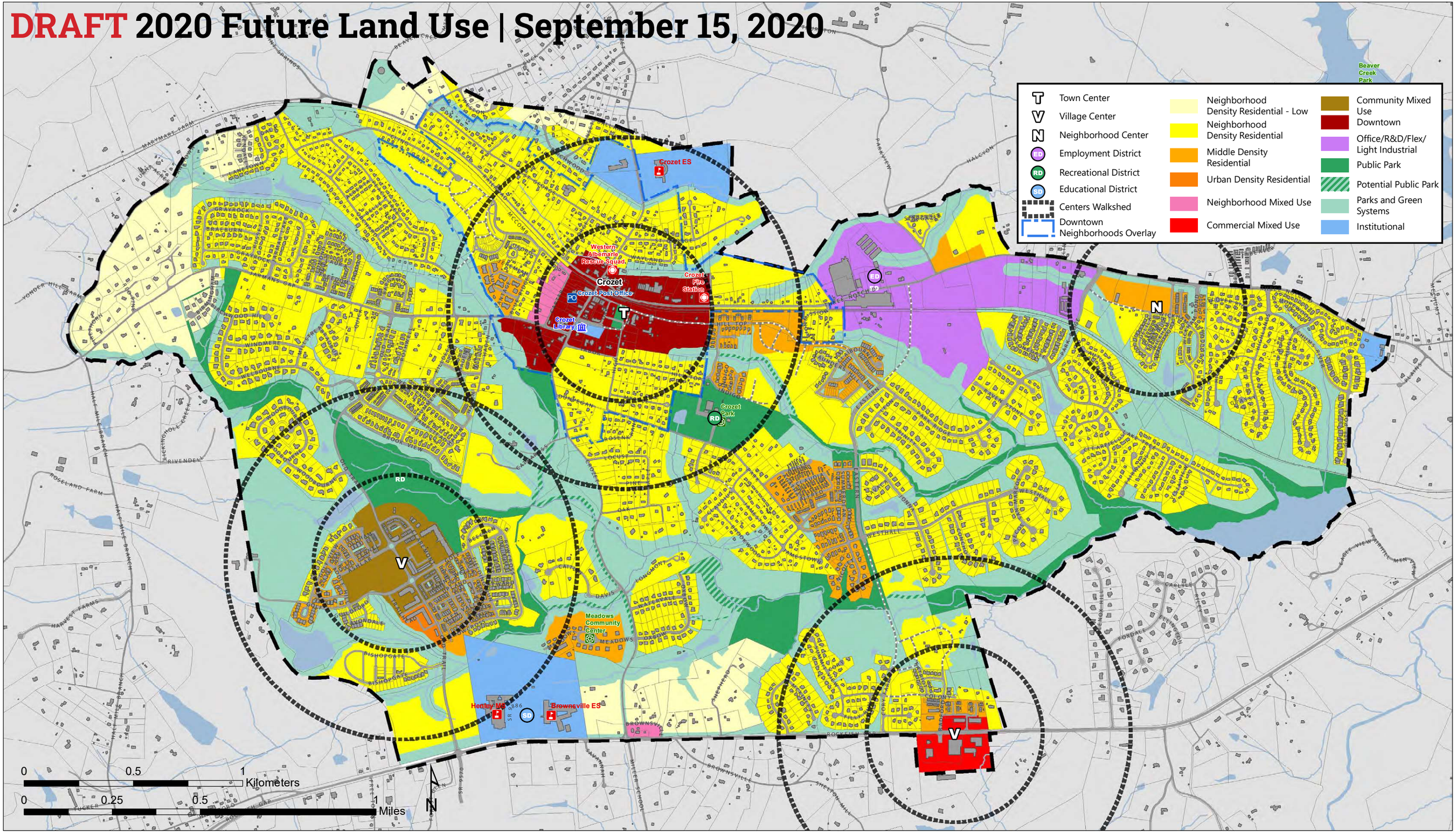
DRAFT 2020 Future Land Use | September 15, 2020



Prepared by Albemarle County, Andrew Knuppel, 9/15/2020. The map elements depicted are graphic representations and are not to be construed or used as legal description. This map is for display purposes only.
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Future Land Use Typologies

	Neighborhood Density Residential - Low	Neighborhood Density Residential	Downtown Neighborhoods Overlay
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.	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.
Primary Use	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.
Secondary Use	• 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
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.
Height & Massing	• Up to 3 stories • Suggested maximum building footprint 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.

Future Land Use Typologies

	Middle Density Residential	Urban Density Residential	Neighborhood Mixed Use
Intent	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.
Primary Use	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 per acre • 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
Secondary Use	• 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
Building Type & Form Guidance	*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:* allowable building form; smaller unit types on smaller lots are encouraged to increase affordability. *Multi-family apartment buildings:* not recommended; 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.
Height & Massing	• Up to 3 stories • Suggested maximum building footprints: • Commercial/retail: 5,000 sq. ft. • Office/institutional: 2,000 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/Light Industrial/Institutional: 25,000 sq. ft.

