

# CVILLE **PLANS TOGETHER**



**RHI**

**CS**

**HR&A**

**BRI  
CK &  
STORY**

**RKG**

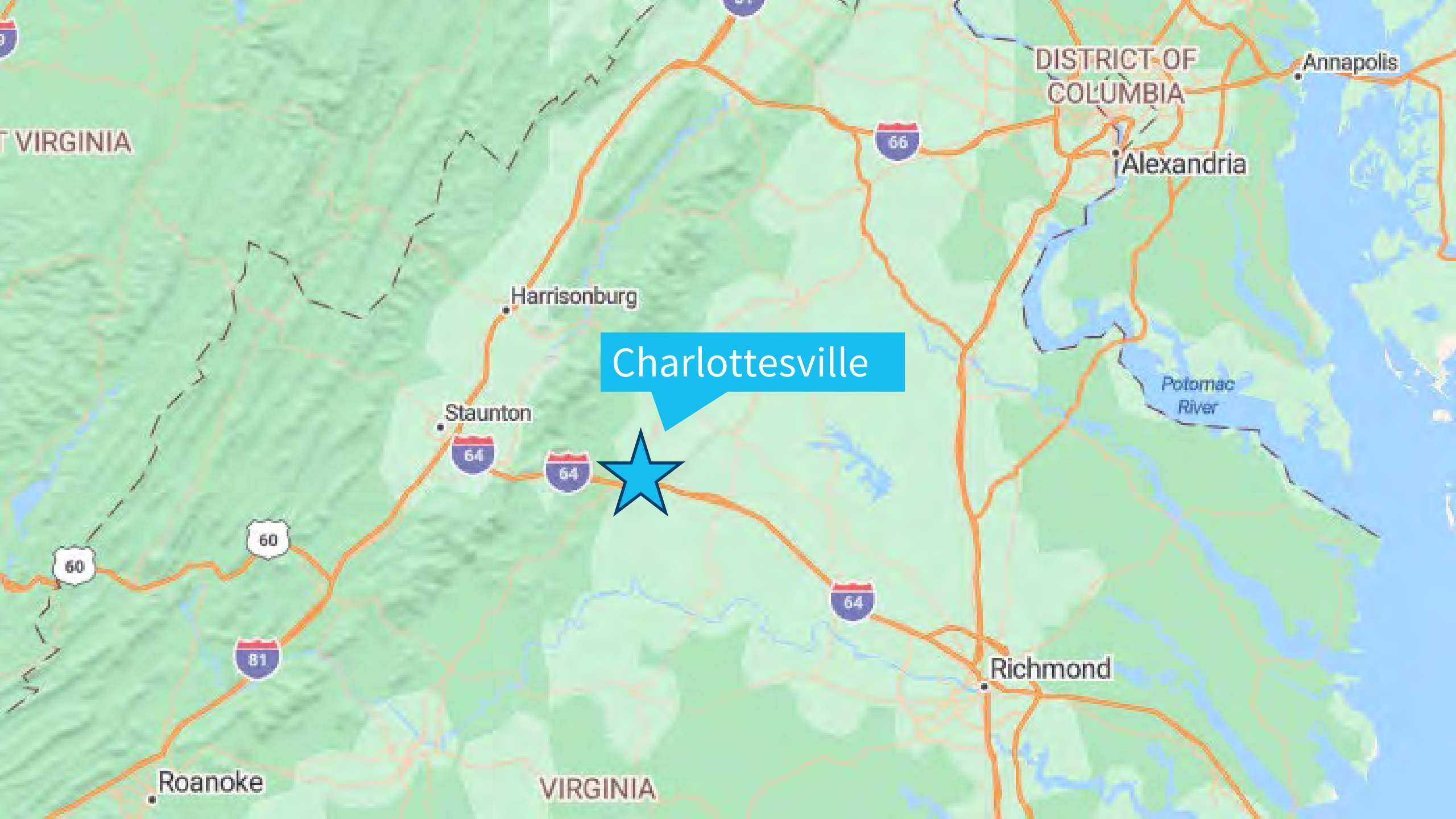
## Zoning for More Equitable Housing Options: Charlottesville, Virginia

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November 21, 2024

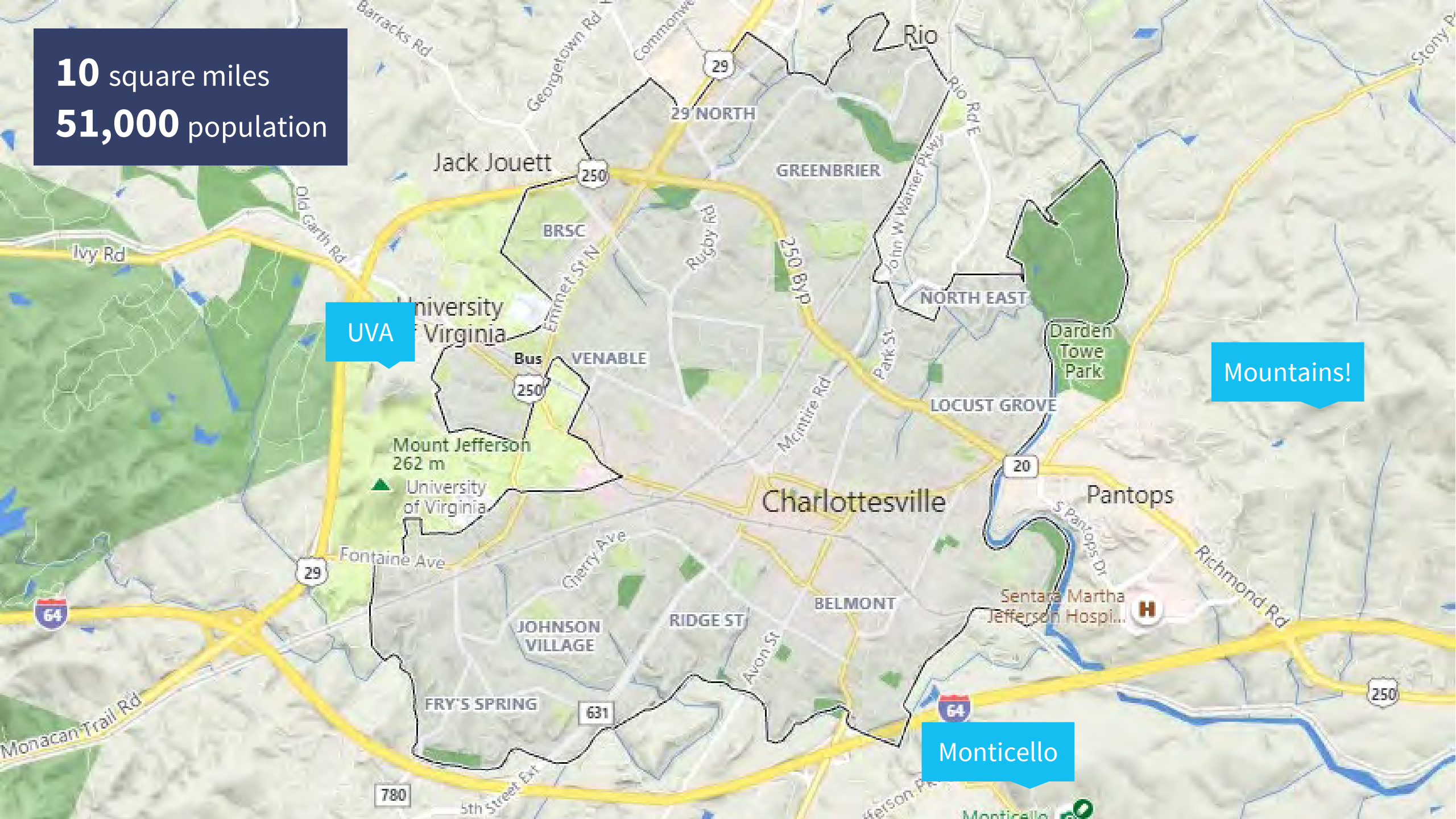
# Context and Background





Charlottesville

**10** square miles  
**51,000** population



UVA

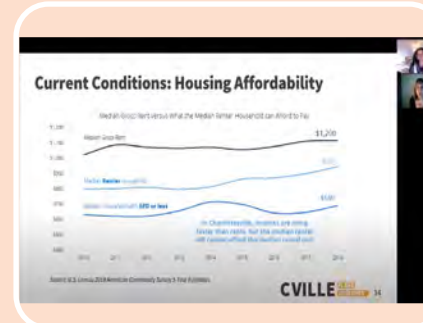
Mountains!

Monticello

# Comprehensive Plan Process



**CVILLE** PLANS  
TOGETHER 



## 2017

Planning  
Commission  
begins Comp.  
Plan update

## 2018

Comp. Plan  
discussions  
continue  
  
Completion of a  
Housing Needs  
Assessment

## 2019

Cville Plans  
Together  
Consultant Team  
begins work (late  
2019)

## 2020

Steering  
Committee  
formed  
  
Work begins on  
Affordable  
Housing Plan &  
Comp. Plan

## 2021

Adoption of  
Affordable  
Housing Plan  
(March)  
  
Adoption of  
Comp. Plan  
(Nov)

# Zoning Rewrite Process



## 2022

Zoning Rewrite Begins

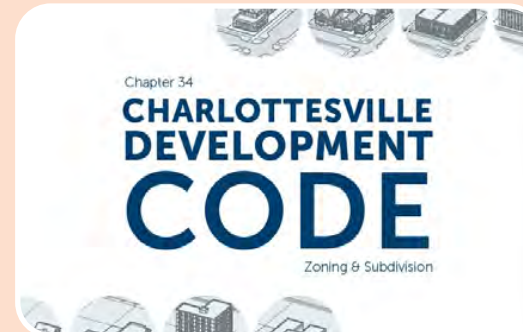
Zoning Diagnostic Report outlines the approach to rewriting zoning to implement Comp Plan



## 2023

Open Houses for each section of the Zoning Ordinance

Zoning Ordinance Adopted Dec. 18.



## 2024

Zoning Ordinance Effective Date February 19



Download our latest ebook: **Equitable Pathways to Small Business Recovery**

En

# Charlottesville Fights Back Against Its Racist Zoning Demons

In the wake of the violent white supremacist rally in 2017, the Southern city's response to counter such demonstrations of hate have filtered deep into its comprehensive planning process.



EMILY NONKO JANUARY 10, 2019



lot #10 and lot #12 for the joint use of the owners of said two lots.

Said lot #10 is conveyed subject to the following restrictions:

Said lot is conveyed subject to the storm sewer leading from Park Street to Second Street which crosses the lot, and also subject to a sanitary sewer line running diagonally across the rear of the lot which was installed for the joint use of owners of lots in block "C". R. M. Detamore is to have the right to connect with said sewer line.

1. That for a period of twenty years said property shall be used exclusively for residential purposes.

2. No property in this subdivision shall be sold to any person not of the Caucasian race.

3. No building costing less than \$5,000.00 except the usual and necessary out buildings used in connection with the residence shall be erected on said property.

4. All buildings, exclusive of the porches, erected on the property shall not be less than twenty-five feet from the front line of the property.

