2020 Crozet Master Plan Land Use Table - Draft (August 20, 2020)

	Neighborhood Density Residential (Low)	Neighborhood Density Residential	Downtown Neighborhoods Overlay	Middle Density Residential	Urban Density Residential	Neighborhood Mixed Use	Community Mixed Use	Commercial Mixed Use	Downtown	Office/R&D/Flex/LI	Institutional	Parks & Green Systems	Public Parks
Purpose & Intent	Existing residential areas with density of less than 2 units per acre and areas for future low density development.	Low-density residential development patterns with neighborhood-scale commercial, retail, and institutional uses.	This land use overlay provides additional form, design, and density guidance within and around established neighborhoods. The purpose of the overlay is to incentivize the maintenance of naturally occurring affordable housing, to protect historic neighborhoods, and to support the production of new housing units that have a similar form and scale as existing homes to increase housing choice and affordability.	Low to mid-density residential and small scale non-residential uses such as commercial and institutional uses; intended to encourage a variety of housing types, encourage smaller housing units that are naturally more affordable, and to promote housing choice and affordability.	Medium to high-density residential development supported by small to medium scale commercial, retail, and institutional uses.	Mixed use development with neighborhood serving retail and service uses for nearby residential areas. Residential development supported by small to medium scale commercial/retail uses.	Mixed use development with a mix of medium to high-density residential, commercial, retail, office, and other uses that serve the community, with a high intensity of uses expected in a walkable development pattern.	Commercial/retail, service, and automobile-oriented uses, with infill residential or employment-generating uses encouraged.	This designation is applied to the most intensely developed area in the heart of Crozet. It is intended to be a mixed use area providing for employment, service and residential uses.	Employment-generating uses and basic industries meant to bolster economic development goals, supported by secondary commercial/retail, and residential uses to serve employees.	Development consisting primarily of government buildings, schools, public safety facilities, public utilities, and major health care facilities, or unprogrammed government property.	Areas providing ecosystem and cultural services (including recreation), critical environmental resources, and areas held in common ownership in existing developments.	Existing and proposed publicly owned parks and greenway systems for active, passive, or social recreational use.
Primary Uses	Residential at a density of less than 2 units per acre	Residential at a density of 3-6 units per acre	Residential at a density of 3-6 units per acre with higher densities allowable if housing and form criteria are met	Residential densities in the range of 6-24 units/acre are recommended, though higher densities consistent with the recommended forms may be considered to accommodate creative designs and affordable housing goals.	• Residential at a density of 6-12 units/acre in Crozet; 6-34 units/acre in other development areas. • Religious assembly uses • Schools and child care • Institutional	• Residential at a density of up to 18 units per acre • Commercial/retail • Offices • Religious assembly uses • Schools and child care • Institutional	• Commercial/retail • Offices • Residential at a density of 6-34 units per acre • Religious assembly uses • Schools and child care • Institutional • Hotels/conference facilities	• Commercial/retail • Wholesale businesses • Hotels/conference facilities • Auto-commercial sales & services • Religious assembly uses • Schools and child care	• Offices • Commercial/retail • Institutional	• Offices • Research and development • Flex spaces • Light industrial	• Schools, colleges, universities, and ancillary facilities • Fire stations, hospitals, libraries • Public facilities and major utilities	• Sensitive environmental features including stream buffers, food plain, and steep slopes. • Privately owned open space with passive and/or active recreation amenities, parks, playgrounds, outdoor sitting areas, plazas, etc. • Natural areas.	Existing publicly owned parks and greenway systems
Secondary Uses	• Religious assembly uses • Schools and child care • Institutional	• Religious assembly uses • Schools and child care • Institutional • Commercial/retail	• Religious assembly uses • Schools and child care • Institutional • Commercial/retail	• Religious assembly uses • Schools and child care • Institutional • Commercial/retail	• Commercial/retail • Offices	• Auto-commercial sales & services within a building • Office/R&D/Flex/Light Industrial	• Office/R&D/Flex/Light Industrial • Existing auto-commercial sales & services	• Office/R&D/Flex/Light Industrial • Residential at a density of 6-34 units per acre • Institutional	• Residential at a density of up to 36 units per acre • Hotels/conference facilities • R&D/Flex/LI • Religious assembly uses • Schools and child care	• Commercial/retail • Residential at a density of 6-34 units/acre • Institutional	• Offices supporting primary uses • Nursing homes, assisted living facilities, convalescent homes		
Building Type & Form Guidance	Residential: single-family detached and accessory dwellings	Residential: townhomes, single-family attached, single-family detached, accessory dwellings Commercial/retail/office/institutional: uses should be located in small buildings or as part of mixed-use buildings with small shop-fronts along streets	Criteria for additional density: a) Conversion of an existing structure to multi-family units to allow preservation of existing housing stock and/or historic buildings. b) Addition of an accessory dwelling unit on a lot in keeping with existing development patterns including building location, scale, and massing. c) Infill development that: preserves existing housing stock; is in keeping with the prevailing development pattern along the street including scale, massing, and building location; provides additional affordable and/or workforce housing opportunities; can include the following housing types: single family, duplex, multiplex, bungalow courts, live work unit.	