Future Land Use Typologies

Future Land Use Typologies

	Community Mixed Use	Commercial Mixed Use	Downtown
Intent	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.
Primary Use	• Commercial/retail • Offices • Residential at a density of 6 - 34 units per acre • Religious assembly uses • Schools and child care • Institutional • Hotels and conference facilities	• Commercial/retail • Wholesale businesses • Hotels and conference facilities • Auto-commercial sales and services • Religious assembly uses • Schools and child care	• Commercial/retail • Offices • Institutional
Secondary Use	• Office/R&D/Flex/Light Industrial • Existing auto-commercial sales and 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 and conference facilities • R&D/Flex/Light Industrial • Religious assembly uses • Schools and child care
Building Type & Form Guidance	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 shopfronts 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.
Height & Massing	• 2-4 stories (5 stories by exception) • Blocks should be 300-400 feet in length • Stepback and facade breaks should be incorporated to protect areas identified for viewshed protection	• Up to 4 stories (5 stories 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

	Office/R&D/Flex Light Industrial	Institutional	Parks & Green Systems	Public Parks
Intent	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 Use	• 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, floodplain, and steep slopes • Privately-owned open space with active or passive recreation amenities, parks, playgrounds, plazas, etc. • Natural areas	Existing publicly-owned parks and greenway systems.
Secondary Use	• Commercial/retail • Residential at a density of 6-34 units per acre • Institutional	• Offices supporting primary uses • Nursing homes, assisted living facilities, convalescent homes		
Building Type & Form Guidance	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 neighborhood recreational amenities.
Height & Massing	• Up to 4 stories (5 stories 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 stories 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/amenity areas should avoid critical environmental resources

Centers

	Town Center	Village Center	Neighborhood Service
Intent	The focal point for cultural and commercial activities for a town or place. Development should promote a mixture of uses in a walkable and compact pattern. The Town Center is expected to be served by transit.	An area with a higher concentration of commercial or cultural activities. Development should promote a mixture of uses in a walkable and compact pattern. The center may be served by transit.	A neighborhood-serving activity center oriented around an improved transit stop or a public amenity, with residential and small-scale commercial uses near the amenity.
Walkshed/ Multimodal Service Area	1/4 to 1/2 mile radius from center	1/4 to 1/2 mile radius from center	1/4 mile radius from center
Core Area	Generally 1/4 mile radius from center and adjacent areas/parcels	Generally 1/4 mile radius from center and adjacent areas/parcels	Not applicable
Building Type	Vertical mixed-use buildings are strongly encouraged within the core. Single-use buildings should be constructed to allow ground-story commercial/retail along street frontages.	Vertical mixed-use strongly encouraged within the core. Single-use buildings should be constructed to allow ground-story commercial/retail along street frontages.	Vertical mixed-use buildings are encouraged. Buildings should be constructed to allow ground-story commercial/retail along Boulevard street frontages, adjacent to transit, and public amenities.
Use	• Use should be consistent with underlying land use. • Active ground-story uses strongly encouraged along streets and public spaces in the Core. Where active uses are not feasible (due to market conditions or other circumstances), other uses may be permitted if form allows for future conversion to ground-story active uses.	• Use should be consistent with underlying land use. • Active ground-story uses strongly encouraged along streets and public spaces in the Core. Where active uses are not feasible (due to market conditions or other circumstances), other uses may be permitted if form allows for future conversion to ground-story active uses.	• Use should be consistent with underlying land use. • Secondary uses such as retail, commercial service, office encouraged to locate in Center. • Active ground-story uses strongly encouraged adjacent to transit and public amenities.
Form & Site Design Guidance	• 2-4 stories within core areas, up to 6 stories by exception • Blocks in the Core should be 200-300 feet in length • Bike/ped connections between center and adjacent neighborhoods should be provided and an improved transit stop should be provided in the Core. • All parking should be relegated; structured parking strongly encouraged in Core.	• 2-4 stories • Massing, height, and stepbacks should be consistent with any localized recommendations (such as viewshed protection or screening from adjacent areas, etc.) • Bike/ped connections between adjacent areas such as districts, existing neighborhoods, and proposed developments should be provided. • Parking should be relegated to the side and rear of buildings.	• 2-4 stories • Massing, height, and stepbacks should be consistent with any localized recommendations (such as viewshed protection or screening from adjacent areas, etc.) • Bike/ped connections between the adjacent districts, existing neighborhoods, and proposed developments should be provided. • Parking should be relegated to the side and rear of buildings.