The parties of the first part covenant with R. M. Detamore that they have the right to convey said land to the grantee; that the grantee shall have quiet possession of said land, free from all encumbrances; that they have done no act to encumber said land; and that they will give such further





# MAPPING CVILLE

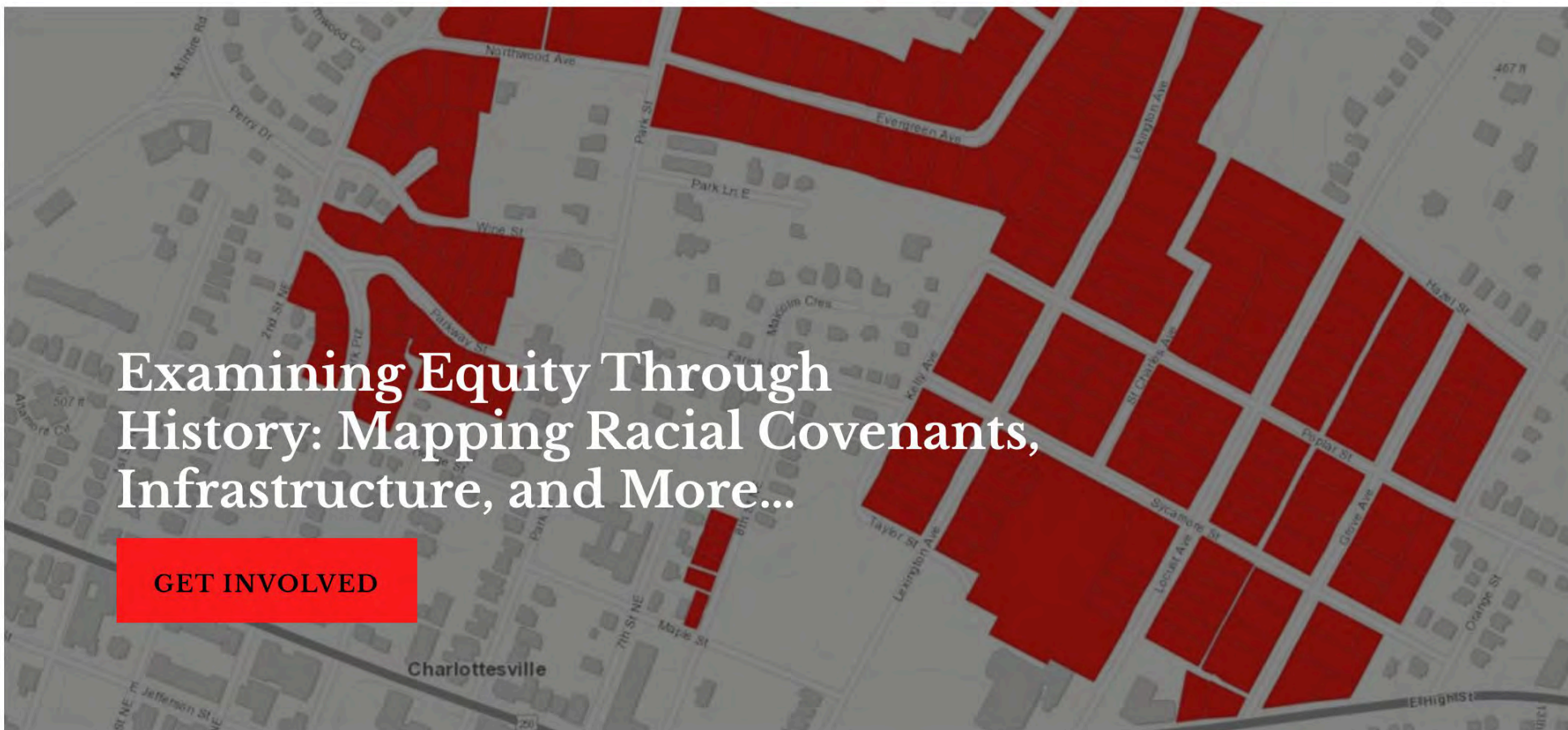
[HOME](#)

[ABOUT](#)

[CONTACT](#)

Examining Equity Through  
History: Mapping Racial Covenants,  
Infrastructure, and More...

GET INVOLVED





# 1912

## City Ordinance

### AN ORDINANCE

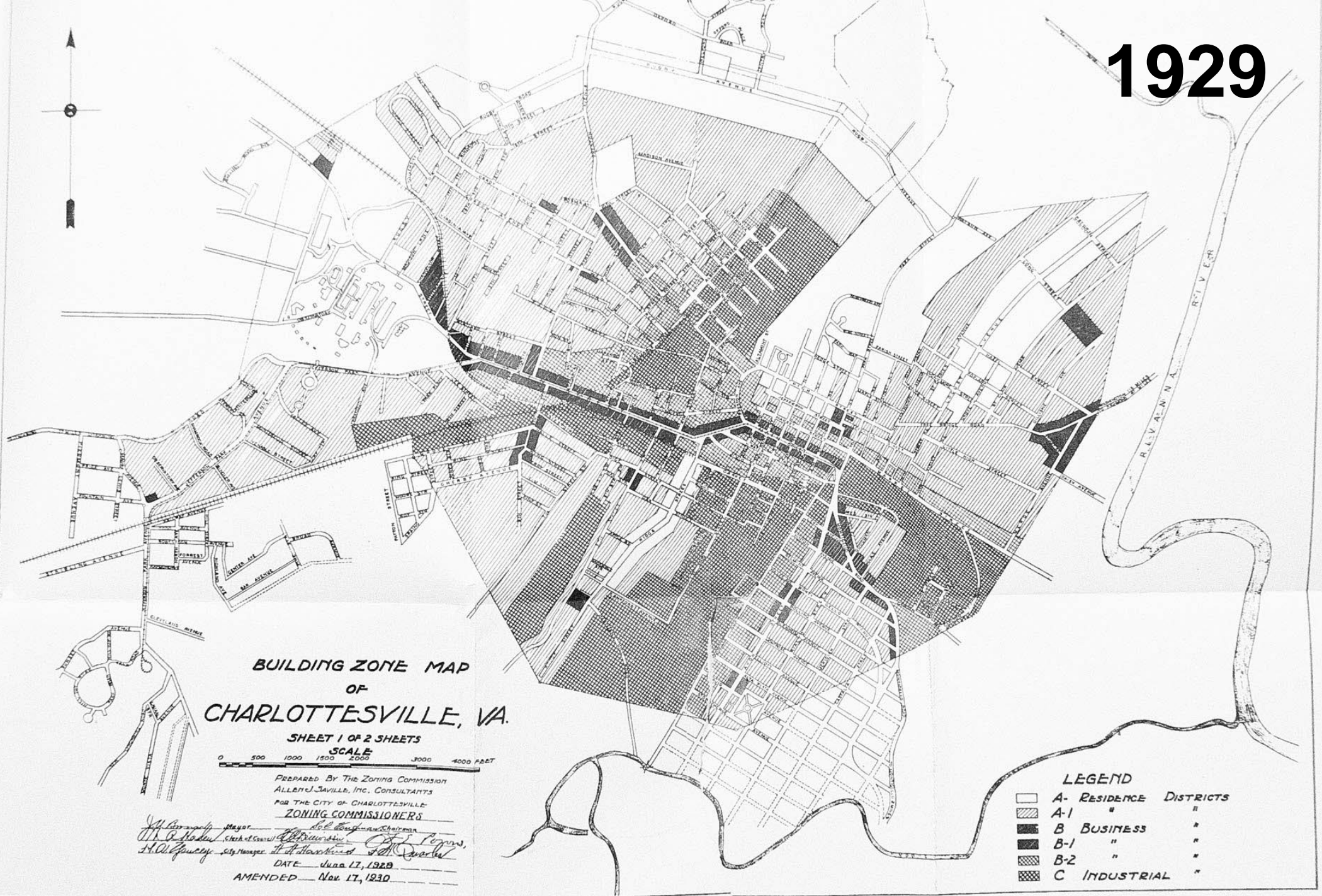
TO SECURE FOR WHITE AND COLORED PEOPLE A SEPARATE LOCATION OF RESIDENCE FOR EACH RACE.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CHARLOTTESVILLE--

1. That it shall be unlawful for any white person to move into and thereafter occupy as a residence or place of abode any house, building or structure, or any part of any house, building or structure in any street or alley wherein a greater number of houses are occupied as residences by colored people than are occupied as residences by white people.
2. That it shall be unlawful for any colored person to move into and thereafter occupy as a residence or place of abode any house, building or structure, or any part of any house, building or structure in any street or alley wherein a greater number of houses are occupied as residences by white people than are occupied as residences by colored people.
3. That no person shall construct or locate on any block or square on which there is at that time no residents, any house or other building intended to be used as a residence without declaring in his application for a permit to build whether the house or building so to be constructed is designed to be occupied by white or colored people and no permit to build in such case shall be issued unless the applicant complies with the provisions of this section.
4. That nothing in this ordinance shall be construed to interfere with the continued occupation or use of any property in the manner in which it is occupied or used at the time this ordinance goes into effect by the persons so occupying and using it or to prevent the occupation of residences by white or colored servants or employees on the square or block in which they are employed as domestics.
5. Every person, either by himself or through his agent violating, or any agent for another violating, any one or more of the provisions of this ordinance shall be liable to a fine of not less than fifty nor more than one hundred dollars, recoverable before the Police Justice of the City of Charlottesville, and each thirty days of continued residence after notice to move to constitute a separate offence, and, in the discretion of the Police Justice, such person may, in addition thereto, be confined in the city jail not less than thirty nor more than ninety days.
6. This ordinance shall be enforced from its passage.



# 1929





# CITY OF CHARLOTTESVILLE VIRGINIA

1956








CITY PLANNING COMMISSION  
CHARLOTTESVILLE VIRGINIA

MARLAND BARTHOLOMEW & ASSOCIATES  
CITY PLANNERS  
ST. LOUIS ATLANTA HONOLULU

## HOUSING PLAN

### LEGEND

-  RESIDENTIAL NEIGHBORHOOD OF STANDARD DEVELOPMENT
-  SUBSTANDARD RESIDENTIAL AREA IN NEED OF REDEVELOPMENT
-  DEPRECIATING RESIDENTIAL AREA IN NEED OF REHABILITATION
-  DEPRECIATING RESIDENTIAL AREA WITHIN AN AREA OF COMMERCIAL OR INDUSTRIAL EXPANSION
-  NUMBERS REFER TO SUBSTANDARD AREAS MENTIONED IN TEXT

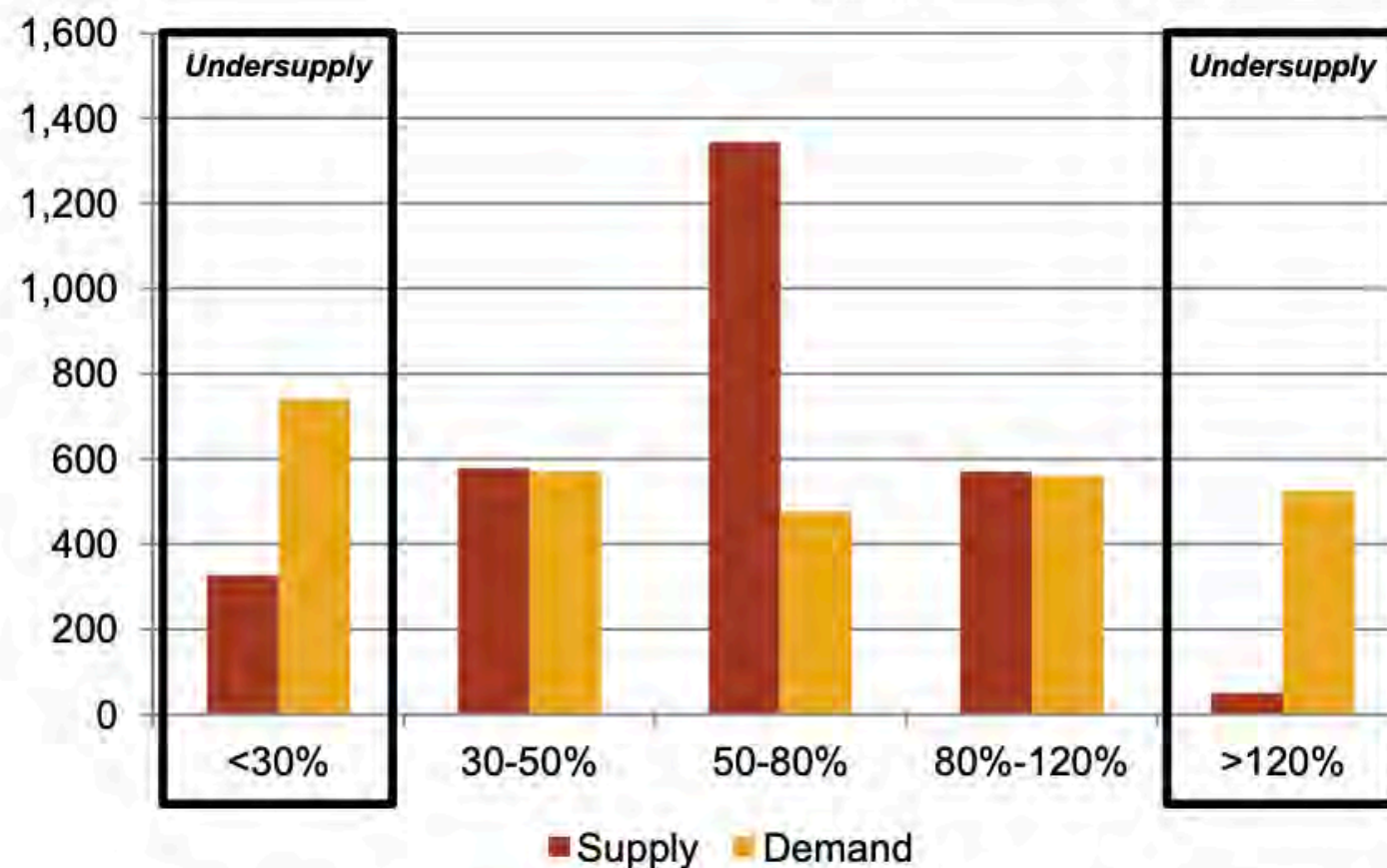
NOTE-AREAS WITHOUT SYMBOLS ARE NON-RESIDENTIAL AREAS, INCLUDING COMMERCIAL INDUSTRIAL, PUBLIC, SEMI-PUBLIC AND UNDEVELOPED AREA.





