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
6-34 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

Recreation/Open Space
Parks/greenways
No residential
Parks, trails, natural areas, community centers

FUTURE LAND USE SUMMARY

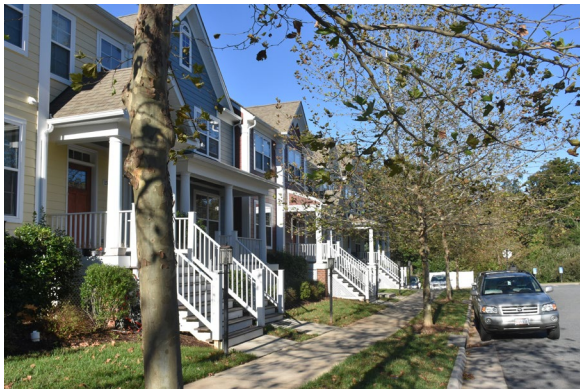
AC44 Land Use	Current Master Plan Designations*	Future Plan Updates - How to Apply
Neighborhood Residential	Neighborhood Density Residential (all Master Plans)	Likely most applicable to already developed lower density areas
Middle Residential	Middle Density Residential (Crozet only currently)	Apply to other Development Areas (not just Crozet) to encourage a variety of housing types and small-scale mixed use
Urban Residential	Urban Density Residential (Crozet, Pantops, Southern Western, Places29)	Apply to areas for higher density primarily residential development
Neighborhood Mixed Use	Neighborhood Mixed Use (Crozet, Southern Western), Neighborhood Service Center (Places29)	Apply to areas for small-scale neighborhood-serving retail and mixed use and to Local Activity Centers
Community Mixed Use	Community Mixed Use (Crozet, Pantops, Southern Western, Places29), Regional Mixed Use (Southern Western), Urban MXU outside Centers (Places29), Community Center (Places29)	Apply to areas for mixed-use development that provides convenient access to goods and services for nearby community members and to Community Activity Centers
Corridor Mixed Use	Community Centers (Places29), Destination Centers (Places29), Uptown Center (Places29), Urban MXU outside Centers (Places29)	Apply to areas for higher intensity mixed-use development along major corridors, envisioned for pedestrian and transit-oriented development with goods, services, jobs, and to Regional Activity Centers
General Commercial	Commercial Mixed Use (Crozet, Pantops, Places29), Regional Mixed Use (Southern Western), Urban MXU outside Centers (Places29)	Apply to areas for development that is primarily car-oriented destinations for retail and services. Primarily for already developed areas
Office/Flex/LI/RD	Office/Flex/Light Industrial/Research and Development (Crozet, Pantops, Southern Western, Places29), Light Industrial (Places29)	Apply to areas for vibrant employment centers and mixed-use areas with employment-generating uses and basic industries that are supported by secondary commercial/retail and residential uses
Industrial	Industrial (Southern Western), Heavy Industrial (Places29)	Apply to employment areas that typically include uses such as manufacturing, processing, assembly, storage, and distribution, that may not be compatible with mixed-use or residential development
Institutional	Institutional (all Master Plans)	Apply to areas for development consisting primarily of government buildings, schools, public safety facilities, public utilities, and major healthcare facilities, or unprogrammed government property
Recreation/Open Space	Various names across all of the Master Plans, e.g. open space, parks, green systems, etc.	Apply to areas for publicly-owned or publicly-accessible parks, greenway systems, recreational areas, and natural areas

***Note:** Some Area Plans have unique designations for specific areas that are not more broadly applied in the Development Areas. These designations include Neighborhood Density Low (Crozet and Village of Rivanna Area Plans), Downtown Crozet (Crozet Area Plan), and Village Center (Village of Rivanna). Guidance for those unique land use designations remains within the relevant Area Plans.*

Neighborhood Residential

Description	Primarily residential with some neighborhood-scale commercial, retail, and institutional uses.
Primary Land Uses	Residential, typically at a density of 3-6 units/acre. Encouraged housing types: townhomes, single-family attached, single-family detached, accessory dwelling units.
Secondary Land Uses	Neighborhood-scale non-residential uses such as schools and child care, commercial, retail, religious assembly, and institutional uses.
Building Form	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.
Ground Floor Use	Not applicable







