety of users and professional offices, such as medical or real estate offices. Research and development (R&D)--which includes design, experimentation, development of prototypes, engineering, scientific applications, and administration, especially in the fields of medical technology, communication systems, transportation, multi-media, and development of electronic technology, communication systems, or information systems. Development, construction, and testing of prototypes may be associated with this use. Flex businesses with several integrated uses, such as a very light manufacturing, warehousing, showrooms. Light industrial--light manufacturing, fabrication, and distribution.	Manufacturing, storage, and distribution; and commercial activities related to the industrial use; office activities related to the industrial use. Research and development activities.	Schools, libraries, parks, major utilities, hospitals, universities, colleges and ancillary facilities. It also covers publicly owned property which has not yet developed. It is not intended for private schools, civic organizations, and other private facilities.	Parks, playgrounds, play fields, greenways, equipment and facilities, plazas, outdoor sitting areas, and natural areas. Also, preservation of stream buffers, floodplains, known wetlands, and slopes of greater than 25% adjacent to rivers and streams. Property may be owned publicly or privately.
<b>Secondary uses, where they are deemed compatible with nearby and adjoining uses</b>		Auto-commercial sales and services, office/R&D/flex/light industrial uses.	Retail and commercial uses, which are supportive of primary uses, residential, and institutional uses.	Wholesale activities, larger auto commercial service uses, and institutional uses.	Varies	Public and private outdoor art, monuments, and non-advertising signage.
<b>Acreage</b>		30+	varies; 5-25 ideally	Varies; 5-25 ideally	Varies	Varies from small pocket parks to large regional and statewide parks and from unpaved to paved trails for pedestrians and bicyclists.
<b>Height</b>		1-5 stories; min. of 2 stories preferred	1-4 stories; more than 1 story preferred	1-3 stories; however, due to nature of use multiple stories may not be possible	Varies, depending on use	1-2 stories with most buildings at 1-story
<b>Photo Example</b>	Washingtonian Center Gaithersburg, MD   Source:washingtoniancenter.com 	Crozet Commons   Source: Albemarle County 	Crozet Commons   Source: Albemarle County 	Blue Bonnet School, Fort Worth, TX   Source: Elaine Echols 	Crozet Park   Source: Albemarle County 	
<b>Photo Example</b>	Washingtonian Center Gaithersburg, MD   used with permission 	Virginia National Bank   Source: Albemarle County 	Chicago Industrial Buildings, Source: Elaine Echols 	Crozet Library   Source: Albemarle County 	Rivanna Trail   Source: Albemarle County 