# **Supply-Demand Comparison of Rental Housing** **City of Charlottesville, VA; 2015**

AMI Band	Rent Range
<30%	Under \$490
30-50%	\$490 - \$815
50-80%	\$815 - \$1,280
80%-120%	\$1,280 - \$1,915
>120%	Over \$1,915

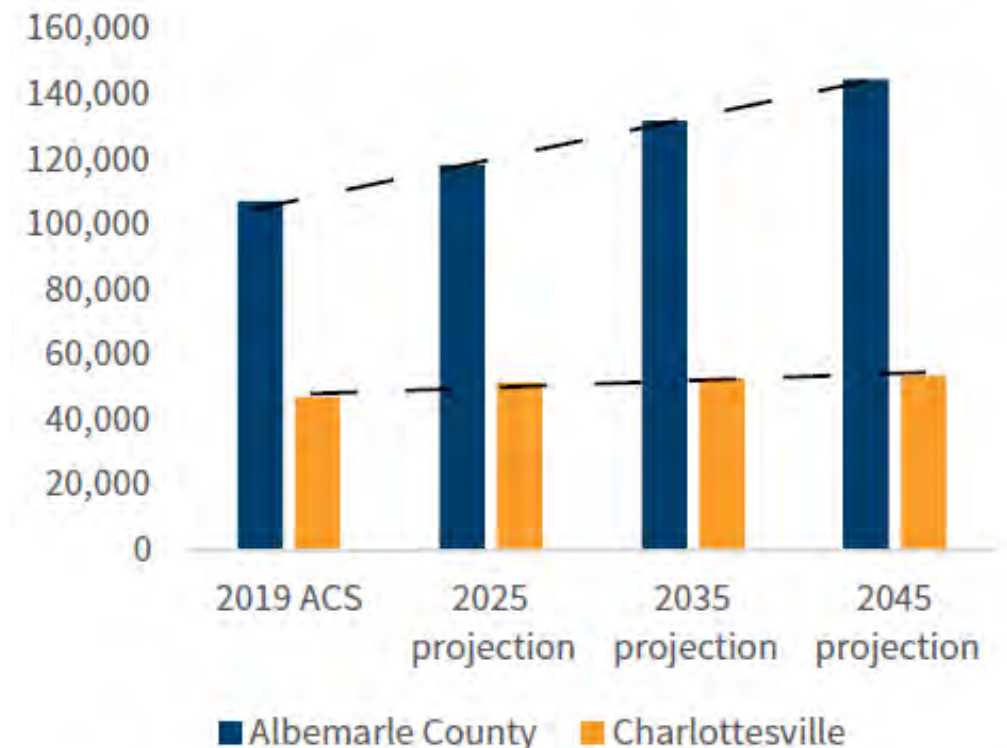


# Housing & Affordability Needs

"If you look around Charlottesville, there hasn't been as much housing development, so Charlottesville population is actually not growing as quickly just the last few years and you see it picking up in Albemarle County," said Lombard. "There's kind of a budget for growth and if Charlottesville builds more housing, it grows more, if it doesn't, then it gets pushed out into the county."

- CBS19 interview with Weldon Cooper Center demographer Hamilton Lombard, Feb. 2020

- Charlottesville and Albemarle County are expected to **add 15,000 households by 2040**, and the University of Virginia is growing steadily.
- **Only 30%** of the city's residential-zoned land can be used for **development above a single-family level**.
- **2,700+ renter households** in Charlottesville currently **pay more than 50% of their** income on rent and utilities, with most of these households earning <\$35,000 a year.



- How do we promote the creation of more **affordable housing**, particularly at the lowest income levels?
- How do we create opportunities for a range of **housing choices** in all neighborhoods of the City?



# Homeless crisis grows, states and cities are turning to voters for affordable housing

Claire Thornton  
USA TODAY

Published 5:07 a.m. ET March 29, 2024 | Updated 8:24 a.m. ET

## Housing experts say there just aren't enough homes in the U.S.

APRIL 23, 2024 · 4:04 PM ET

HEARD ON ALL THINGS CONSIDERED

By Mary Louise Kelly, Mia Venkat, Kathryn Fink, William Troop

+ PLAYLIST

7-Minute Listen

# Sound Familiar?

**Biden pushes for cities to create more affordable housing**  
The Biden administration is launching a new effort to push cities to create more affordable housing. Straight Arrow News

As the country's homeless population grows, cities are turning to voters for affordable housing to prevent homelessness.

But more money is needed to build more affordable housing. In many cases residents must apply for vouchers.

This month, voters in several states will vote on funding housing and homelessness.

Results were mixed. In some states, voters supported funding for homeless services for people with mental health issues. In others, voters rejected funding for homeless services.

Finding affordable housing for both renters and buyers is feeling impossible lately. Experts point to a shortage of homes, particularly in the four to seven million homes. The shortage is due to a combination of factors, including a lack of new construction, rising costs of building materials, and a shortage of workers.

NEWSLETTER  
The Morning

## America's Affordable Housing Crisis

The housing crisis is likely to be solved in cities and states, not Washington.

Share full article



## Six states where housing is hard to find Here's what governors are doing about it

Politicians risk the wrath of voters if they can't make headway on an issue that has huge ramifications for most households.

**P**opulation changes spurred by the pandemic. Byzantine zoning laws that make construction agonizingly slow and expensive. Stagging wages amid stubborn inflation rates. All these factors have contributed to the housing crisis in Washington and leaders in Washington.



# Cville Plans Together Process



# Cville Plans Together

**A community process for updating the future vision for the city, with a focus on equity and affordability.**



An **Affordable Housing Plan**, as part of the Comprehensive Plan, to create a unified strategy for housing Charlottesville's residents.



An update to the **Citywide Comprehensive Plan**, to guide the ways that the city will change and grow in the future.



An updated **Zoning Ordinance**, to ensure that development takes place in a clear and effective manner, and to work toward correcting injustice related to land use.

# Extensive Community Process



**Pop-up Events**

**Materials at  
Libraries**

**Peer Engagers**

**Open Houses –  
Indoors and  
Outdoors**

**Virtual and In  
Person**

**Meetings and  
Open Houses**

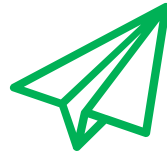


**Steering  
Committee**

**Small-group  
Conversations**

**Meetings with  
Neighborhood  
Leaders and  
Community  
Organizations**

**Recorded  
Presentations**



**Emails &  
Letters**

**Website  
Comment  
Form**



**Toll-free  
Phone Line**



**Social Media  
Flyers**

**Lawn Signs**



**Surveys and  
Comment Forms**

**Interactive  
Map**





# Extensive Community Process

We encourage you to review the draft materials and tell us what you think!



On the website, you can walk through virtual informational "meeting stations," learn how to submit comments, and register for events.

Website: [CvillePlansTogether.com/virtual-meeting](https://CvillePlansTogether.com/virtual-meeting)

## Webinars



Opportunities to listen to a presentation (online or via phone) and ask questions about the materials.

**Topic: Affordable Housing Plan**  
Nov. 11 & 17 (6:30 PM)

**Topic: Comprehensive Plan Revisions**  
Nov. 14 (10 AM)  
Nov. 18 (6:30 PM)

## Virtual Drop-in "Office Hours"



Join us via Zoom or phone to ask a question or provide your input. Drop-in any time there is no formal presentation at these sessions.

**Nov. 13, 11:00 AM-1:00 PM**  
**Nov. 19, 5:30-7:00 PM**  
**Nov. 23, 5:30-7:00 PM**  
(rescheduled for 11/24)  
**Nov. 24, 5:30-7:00 PM**

## Online Survey



A chance to share your input about the draft Affordable Housing Plan and draft Comprehensive Plan revisions.

Will be available through December 2. También está disponible en español.

Five entries chosen at random to receive \$25 Visa gift cards.

## Toll-Free Phone Line



Call to listen to a brief project overview and share your input via a recorded message. You can also call to learn more about attending events or to request a time to take the survey by phone.

(833) 752-6428

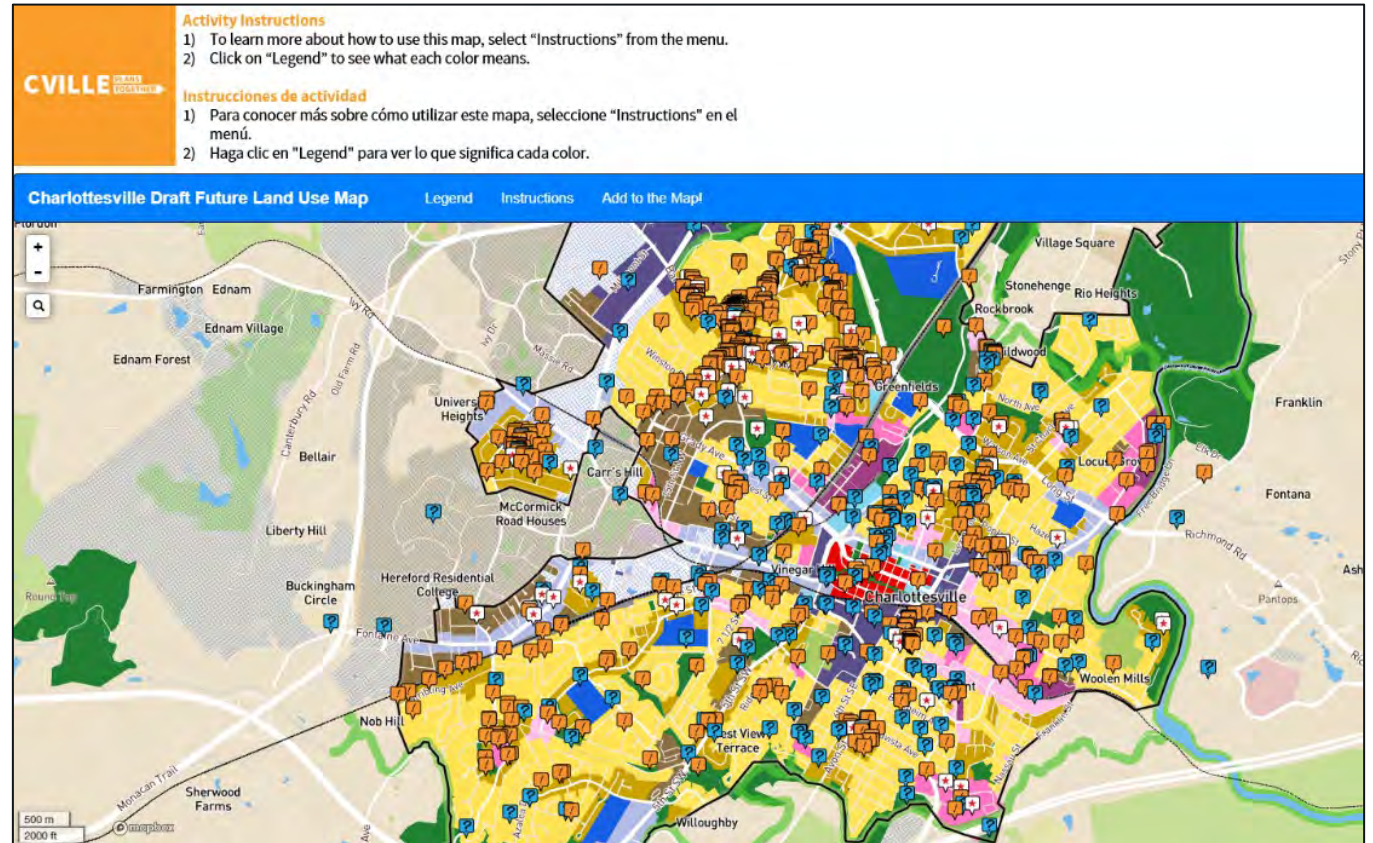
Information available in English and Spanish / Información disponible en inglés y español

## Upcoming Events (Nov.-Dec.)

SUN	MON	TUES	WED	THU	FRI	SAT
Nov 1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	Dec 1	2	3	4	5

## Calendar Key

- Comment Deadline / Survey Closing Date
- Webinars
- Drop-in "Office Hours"
- Steering Committee Meeting
- Work Session with Planning Commission and City Council