Middle Residential

Description	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.
Primary Land Uses	Residential, typically at a density of 6-12 units/acre. Encouraged housing types: small and medium multiplexes, live-work units, bungalow courts, two over twos, single-family cottages, townhomes, single-family attached, accessory dwelling units.
Secondary Land Uses	Single-family detached housing units. Neighborhood-scale non-residential uses such as schools and child care, commercial, retail, religious assembly, and institutional uses.
Building Form	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.
Ground Floor Use	Not applicable

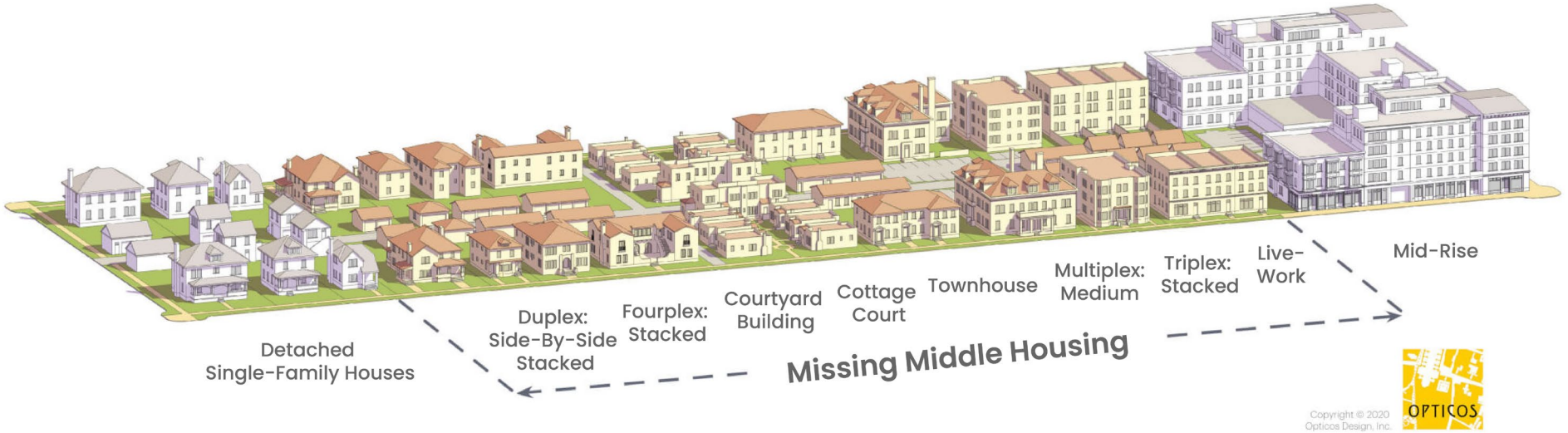






‘MISSING’ MIDDLE HOUSING

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 Dwelling Units (ADU): A secondary dwelling that shares the building lot of a larger/primary house. ADU'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:

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 ADUs).

Affordable units: 18 out of the 90 total (20% of the total).

Urban Residential

Description	Primarily residential supported by commercial, retail, office, and institutional uses.
Primary Land Uses	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 dwelling units. Non-residential uses such as schools and child care, institutional, and religious assembly.
Secondary Land Uses	Single-family detached housing units. Non-residential uses such as commercial, retail, and office.
Building Form	Buildings are generally 1 to 4 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.
Ground Floor Use	Not applicable







Neighborhood Mixed Use

Description	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.
Primary Land Uses	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 dwelling units. Non-residential uses such as commercial/retail, offices, schools and child care, institutional, and religious assembly.
Secondary Land Uses	Non-residential uses such as auto-commercial sales and services and Office/R&D/Flex/Light Industrial.
Building Form	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. Flex and light industrial activities that could impact nearby and adjacent residential uses should be located inside of buildings.
Ground Floor Use	Not applicable