Residential forms including but not limited to: duplex, triplex, fourplex, multi-plex, townhouses, live work units, bungalow courts, accessory dwellings, and other similarly scaled residential developments. Single family detached units are an allowable building form, though smaller unit types on smaller lots are encouraged to increase affordability. Multi-family apartment buildings are not recommended within this land use, though some small-scale apartments could be considered where scale and form are consistent with the context of the surrounding area and the form and design recommendations within this land use designation. Priority should be given to smaller unit types to encourage affordability. A mix of housing types is encouraged, where feasible.	Residential: multifamily, townhomes, single-family attached encouraged; single-family detached should be secondary Commercial/retail/office/institutional: uses should be located in small buildings or as part of mixed-use buildings, with small shop fronts along streets	Residential: multifamily, townhomes, single-family attached, live/work. Commercial/retail/office/institutional: uses should be located in small buildings or as part of mixed-use buildings, with small shop fronts along streets.	Mixed use buildings with active ground-story uses along street fronts encouraged. Commercial/retail/office/institutional: large scale uses should locate in multi-story buildings with small shop-fronts along streets. Single use buildings should be constructed to allow future conversion to active ground-story uses along main streets Residential: multi-family encouraged; townhouses and single-family attached should be secondary. Light Industrial: activities and uses should be located inside of buildings.	Mixed-use buildings and developments encouraged. Single-use commercial buildings acceptable, with future conversion to ground story active uses along main streets encouraged. Light Industrial activities and uses should be located inside of buildings.	Residential: multifamily, preferably within mixed use buildings and live/work units. Commercial/Office: Mixed-use buildings and developments encouraged. Single-use commercial buildings acceptable, with future conversion to ground story active uses along main streets encouraged. Flex/Light Industrial activities and uses should be located inside of buildings.	Mixed-use buildings and developments encouraged with active ground-story uses along main streets. Single-use office/R&D/Flex buildings acceptable. Light Industrial uses and activities should be located inside of buildings.	Building types dependent on use, mixed use encouraged in public facilities where appropriate	Few buildings expected, although exceptions can be made for community-serving uses such as neighborhood recreational amenities.	Few buildings expected, although exceptions can be made for community-serving uses such as public recreational amenities.
Height & Massing	• Up to 3 stories • Suggested maximum building footprints for non-residential: 15,000 sq. ft.	• Up to 3 stories • Suggested maximum building footprints: • Commercial/retail: 5,000 sq. ft. • Office/Institutional: 20,000 sq. ft.	• Up to 3 stories • Suggested maximum building footprints: • Commercial/retail: 5,000 sq. ft. • Office/Institutional: 20,000 sq. ft.	• Up to 3 stories • Suggested maximum building footprints: • Commercial/retail: 5,000 sq. ft. • Office/Institutional: 20,000 sq. ft. • Residential single use building: 5,000 sq. ft.; larger units allowed by exception	• Up to 4 stories • Suggested maximum building footprints: • Commercial/retail: 8,000 sq. ft. • Office/Institutional: 25,000 sq. ft.	• 1-3 stories, with 2-3 stories encouraged • Suggested maximum single use building footprints: • Commercial/retail: 15,000 sq. ft. • Office/R&D/Flex/LI/Institutional: 25,000 sq. ft.	• 2-4 stories (5 by exception) • Blocks should be 300-400 feet in length • Stepback/facade breaks should be incorporated to protect areas identified for viewshed protection	• Up to 4 stories (5 by exception) • Blocks should be 300-400 feet in length	• 2-4 stories (up to 6 by exception) • Blocks should be 200-400 feet in length	• Up to 4 stories (5 by exception). • Blocks should be 300-400 feet in length. • Stepback/facade breaks should be incorporated to protect areas identified for viewshed protection.	• Up to 4 stories (5 by exception) • Building height and massing should be respectful of adjacent neighborhoods and areas identified for viewshed protection.	• 1-2 stories • Buildings and amenity areas should avoid critical environmental resources	• Building design guidance should be vetted through a park master planning process • Buildings and amenity areas should avoid critical environmental resources
Prioritized Design Principles	• Pedestrian & bicycle connectivity. • Access to parks, amenities, and green systems. • Maintain clear boundaries with the Rural Areas.	• Pedestrian & bicycle connectivity. • Access to parks, amenities, and green systems. • Maintain clear boundaries with the Rural Areas.	• Provide a mixture of housing types and affordability. • Bicycle and pedestrian connectivity. • Access to parks, amenities, and green systems.	• Provide a mixture of housing types and affordability. • Bicycle and pedestrian connectivity. • Access to parks, amenities, and green systems.	• Provide a mixture of housing types and affordability. • Promote density of uses and compact development, including infill and redevelopment. • Access to parks, amenities, and green systems.	• Human-scaled development. • Block-scale development within centers and interconnected streets. • Pedestrian & bicycle connectivity.	• Block-scale development within centers and interconnected streets. • Promote density of uses and compact development, including infill and redevelopment. • Human-scaled development.	• Relegate parking to the side and rear of buildings. • Promote appropriate scale, massing and enclosure. • Block-scale development and interconnected streets.	• Promote density of uses and compact development, including infill and redevelopment. • Block-scale development and interconnected streets. • Human-scaled development.	• Promote density of uses and compact development, including infill and redevelopment. • Access to parks, amenities, and green systems. • Site design accommodates multi-modal transportation infrastructure.	• Connections to open space, parks, greenways, and recreational amenities • Site design accommodates multi-modal transportation infrastructure • Promote density of uses and infill redevelopment	• Interconnectivity to other areas of open space, parks, greenways, and recreational amenities • Respecting existing terrain and careful grading/re-grading of terrain. • Preserve natural systems where shown in the Master Plan.	• Interconnectivity to other areas of open space, parks, greenways, and recreational amenities. • Respecting existing terrain and careful grading/re-grading of terrain. • Preserve natural systems where shown in the Master Plan.