# Affordable Housing Plan



# Affordable Housing Plan Process

**Introduction**

**Housing tools**

**Community and City  
Leadership review draft plan**

**Jan. 2020**

**Apr. 2020**

**June 2020**

**Aug. 2020**

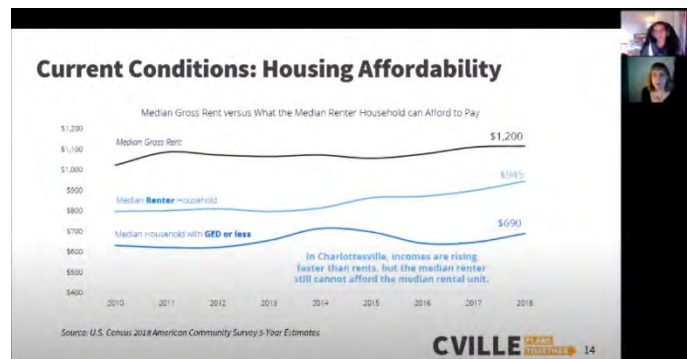
**Nov. 2020**

**Mar. 2021**

**Housing issues**

**Recommendations and goals**

**Plan finalized**

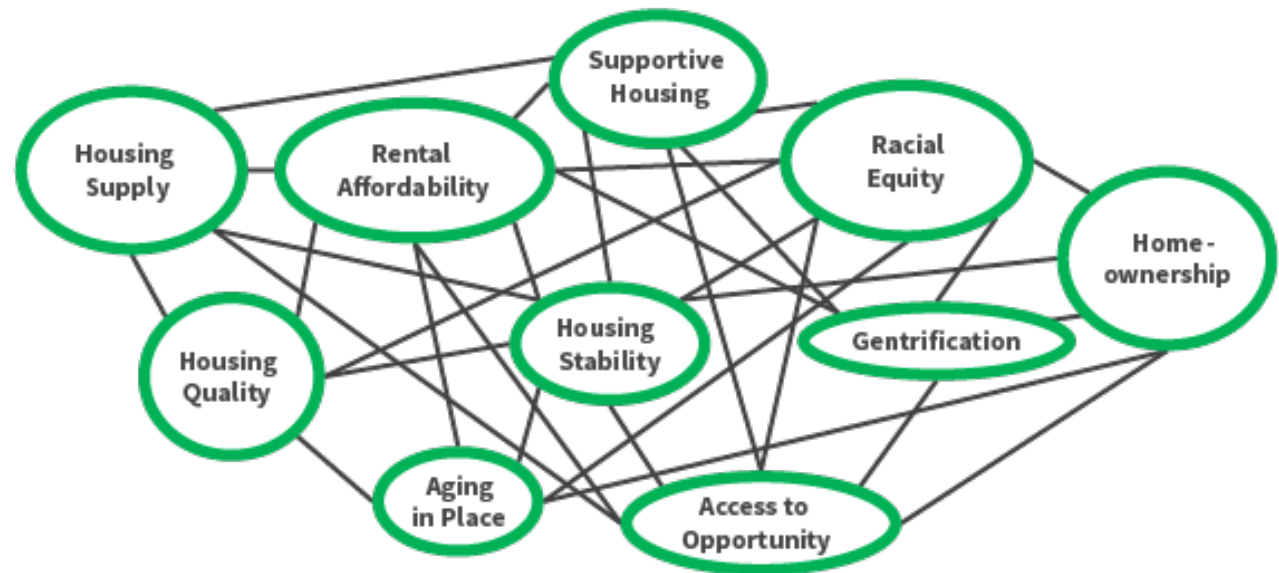


# Affordable Housing Plan Overview

**Vision:** The City of Charlottesville will achieve a local housing market that is **healthy, high quality, affordable**, and above all, **equitable**.

## Guiding Principles:

- Racial Equity
- Regional Collaboration
- Comprehensive Approach



# Affordable Housing Plan Overview

## Three Major Initiatives:



**Dedicate \$10M  
Annually To  
Affordable  
Housing**



**Build Inclusive  
Governance**



**Adopt  
Progressive and  
Inclusionary  
Zoning Reforms**

**Recommendations Related To:**  
Funding, Governance, Land Use, Tenants’ Rights, and Subsidy

Income Targeting

Income level Served	Income for Two- and Four-Person Household	Target Allocation, Percentage	Target Allocation, Over 10 Years
Up to 80% AMI	Two: \$60,100 Four: \$75,100	20%	\$18M
Up to 60% AMI	Two: \$45,120 Four: \$56,340	30%	\$27M
Up to 30% AMI	Two: \$22,550 Four: \$28,150	50%	\$45M





# Affordable Housing Plan Overview

## Increase Supply + Slow Cost Increases + Protect Marginalized Communities

- Multifamily By-Right
- “Soft Density” (“Missing Middle”) By-Right
- Accessory Dwelling Units
- Inclusionary Zoning



# Comprehensive Plan



# Highlights of the Updated Plan

## Five Guiding Principles

These are community-input-driven priorities that apply to the entire plan.



**Equity & Opportunity**



**Community Culture & Unity**



**Local & Regional Collaboration**



**Environmental Stewardship & Sustainability**



**Connections & Access**

### GOAL 1. ZONING ORDINANCE

With the community, create a new zoning ordinance to reinforce and implement the vision for Charlottesville's future as articulated in the Comprehensive Plan, Affordable Housing Plan, Small Area Plans, Vision Plans, and the Standards and Design Manual.

More information about related funding strategies that can support affordability in partnership with these zoning changes can be found in the Affordable Housing Plan and the Housing Chapter of this plan.

#### Related Guiding Principle(s):

- Local & Regional Collaboration, Equity & Opportunity, Connections & Access, Environmental Stewardship & Sustainability



# Six Priority Areas For Implementation

- **Support the development of more housing throughout the city**, with a focus on creation of more housing that is **affordable to more people**, especially those with the greatest need.
- Make sure all people have **access to shelter, food, job opportunities**, and other resources they need to thrive and succeed.
- Work to both mitigate and prepare for the **impacts of climate change**.
- Make it safer, easier, and more desirable to **walk, ride a bicycle, utilize public transportation**, or use other non-single-occupancy vehicle transportation options.
- **Keep Charlottesville green**, make it greener, and **protect the natural environment** and the many benefits it provides.
- Continue to evolve and improve **communication and collaboration**.

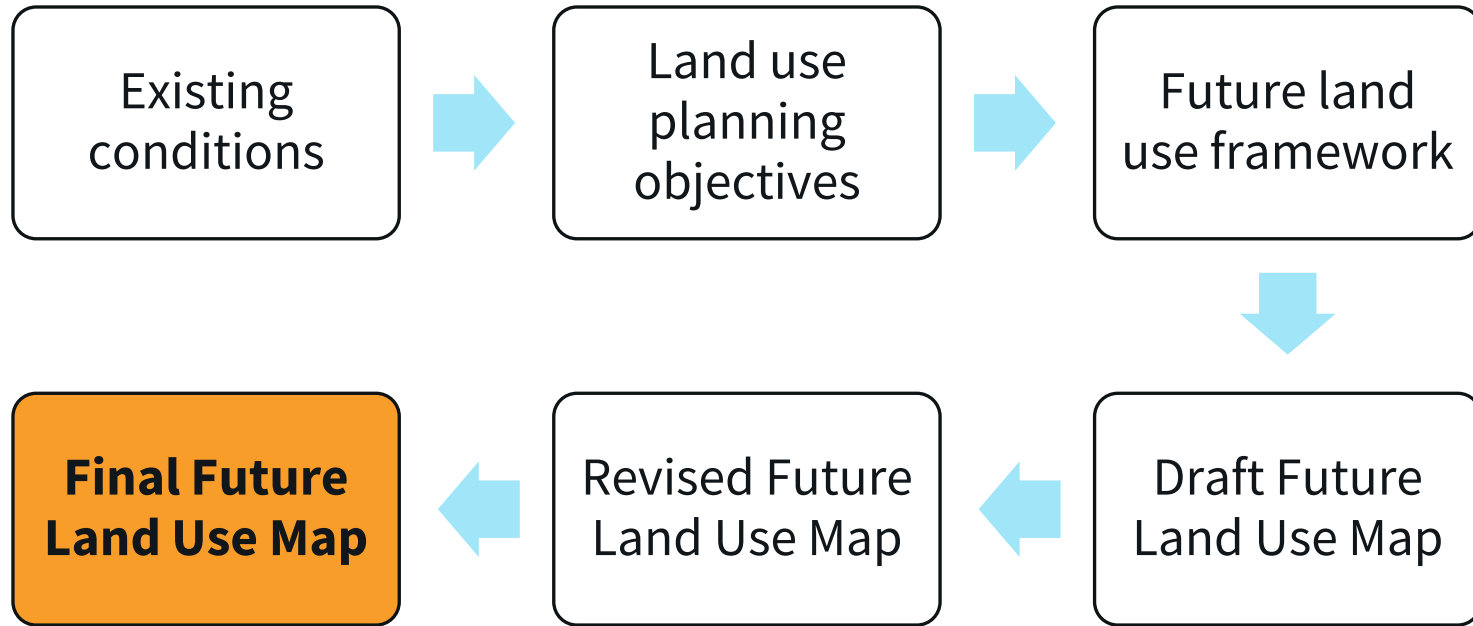




# Future Land Use Objectives

- Ensure **citywide, equitable** opportunities for **additional housing**.
- Increase opportunities for development **near community hubs and amenities, to maximize access**.
- Protect, preserve, and enhance **natural and cultural resources**.
- **Build upon land use recommendations** from other plans.
- Explore the potential of **vacant or underutilized properties**.
- Establish correlations between the **City's land uses, UVA, and the County's Urban Ring**.
- **Increase access to transit**, as well as **walking and biking infrastructure**.
- Ensure **long term economic sustainability** of the City by planning for a wide range of commercial land use types.





# Future Land Use Planning Process

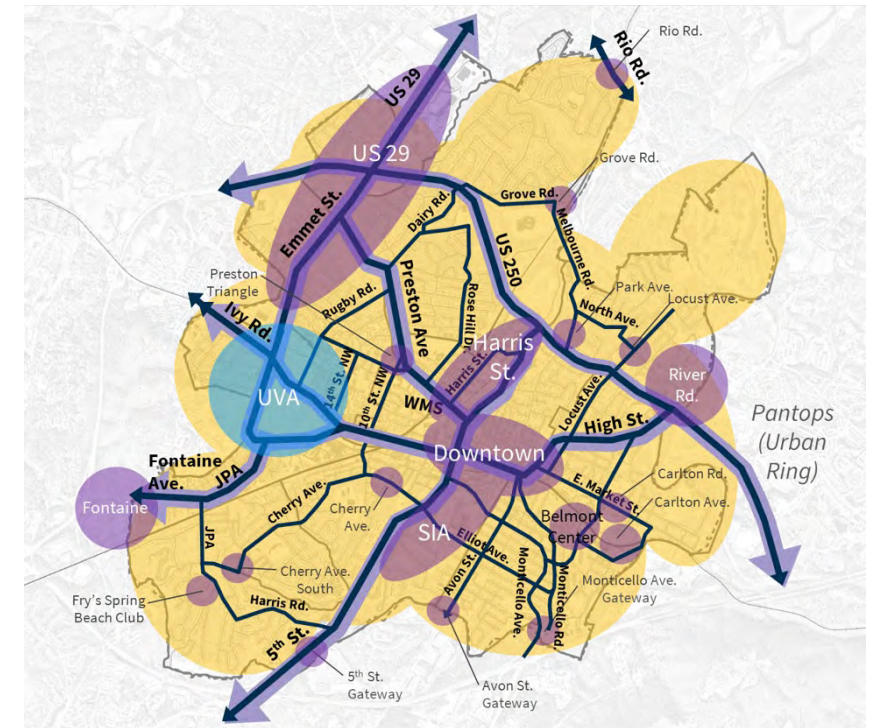


(One version shown below)

Working Future Land Use Framework  
(March 2021 Planning Commission Meeting Draft)