Community Mixed Use

Description	Mixed-use development that provides convenient access to goods and services for nearby community members.
Primary Land Uses	Residential, typically at a density of 6-34 units/acre. Encouraged housing types: multifamily, multiplexes, live-work units, two over twos. Non-residential uses such as commercial, retail, offices, hotels, conference facilities, schools and child care, institutional, and religious assembly.
Secondary Land Uses	Single-family attached, townhomes, accessory dwelling units. Non-residential uses such as existing auto-commercial sales and services and Office/R&D/Flex/Light Industrial.
Building Form	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. Non-residential uses are encouraged to be located within multi-story mixed-use buildings with shop-fronts along streets. Flex and light industrial activities that could impact nearby and adjacent residential uses should be located inside of buildings. Stepbacks and facade breaks can be used to support pedestrian-oriented development and are encouraged if any areas have been identified for viewshed protection.
Ground Floor Use	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

Description	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.
Primary Land Uses	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. Non-residential uses such as commercial, retail, offices, hotels, conference facilities, schools and child care, institutional, and religious assembly.
Secondary Land Uses	Single-family attached, townhomes, accessory dwelling units. Non-residential uses such as existing auto-commercial sales and services and Office/R&D/Flex/Light Industrial.
Building Form	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. Non-residential uses are encouraged to be located within multi-story mixed-use buildings with shop-fronts along streets. Flex and light industrial activities that could impact nearby and adjacent residential uses should be located inside of buildings. Stepbacks and facade breaks can be used to support pedestrian-oriented development and are encouraged if any areas have been identified for viewshed protection.
Ground Floor Use	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

Description	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.
Primary Land Uses	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.
Secondary Land Uses	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. Non-residential uses such as Office/R&D/Flex/Light Industrial and institutional.
Building Form	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.
Ground Floor Use	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

Description	Vibrant employment centers and mixed-use areas with employment-generating uses and basic industries that are supported by secondary commercial/retail and residential uses.
Primary Land Uses	Non-residential uses such as offices, research and development, flex spaces/uses, and light industrial. *Note: Heavy industrial and heavy manufacturing uses are not permitted under this land use designation.
Secondary Land Uses	Residential, typically at a density of 6-34 units/acre. Encouraged housing types: multifamily, live-work units. Non-residential uses such as commercial, retail, and institutional. Light manufacturing, warehousing, and distribution activities are acceptable uses provided they are combined with office, research and development, or flex space.
Building Form	Buildings are generally 1 to 5 stories. Block-scale development encouraged for walkability/pedestrian-orientation, with block lengths typically 300 to 500 feet. 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. Stepbacks and facade breaks can be used to support pedestrian-oriented development and are encouraged if any areas have been identified for viewshed protection.
Ground Floor Use	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

Description	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.
Primary Land Uses	Industrial/employment uses such as manufacturing, storage, distribution, warehousing, processing, assembly, fabrication, and recycling. Non-residential uses related to industrial/employment uses such as related commercial activities, offices, and research and development.
Secondary Land Uses	Non-residential uses such as larger auto-commercial service uses, wholesale, flex uses/spaces, light industrial, and institutional.
Building Form	Buildings are generally 1 to 4 stories. Long, continuous buildings may be found within the Industrial designation. While blocks are typically longer, a safe internal pedestrian network is expected to navigate parking areas and internal streets. Industrial uses should be buffered from any nearby residential uses and the public realm (e.g. nearby public streets, open/recreational space). All modes of transportation should be supported, with a priority for larger/delivery vehicles. 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.
Ground Floor Use	Not applicable





Institutional

Description	Development consisting primarily of government buildings, schools, public safety facilities, public utilities, and major healthcare facilities, or unprogrammed government property.
Primary Land Uses	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.
Secondary Land Uses	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.
Building Form	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.
Ground Floor Use	Not applicable

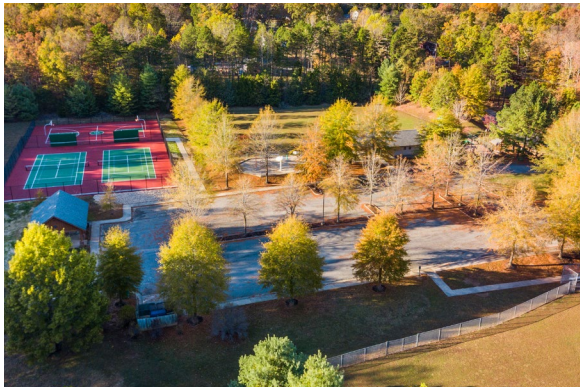






Recreation & Open Space

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	Buildings/structures should be associated with public recreational uses, such as community centers, picnic shelters, and public restrooms. Building design and placement guidance should be vetted through a park master plan, small area plan, or similar process. Multi-use trails offering pedestrian connections are encouraged wherever possible. 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.
Ground Floor Use	Not applicable







FUTURE LAND USE MAP

Future Land Use Categories

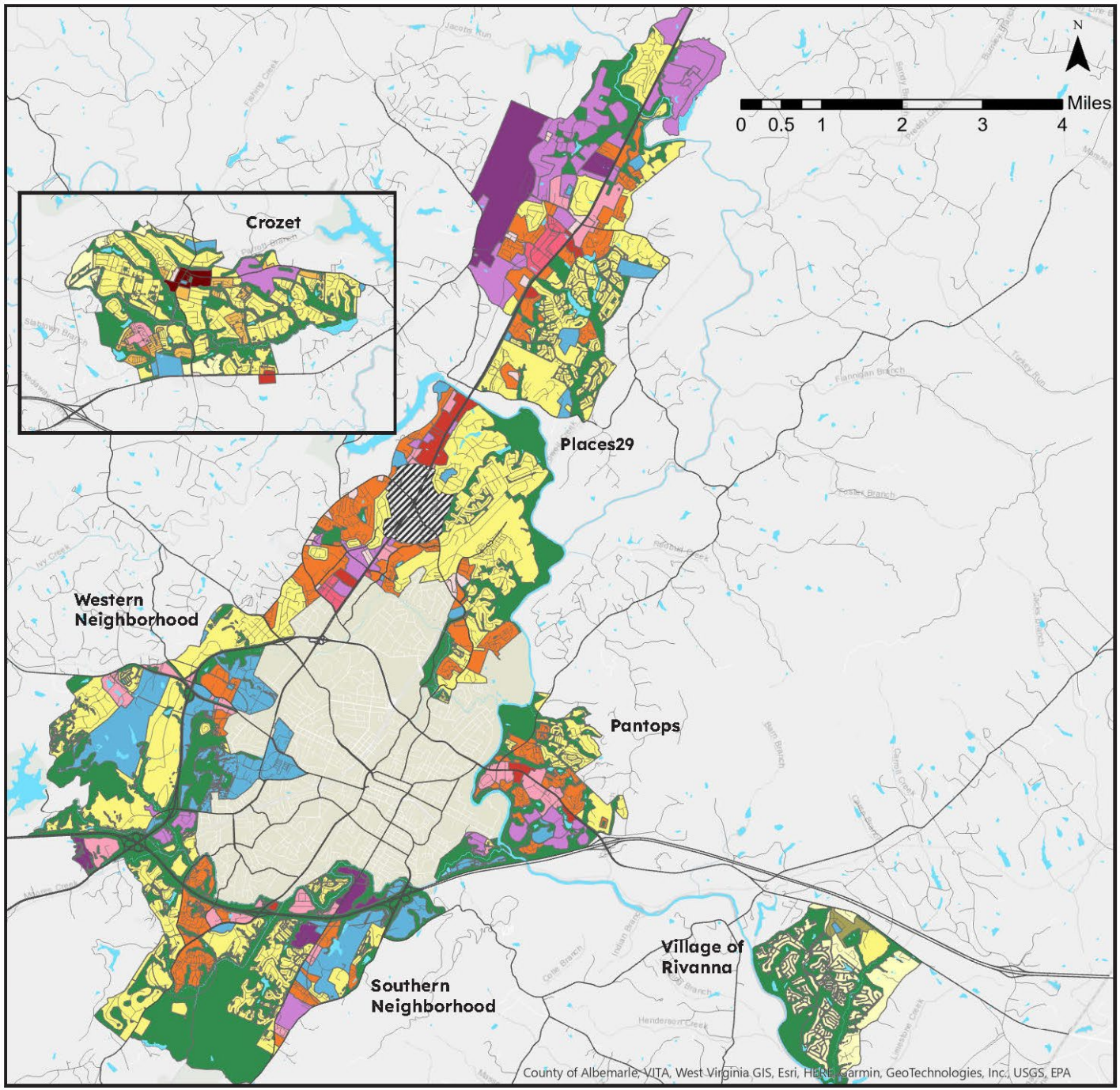
AC44 Future Land Use Categories:

- 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
- Recreation and Open Space

Refer to the applicable plan for the following land uses:

- Rio29: Refer to Rio29 Small Area Plan
- Downtown Crozet: Refer to the Crozet Area Plan
- Neighborhood Density Residential - Low: Refer to the Crozet and Village of Rivanna Area Plans
- Village Center: Refer to the Village of Rivanna Area Plan

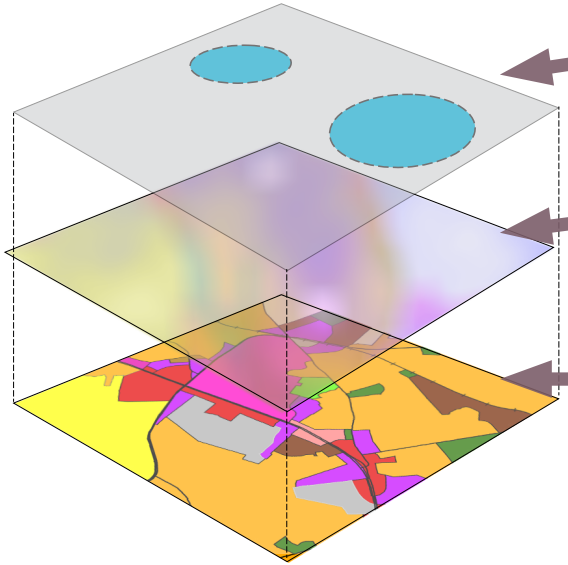
Draft map for AC44 Comprehensive Plan update as of 09/16/2024



CENTERS QUICK GUIDE

GUIDANCE	LOCAL	COMMUNITY	EMPLOYMENT	REGIONAL
Height	Up to 4 stories	At least 2 stories and up to 6 stories	At least 2 stories and up to 6 stories	At least 3 stories and up to 8 stories
Description	Smaller-scale, walkable to surrounding neighborhoods	Focal point for commercial and cultural activities, accessible by multiple modes of transportation for adjacent and nearby areas	An area with employment-generating uses, supports basic industries and economic development goals; secondary residential, commercial, and retail uses.	Vibrant urban area with goods/ services/entertainment, may serve as a regional destination
Transportation	Bike/ped connections, transit stops on transit routes	Bike/ped connections, enhanced transit stops on transit routes, wider sidewalks in commercial/mixed use areas	Bike/ped connections, transit stops on transit routes, sidewalks in mixed-use and employment	Bike/ped connections, enhanced transit with more route options, stops, and higher frequency; wider sidewalks in commercial/mixed use areas, outdoor seating
Civic & Open Space	Small plazas, /pocket parks (typ. (0.25-0.5 acres), pollinator gardens, natural areas	Plazas, /parks (typ. 0.5-1.5 acres), amphitheaters, community gardens, and natural areas linked to other public open spaces and public ROW	Plazas, parks (typ. 0.5-1.5 acres), amphitheaters, community gardens, and natural areas linked to other public open spaces and public ROW. May be primarily for employees of the Employment Center	Larger/regional plazas, / parks (typ. 1.5-2.5+ acres), amphitheaters, farmers markets, athletic fields, skate parks, community gardens, and natural areas linked to other public open spaces and public ROW
Parking	On street and relegated parking	May include structured parking	Relegated and structured parking encouraged	More structured parking utilized
Examples	Riverside Village, Southwood	COB 5th St, Rivanna Ridge Shopping Center (Rolkin/250), Downtown Crozet	Rivanna Station, Fontaine Research Park	Stonefield, Hollymead Town Center