## KEY

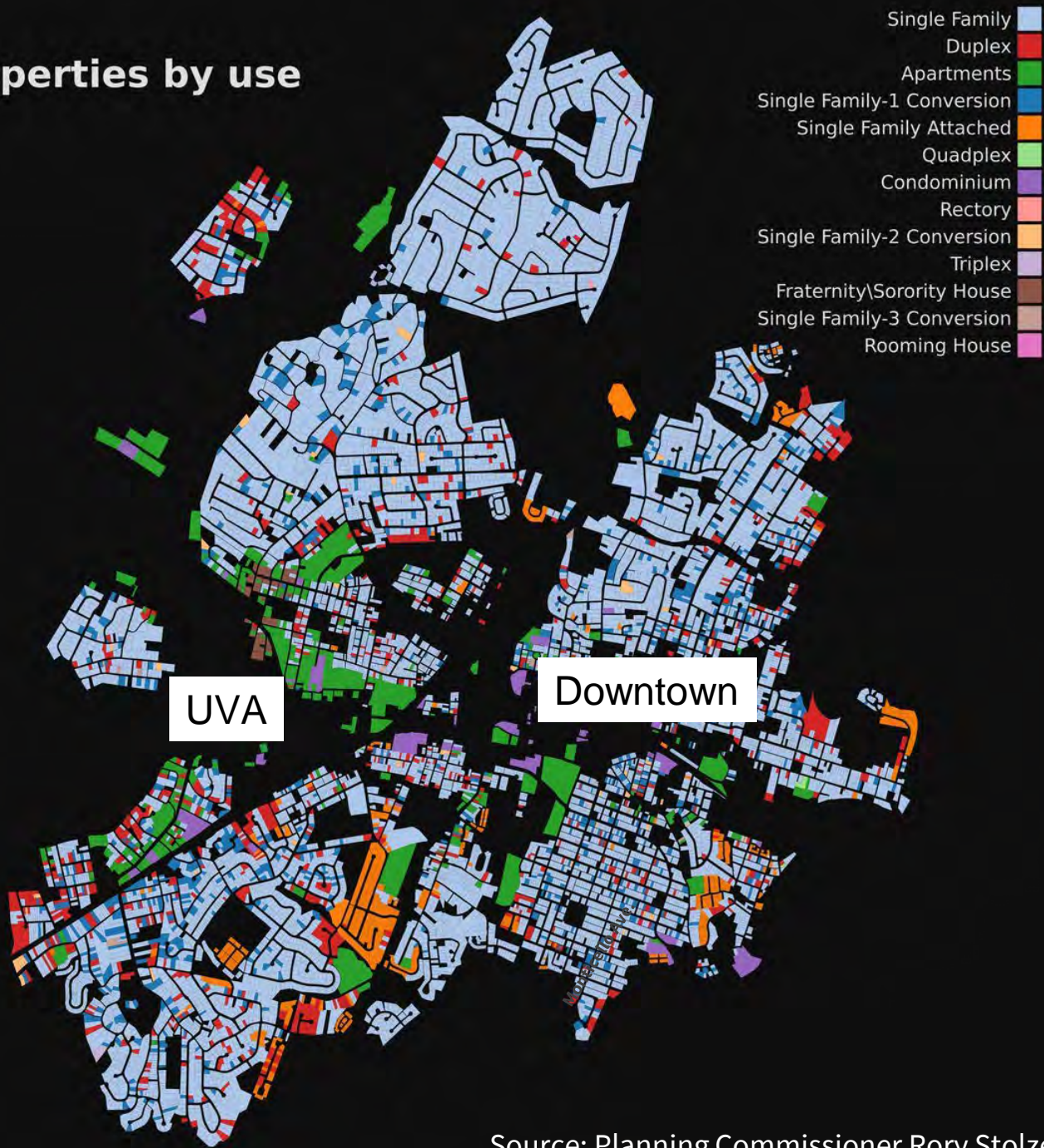
-  Primarily-Residential Areas (to include Soft Density & Missing Middle)
-  Mixed-Use Nodes
-  Mixed-Use Placemaking Corridors
-  Neighborhood Corridors



# Housing in Charlottesville Today



Properties by use

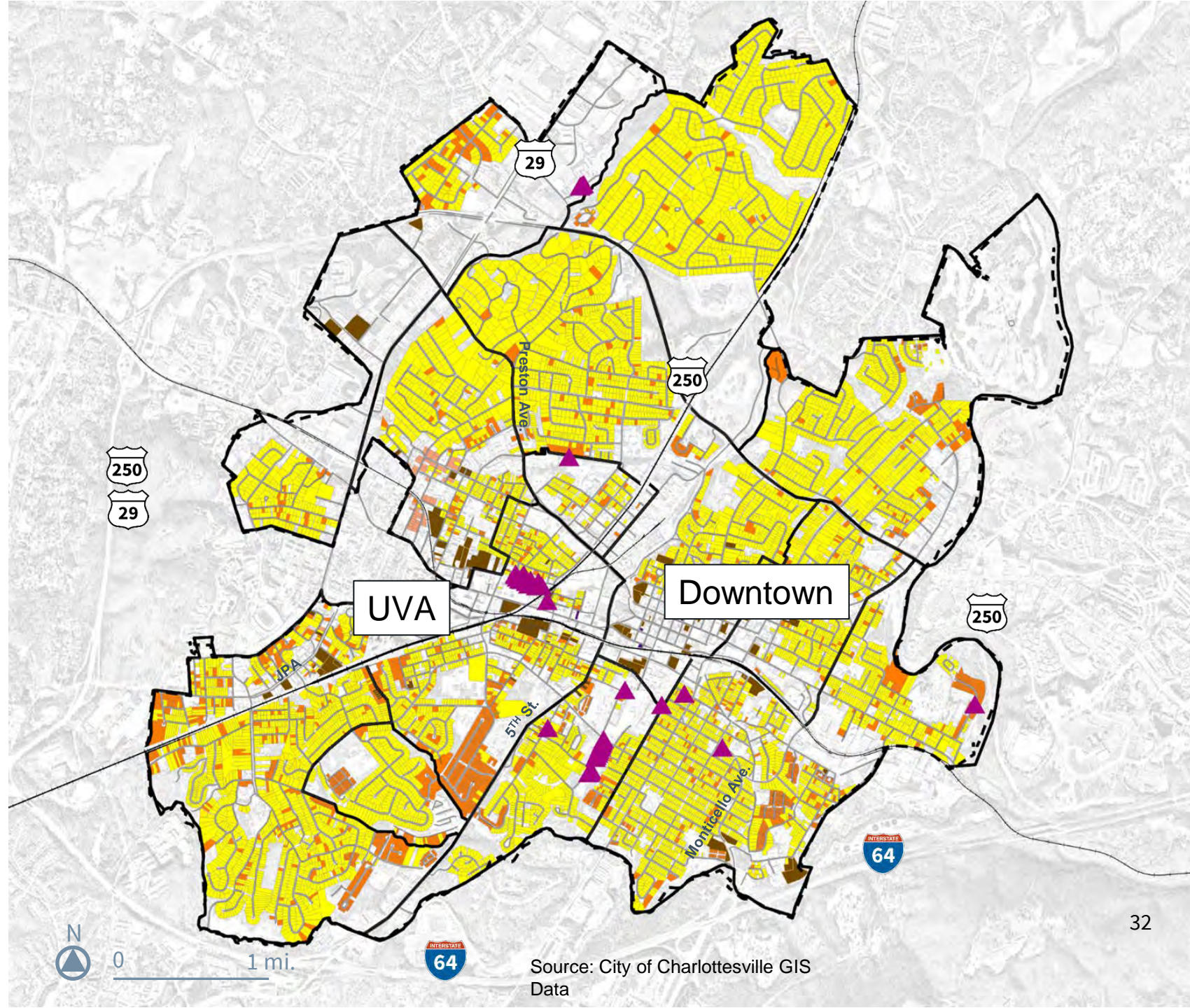




# Residential Character

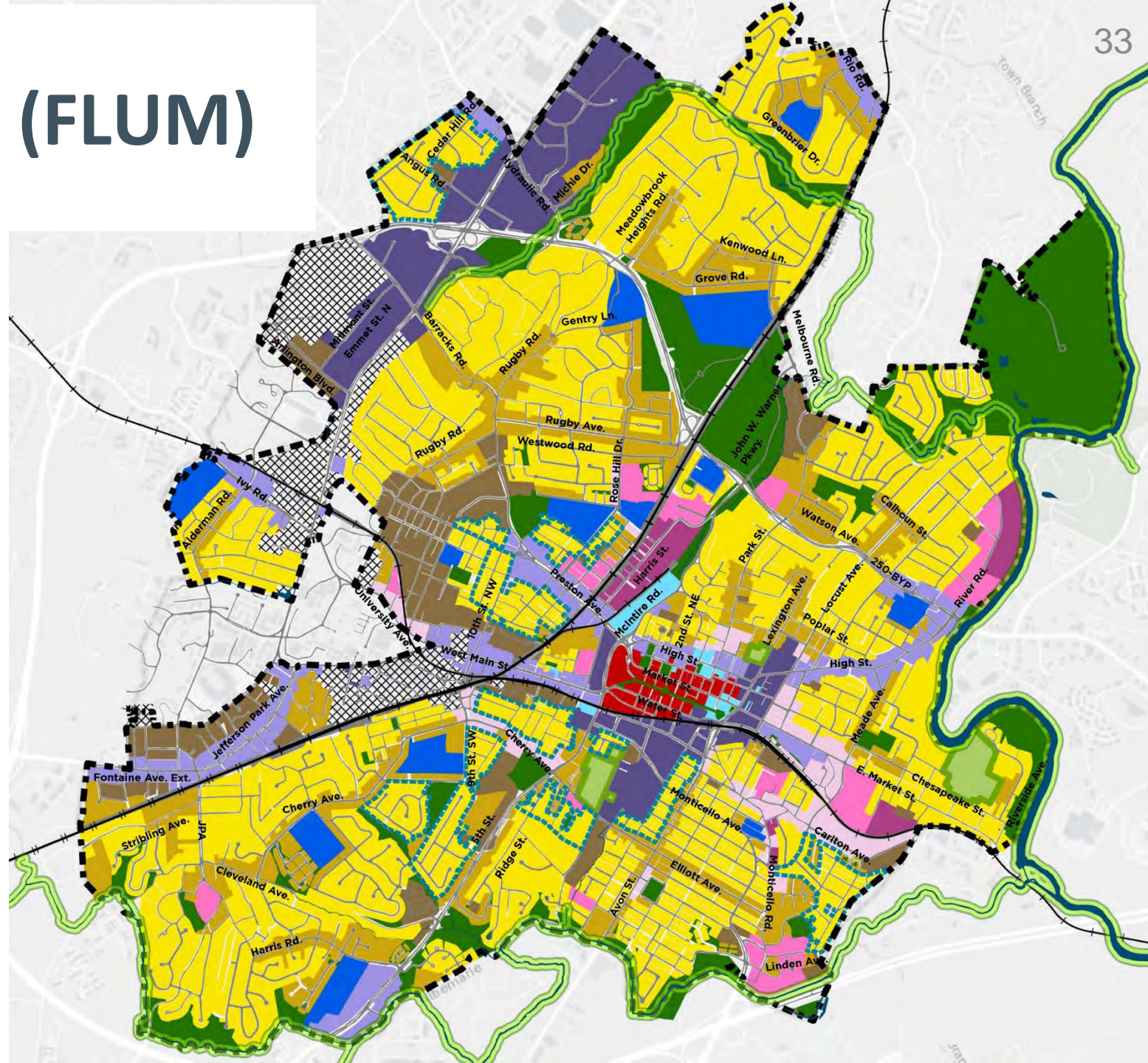
- Diverse housing types within residential neighborhoods today
- Higher density residential generally concentrated in Downtown & near UVA
- Public housing resources concentrated near Downtown

## KEY



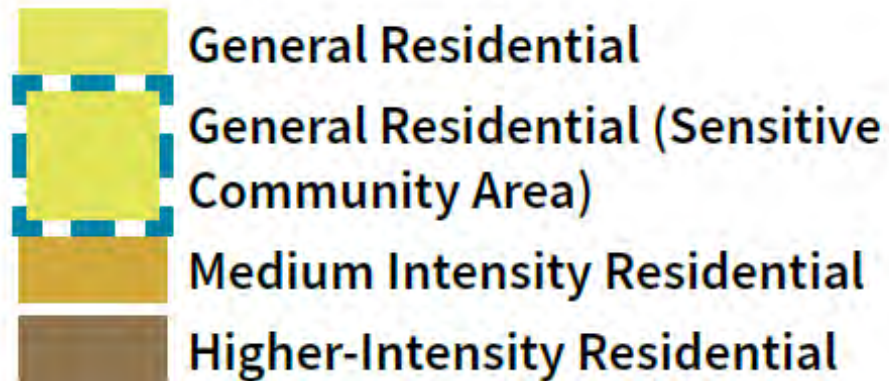


# Future Land Use Map (FLUM)





# Sensitive Community Areas



## Tools may include, but won't be limited to:

- Refining lot **subdivision** regulations
- Defining **smaller minimum lot sizes** to allow large parcels to be subdivided into separate lots
- Allowing for portions of the primary lot to be divided into **secondary lots**
- Defining maximum lot width to **avoid lot mergers**
- **Reducing parking requirements** for affordable units



# Equity Considerations in the FLUM

- **Aims to balance several equity considerations:**

- Provide more housing opportunities **near community amenities**
- Support **community wealth-building and homeownership**
- Increase the availability of housing in single-family neighborhoods that have **historically had exclusionary zoning** or which **contain few non-single-family housing options**

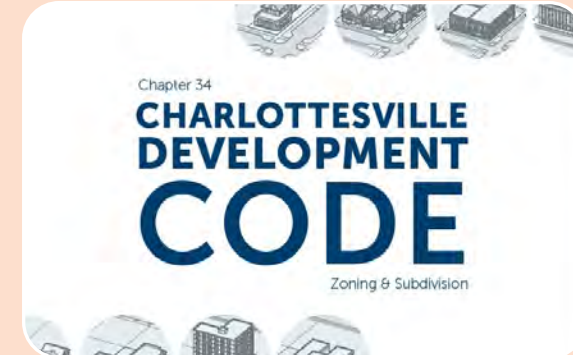
- **Land use policies must work in tandem with other programs to ensure enhanced housing affordability and protections for displacement**

# Charlottesville Development Code





# Zoning Rewrite Process



## 2022

Zoning Rewrite Begins  
Zoning Diagnostic  
Report outlines the  
approach to rewriting  
zoning to implement  
Comp Plan

## 2023

Open Houses for each  
section of the Zoning  
Ordinance  
Zoning Ordinance  
Adopted Dec. 18.