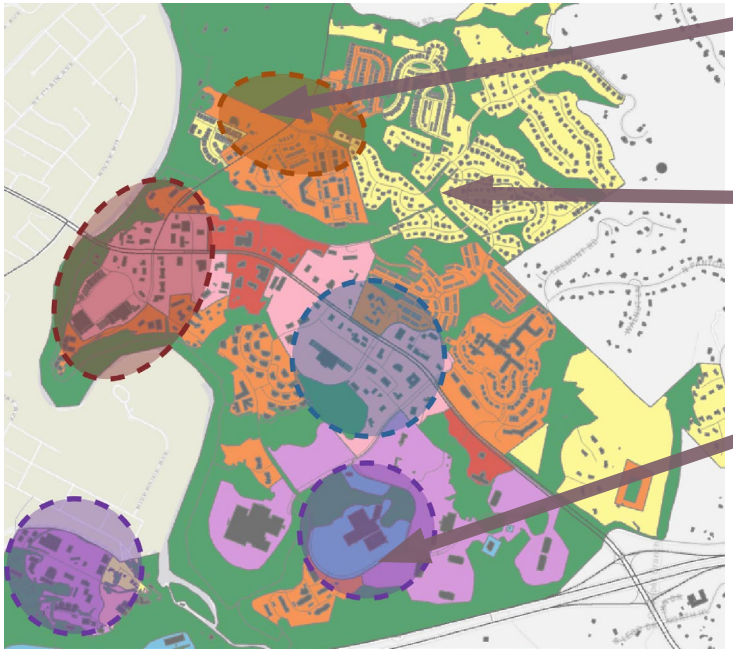
ACTIVITY CENTERS & LAND USE GUIDANCE



ACTIVITY CENTERS: Act like a land use 'overlay' to encourage more mixed-use and higher intensity development than underlying land use designations(s) in identified centers.

COMMUNITY DESIGN GUIDELINES: General guidance for all new development and redevelopment in the Development Areas. Intended to encourage connected and mixed-use development throughout the Development Areas.

LAND USE DESIGNATIONS: Recommended future land uses and general form and scale of development. Applied to each property in the Development Areas.



ACTIVITY CENTERS: encourage mixed use destinations that are distributed throughout the Development Areas and use land efficiently, pairing a higher intensity of uses with supporting infrastructure and investments.

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

EMPLOYMENT CENTERS: preserve land designated Office/Flex/ Light Industrial/Research and Development and encourage employment-generating uses consistent with the County's economic development initiatives.

COMMUNITY DESIGN GUIDELINES: guide site design and the form of development throughout the Development Areas.

Local Center

Description	Smaller-scale areas of activity that support walkability to neighborhood-scale goods and services for surrounding residential areas.
Walkshed & Center	Walkshed is the same as the center area and is typically 1/4 mile radius from the center, or about 10 minutes walking end to end.
Land Uses	Mix of uses (residential and non-residential) expected. Land uses should generally be consistent with underlying land use designations. Additional development intensity and infill encouraged with appropriate form and scale for Neighborhood Centers.
Building Height Recommended	At least 2 and up to 4 stories.
Ground Floor	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.
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 and/or wall. On-street parking encouraged.
Public Civic & Open Space:	Publicly-accessible spaces encouraged, such as small or medium-scale plazas and parks with active or passive recreational amenities.





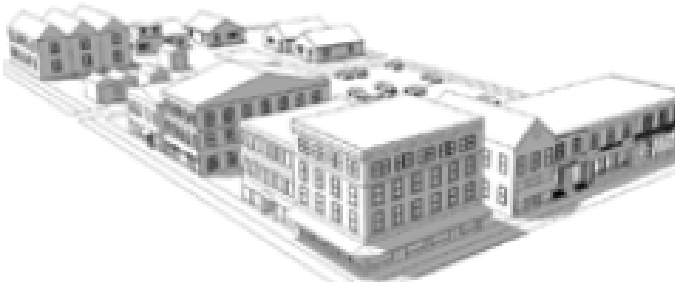


Community Center

Description	A focal point for commercial and cultural activities that are accessible by a variety of transportation options for surrounding neighborhoods and areas.
Walkshed & Center	Walkshed typically 1/2 mile radius from the center. The center area is generally a 1/4 mile radius from the middle of the Activity Center; however, the center may also be oriented toward a major multimodal corridor (e.g. Route 29 or Route 250).
Land Uses	Mix of uses (residential and non-residential) expected. Land uses should generally be consistent with underlying land use designations. Vertical mixed-use buildings are encouraged. Additional development intensity and infill encouraged with appropriate form and scale for Town Centers.
Building Height Recommended	At least 2 stories and up to 6 stories. Taller buildings may be considered depending on the surrounding context. The effects of heights, lighting, structured parking, and service and loading areas on neighboring properties also should be considered and mitigated, particularly when buildings are located adjacent to smaller-scale residences.
Ground Floor	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.
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, including to provide space for outdoor seating.
Parking	Parking relegated to the side or rear of buildings or on-street parking encouraged.
Public Civic & Open Space:	Interconnected publicly-accessible spaces encouraged, such as medium-scale plazas and parks with active recreational amenities. These spaces should be linked to other public open spaces and ideally be locat=ed along the public right of way frontage for easy access and visibility.







Employment Center

Intent	An area with employment-generating uses supporting basic industries and economic development goals; secondary residential, commercial, and retail uses that support employees and community members.
Walkshed & Center	Concentrated areas with Office/R&D/Flex/Light Industrial land use designations and School property boundaries or the area including a cluster of community facilities and any adjacent/related public facilities.
Building Type	All Light Industrial activities should be located inside of buildings. Vertical mixed-use buildings encouraged for infill and redevelopment. Horizontal mixed-use buildings permitted if no residential units are proposed.
Use	Use should be consistent with underlying land use. Uses supportive of the County's Economic Development goals are strongly encouraged.
Form & Site Design Guidance	2-4 stories (up to 6 by additional consideration). Massing, height, and stepbacks should be consistent with any localized recommendations (such as viewshed protection or screening from adjacent areas, etc.). Relegated and structured parking encouraged.



Regional Center

Description	A vibrant and urban area with goods, services, and entertainment activities that are accessible by a variety of transportation options for surrounding neighborhoods and that may serve as a regional destination.
Walkshed & Center	Walkshed typically 1/2 mile radius from the center. The center area is generally a 1/4 mile radius from the middle of the Activity Center.
Land Uses	Mix of uses (residential and non-residential) expected. Land uses should generally be consistent with underlying land use designations. Vertical mixed-use buildings are encouraged. Additional development intensity and infill encouraged with appropriate form and scale for Destination Centers.
Building Height Recommended	At least 3 stories and up to 8 stories. Taller buildings may be considered depending on the surrounding context. The effects of heights, lighting, structured parking, and service and loading areas on neighboring properties also should be considered and mitigated, particularly when buildings are located adjacent to smaller-scale residences.
Ground Floor	Active ground story uses required within core. Buildings that start out as single-use are encouraged to be constructed to allow for future conversion to active groundstory uses.
Multimodal Transportation	Bike and pedestrian connections to adjacent neighborhoods, Activity Centers, and Employment Districts. More frequent 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 should be relegated to the side or rear of buildings or be provided as on-street parking. Structured parking encouraged.
Public Civic & Open Space:	Interconnected publicly-accessible spaces encouraged, such as large-scale plazas and parks with active recreational amenities. 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.







Activity and Employment Centers Map

Activity and Employment Centers

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

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

Regional Centers:
3. Hollymead Town Center
7. Rio29
9. Stonefield/Comdial
13. Riverbend Shopping Center
18. 5th Street Station

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