## 2024

Zoning Ordinance  
Effective Date  
February 19



## Create an accessible roadmap for where we are, and where we are going

- Bring high-level policy goals "to the ground"
- Lay educational groundwork – what can zoning do, and what can't it?
- Calibrate zoning tools to specific needs – understand the physical and political context for the project
- Build consensus on the path forward

## RESIDENTIAL DISTRICT TESTING FRAMEWORK FOR TESTING: INFILL HOUSING TYPES

### CARVE-OUT UNIT

Carve-out units are created from within the existing footprint of a home. These units are typically found in the attic, basement, or rear of a house, with a separate entry or access to the exterior.

Average Unit Size: 600 SF

### ATTACHED OR DETACHED COTTAGE

Cottage units, sometimes referred to as accessory dwelling units or granny flats, are units that are typically smaller than the primary house and can be added to an existing or new construction home.

Average Unit Size: 600 SF

### DUPLEX + TRIPLEX

Duplexes and triplexes are typically configured units with similar in and can be converted.

Average

### FOUR-plex

Four-plex 2-story 4 character units with shared access.

Average

## SUMMARY OF RECOMMENDATIONS

### TOOLS TO HELP ENSURE AFFORDABILITY

- Establish an inclusionary zoning policy for developments over a certain size.
- Set appropriate (levels of affordability, market rate or subsidized).
- Study the balance between affordable units provided and the need for additional height.
- Allow an additional unit where an existing house is preserved.
- When affordable housing is provided, reduce the barriers to development of the site by providing flexible standards including for things like parking, stormwater mitigation, and tree protection.
- Investigate the adoption of strategies beyond zoning that support the goals of the Affordable Housing Plan.

### REDUCING POTENTIAL DISPLACEMENT

#### Map a Zoning Overlay District

- Refine the generalized areas described as "sensitive community areas" in the Comprehensive Plan to ensure the appropriate areas are protected from some of the risk of displacement. Include community input in this process.

#### Allow Fewer Units Than Other Locations

- Investigate the effectiveness of reducing the total number of units available on each lot, balanced with the desire of existing property owners to benefit from the sale of their land.

#### Require Retention and Remodeling of Existing Structures

- Investigate the effectiveness of requiring the retention and remodeling of the existing unit on the site at the same time new units are introduced in order to reduce the pressure to develop all new units.

#### Support City's "Right of First Refusal" to Purchase Properties

- Investigate the effectiveness of a policy that allows the City to have "Right of First Refusal" to purchase for-sale properties that are currently affordable but unrestricted in order to preserve existing affordable housing stock.

CHARLOTTESVILLE  
ZONING DIAGNOSTIC KANISWET

16 JUNE 2022 FINAL REPORT

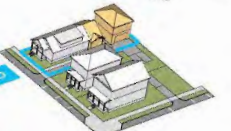
## RESIDENTIAL DISTRICT TESTING DEVELOPMENT SCENARIOS: NARROW SMALL LOT

### EXISTING HOUSE + ADDITIONAL STRUCTURES

New  
Existing



ATTIC CARVE-OUT + DETACHED COTTAGE  
Vehicle Access: None



ATTACHED COTTAGE + CARRIAGE HOUSE  
Vehicle Access:



FOUR-PLEX  
Vehicle Access: Front



FOUR-PLEX  
Vehicle Access: Front

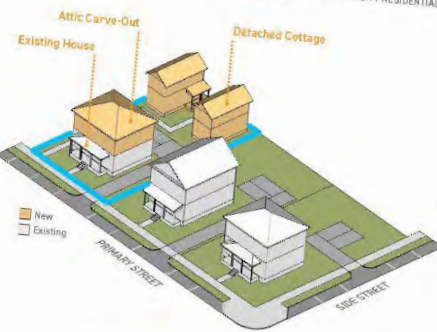
### NOTES

These scenarios are described in greater detail on the following pages.

## RESIDENTIAL DISTRICT TESTING DEVELOPMENT SCENARIOS: WIDE MEDIUM LOT

A

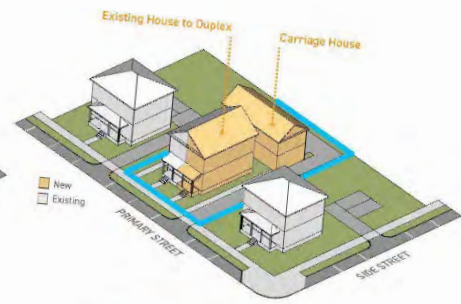
- GENERAL RESIDENTIAL - SENSITIVE
- GENERAL RESIDENTIAL
- MEDIUM INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	65' x 120'
Units	1 Existing House 1 Attic Carve-Out 2 Detached Cottages
Parking	2 On-site 2 On-street
Vehicle access	Front
Lot coverage	54%

B

- GENERAL RESIDENTIAL - SENSITIVE
- GENERAL RESIDENTIAL
- MEDIUM INTENSITY RESIDENTIAL



DEVELOPMENT DETAILS	
Lot size	65' x 120'
Units	2 Existing House to Duplex 2 Carriage Houses
Parking	4 On-site 2 On-street
Vehicle access	Front
Lot coverage	66%

16 JUNE 2022 FINAL REPORT

CHARLOTTESVILLE  
ZONING DIAGNOSTIC - APPROACH



# Zoning Rewrite Process

## Balance regulations and reality

Continuous feedback loop with community, stakeholders, and staff asking:

- Does this support our goals?
- Can this realistically be built?
- Can we enforce this?
- Will this pass political muster?

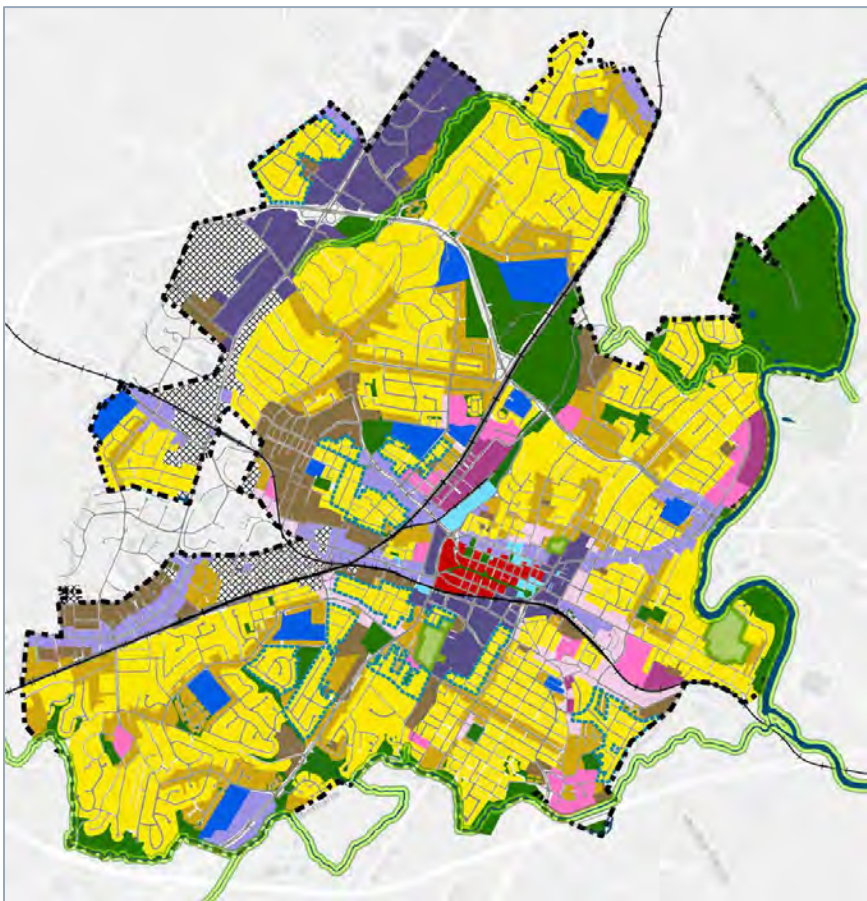


**2023**

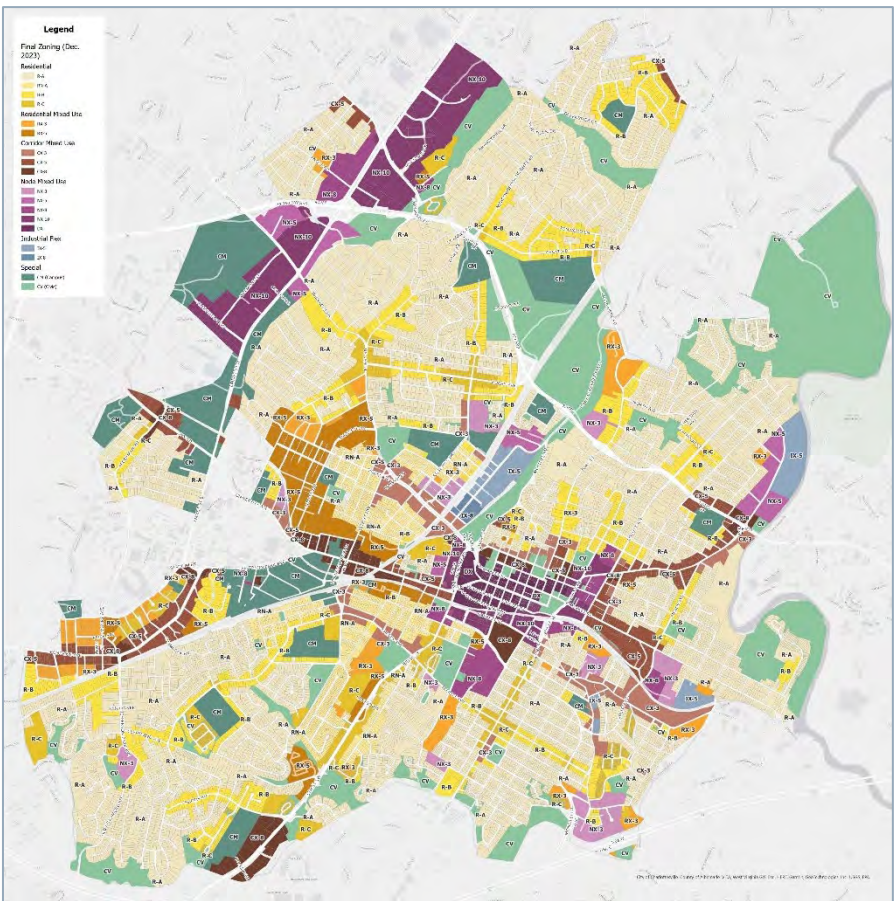
**Communicate,  
Deliberate,  
Revise**

Zoning Ordinance  
Adopted Dec. 18.

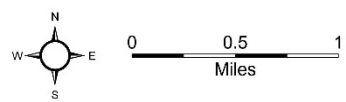
# From the FLUM to the Zoning Map



*Final Future Land Use Map*



*Final Zoning Map*



# Zoning Rewrite Process

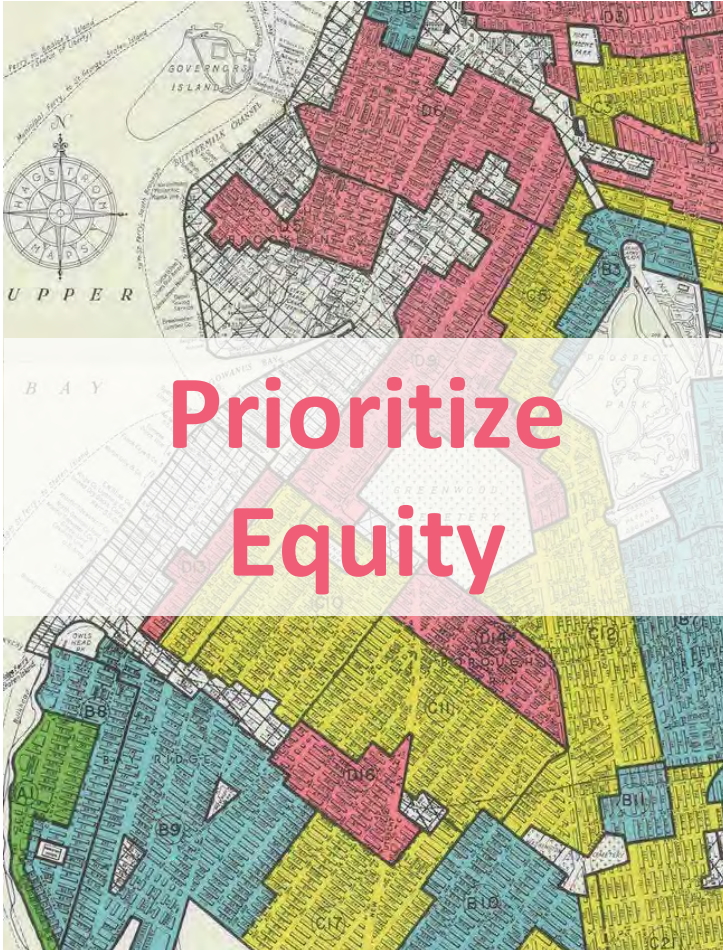
## Commit to the ongoing work

- Understand that a new code is the first step
- Train development review staff and evaluate internal processes
- Track progress and update the code annually
- Adopt supporting policies to achieve deeper affordability and stabilize existing residents: programs *and* dollars





# Goals for Zoning





# Getting the Basics Right

## Predictability matters.

### User-friendly, easy-to-administer code.

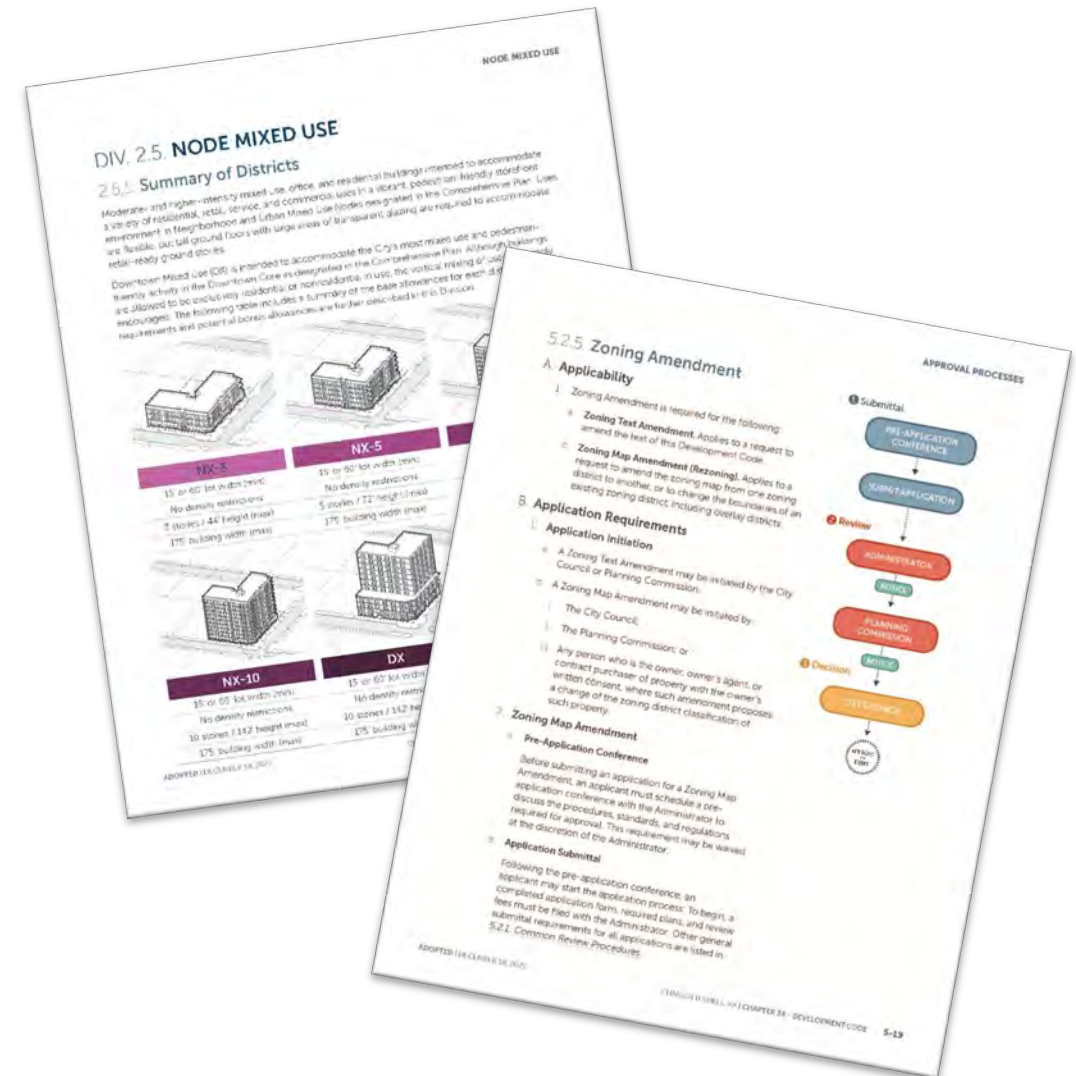
- Highly illustrated, with tables and graphics
- Plain-language drafting style

### Limiting discretionary review.

- Include requirements for good urban design
- Build in by-right bonus programs with incentives

### Right-size review processes based on project size.

- Different development review streams for neighborhood-scale projects and large-scale projects
- Don't forget about processes for subdivision and stormwater, utilities, and fire review



# Getting the Basics Right

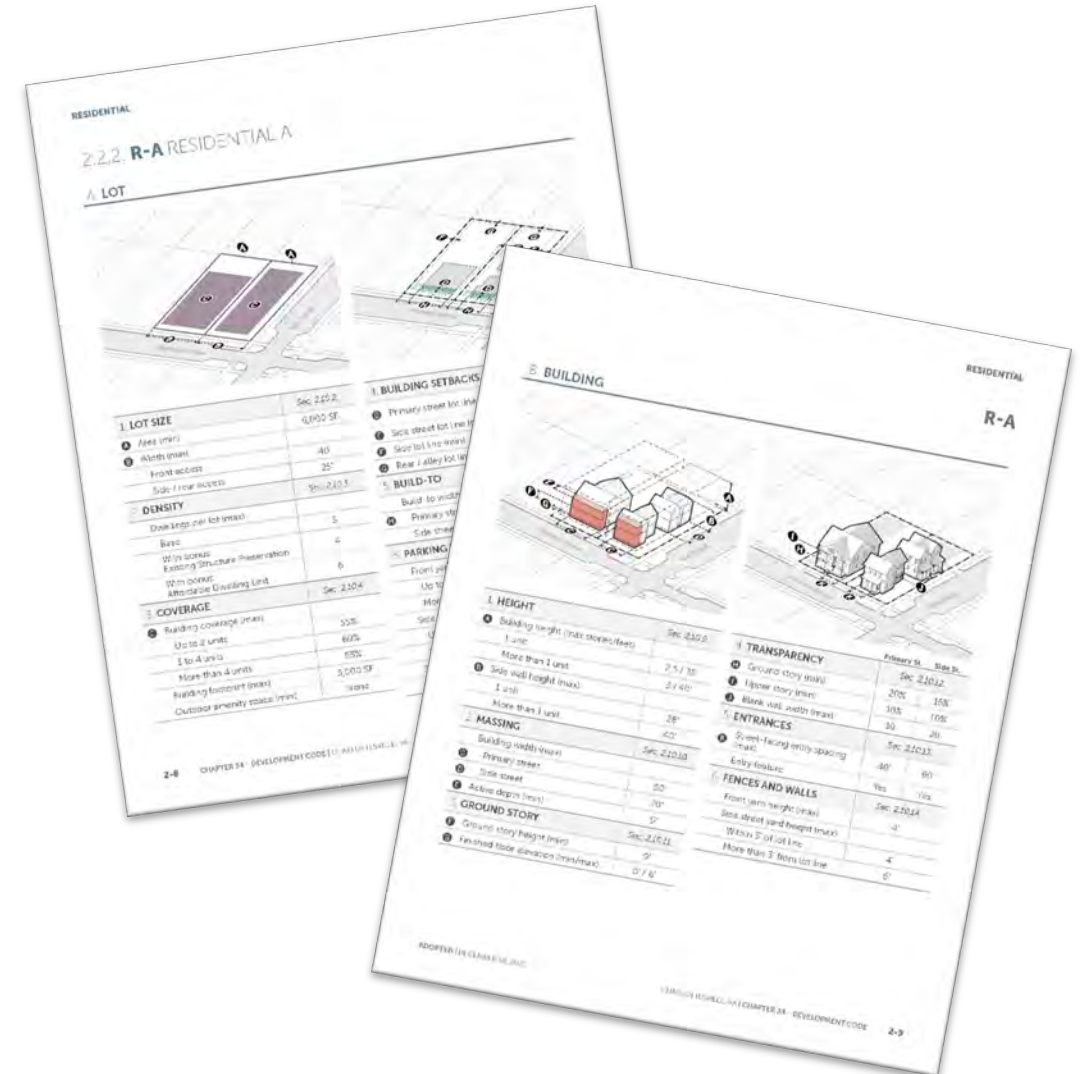
## Flexibility matters.

Allow more housing choices everywhere.

- All residential areas allow *at least*:
  - Lot size: 6,000 sf min.
  - Lot width: 40' min.
  - 3 units per lot (with bonus opportunities)

## Remove parking minimums.

- No vehicle parking required
- Minimum short- and long-term bicycle parking for most projects
- Projects +50,000 sf require a transportation demand management plan





# Getting the Basics Right

## Feasibility matters.

### Test, evaluate, and modify requirements, especially affordability programs.

- Any project with 10+ units requires affordable units
  - 10% of units at 60% AMI
  - Deed restricted for 99 years
  - In-lieu fee option, equivalent to cost to construct the unit
- Market research and rigorous testing guided policy decisions
- Commitment to track and modify policies annually



# Getting the Basics Right



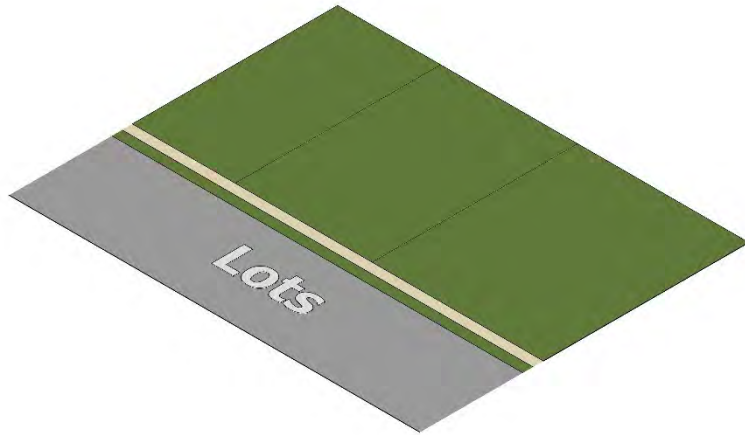
- ❑ Host interactive education sessions to test regulations, illustrate trade-offs, and encourage collaboration

- ❑ Reduce or remove minimum lot sizes and rely on lot widths
  - + Lot area: 2,000 sf or less
  - + Lot width: 25 ft or less (especially for corner lots or lots with alleys)
  - + Allow subdivision of lots as flag lots or sublots

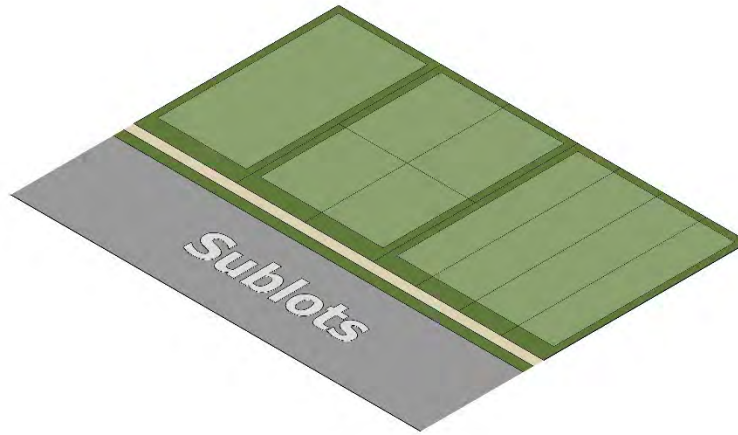
- ❑ Remove density limits (du/acre) and rely on building form (building width and height in stories)

- ❑ Have a process to administratively allow minor modifications or alternative compliance to reduce variances

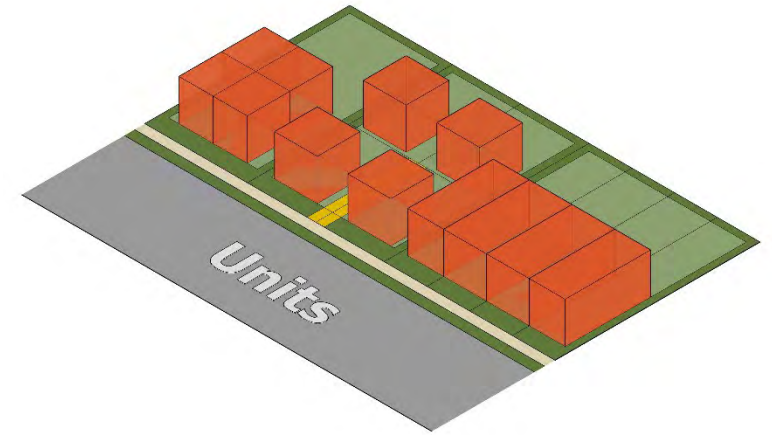
# New Ideas: Lots + Sublots



Zoning requirements  
apply to the **lot**.

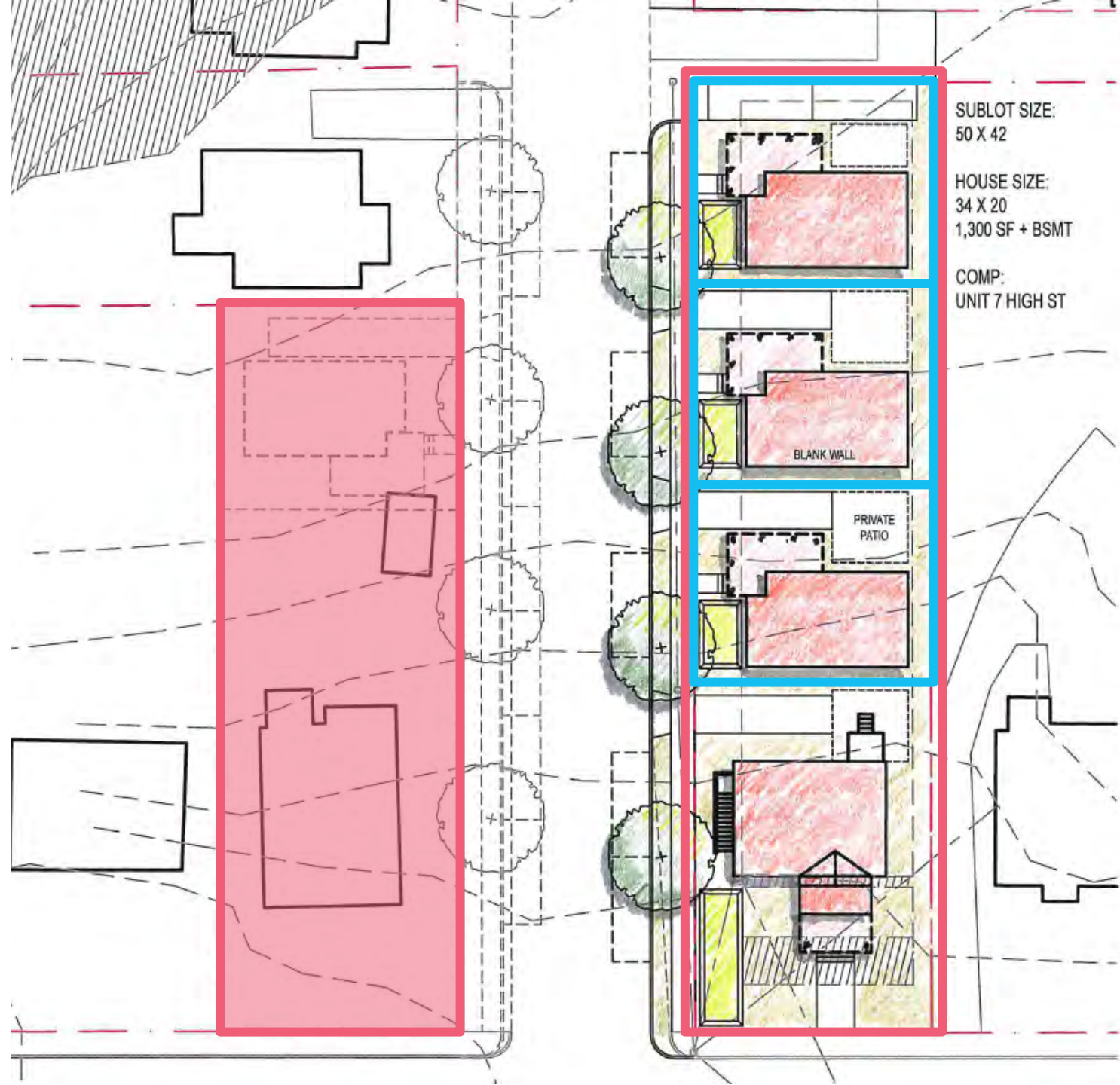


**Sublots** are recorded  
through subdivision.



Allows for fee-simple  
projects = **starter homes!**





SUBLOT SIZE:  
50 X 42

HOUSE SIZE:  
34 X 20  
1,300 SF + BSMT

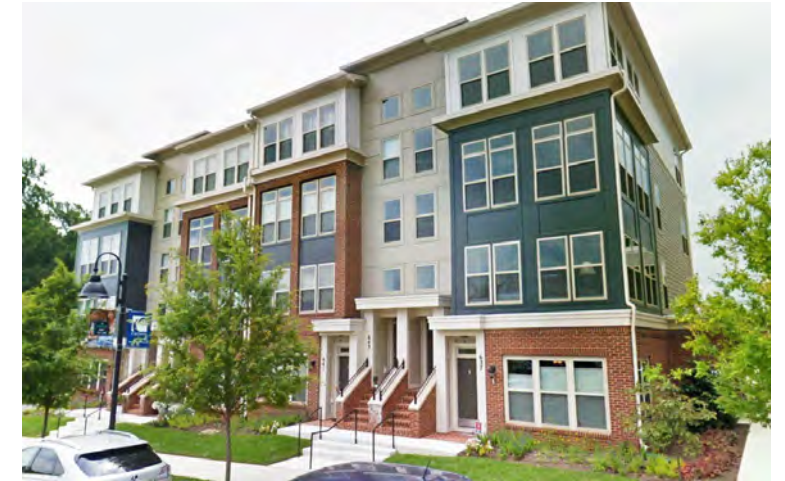
COMP:  
UNIT 7 HIGH ST

BLANK WALL

PRIVATE  
PATIO

# New Ideas: By-Right Bonuses

	Base Units Allowed	Preservation Bonus	Affordable Unit Bonus
R-A	3	4	6
R-B	6	8	12
R-C	8	10	12
Mixed Use	--	--	Additional Stories





# Hot Topics: Anti-Displacement Areas

## Neighborhood Core District

	Base Units Allowed	Preservation Bonus	Affordable Unit Bonus
R-A	3	4	6
<b>RN-A</b>	<b>1</b>	<b>2</b>	<b>3</b>
R-B	6	8	12
R-C	8	10	12
Mixed Use	--	--	Additional Stories

PLACEHOLDER UNTIL  
NEXT PROJECT

## Core Neighborhood Corridor Overlay

- Rapidly re-developing commercial corridors adjacent to “Sensitive Areas”
- Special Permit required to exceed 3 stories
- Framework for community benefits



# Hot Topics: Ideas Tabled for Later



## SHOPFRONT HOUSE

Lot width set by district

Density set by district

2.5 stories / 35' height (max)

40' building width (max)

**Neighborhood  
Commercial**



**Corridor Design  
Review**



**Environmental  
Regulations**

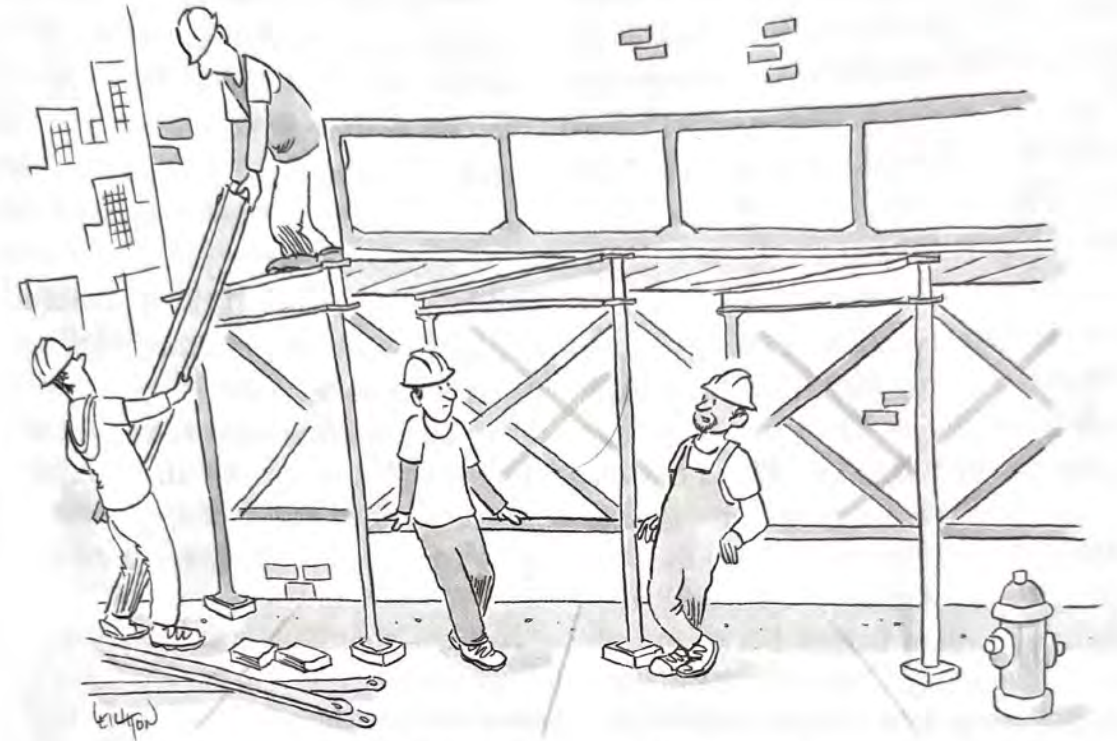
# Challenges & Looking Ahead



# Learn, Review, and Amend

- This is an ordinance that is oriented towards development.
- In particular – we want to promote small scale infill & many hands contributing to building the City.
- We also have a lot of requirements for livability, quality of life, and affordability. Rules = cost so we need to seek balance.
- Lots of pathways to waivers
  - Administrative modifications
  - Variances
  - Special Exceptions

**Always learning and adjusting. Annual code clean-up. Treat the code as something that can be readily amended based on experience.**



*“As I understand it, after this scaffolding comes down the city will be done.”*



# Upcoming Projects / Initiatives

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- Pre-permitting buildings types
- Builders Guild
- Review & update environmental regulations
- Historic District Design Guidelines
- Commercial uses in residential
- Short-term rentals
- Improving our Development Review Process
- General education & support

# Key Takeaways



Be honest about what zoning **can** and **can't** do – it's not a silver bullet, it's the **start of the work**.



Avoid treating zoning like a **development plan** – it's a **set of guardrails**, and the market will drive outcomes.



Don't let **perfect** be the enemy of **good** – it's better to get some things adopted than nothing.



Don't stop at adoption – continually **test** and **evaluate** outcomes and **amend** the code annually.



Don't mistake this as a purely technical exercise – it's as much **political**, as it is technical.

# Thank you!

**CVILLE** **PLANS**  
**TOGETHER** 