Districts

Recreational District	Employment District	Educational District
Designated amenity spaces of regional importance; intended to provide opportunities for active, passive, and social recreation for the community.	An area with employment-generating uses supporting basic industries and economic development goals with secondary residential uses and commercial and retail uses that support employees and residents.	A designated school or college campus of regional importance; Educational districts serve as key community gathering spaces for both students and members of the public living in the surrounding areas.
Park boundaries and any adjacent or related greenways, public amenity spaces, or public uses.	Concentrated areas with Office/R&D/Flex/ Light Industrial land use designations and any connected or related employment uses.	School property boundaries and any adjacent/related public facilities.
Not applicable	Not applicable	Not applicable
Few buildings expected. Community centers, indoor recreational centers, and other community-serving buildings may be appropriate.	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.	Building types should be consistent with underlying land use. Single-use buildings are expected, but districts often serve as community gathering spaces outside of school hours; such uses should be allowed and encouraged through building and site design.
• Use should be consistent with underlying land use and supportive of goals and recommendations from the Conservation Chapter.	• Use should be consistent with underlying land use. • Uses supportive of the County's Economic Development goals are strongly encouraged.	• Use should be consistent with underlying land use and supportive of goals and recommendations from the Land Use and Transportation Chapters
• Where development does occur, respecting existing terrain and careful grading/ re-grading of terrain is expected. • Buildings and amenity areas should avoid critical environmental resources.	• 2-4 stories (up to 6 stories by exception) • 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.	• Bicycle and pedestrian connections between adjacent areas such as existing neighborhoods, adjacent centers or districts should be provided. • Massing, height, and stepbacks should be consistent with any localized recommendations (such as viewshed protection or screening from adjacent areas, etc.)

Land Use Recommendations

Guiding Principle: Support and strengthen Crozet's history as a self-sustaining town, while ensuring that new and infill development is compatible in scale and design and provides housing choice for all community members.

Goal: Support the continued revitalization of Downtown as the historic, cultural, and commercial heart of Crozet with distinctively urban design and support a mixture of uses in Crozet's other designated centers of activity.

Recommendations

- Short term: pursue shared parking agreements to support downtown redevelopment
- Long term: pursue additional parking solutions for downtown such as shuttle service, valet, and/or permanent parking facilities
- Provide wayfinding signage downtown and in other destinations: parking, public amenities, greenways/trails
- Partner with Downtown Crozet Initiative (DCI) to develop and support programming in Crozet Square
- Update the Downtown Crozet District (DCD) (the current zoning district for Downtown Crozet) to incorporate appropriate downtown design guidelines
- Review and revise commercial use requirements in the DCD
- Work with the DCI and other community partners to establish formal mechanisms for long term improvements and maintenance of public amenities such as a Business Improvement District (BID) or special service district
- Develop a priority review process to encourage employment uses within Downtown, Centers, and the Employment District.

Goal: Provide a variety of housing options that meet the needs of Crozetians at all income levels.

Recommendations

- Work with Albemarle County housing staff to support additional affordable housing in Crozet through appropriate incentives and publicly supported partnerships and programs identified in the Housing Albemarle Policy
- Implement a priority review process to support development of new affordable and workforce housing within appropriate locations including within and adjacent to Centers and the Employment District
- Conduct a survey of Naturally Occurring Affordable Housing (NOAHs) within Crozet; identify programs and tools to support maintenance and preservation of NOAHs
- Consider Housing Rehabilitation Zones for appropriate areas of Crozet, especially within neighborhoods in the Downtown Neighborhoods Overlay
- Update residential zoning categories to remove barriers to housing affordability where appropriate such as minimum lot size requirements, minimum frontage requirements, and minimum parking standards.

Goal: Support existing neighborhoods and the historic context of Crozet through ensuring that new and infill development is compatible in design and scale with existing neighborhood fabric and allowing reuse of historic buildings.

Recommendations

- Allow appropriate scales of infill development through the legislative review process
- Carter Street - consider impacts to adjacent residential uses with any legislative proposals
- Update appropriate residential zoning categories to allow accessory dwelling units and the conversion of existing single-family homes into multiple units
- Consider rental inspection zones for appropriate areas of Crozet and develop a rental inspection program
- Prioritize the preservation of historic structures through the legislative review process
- Develop a pattern book to support the Downtown Neighborhoods Overlay, using the 2009 Historic Preservation Strategies Report as a starting point.
- Develop a zoning ordinance overlay to support the Downtown Neighborhoods Overlay District.

Goal: Maintain a distinct rural edge along Crozet's boundary to provide a visual connection to its cultural heritage as a town nestled in the Blue Ridge Mountains.

Recommendations

- Work with the community and the Architectural Review Board (ARB) to identify an appropriate rural streetscape design for Route 250
- Complete streetscape project along Route 250 to include shared use path, buffer landscaping, and elements identified through streetscape design
- Develop Corridor-specific design guidelines for the Route 250 West Entrance Corridor
- Work with local partners and the Virginia Department of Transportation (VDOT) to maintain rural sections of Lanetown Road, Crozet Avenue, and Three Notch'd Road.

Goal: Leverage and amplify Crozet's artisan community, culture, history, and entrepreneurial spirit through creative placemaking projects and partnerships.

Recommendations

- Work with local partners such as DCI or CCAC to plan and complete a community-led placemaking project
- Consider art in public places program
- Work with local schools to design artistic public facilities such as bike racks, transit stops, etc.
- Update the Downtown Crozet zoning district (DCD) and other appropriate zoning districts to allow artisan manufacturing and maker spaces
- Update the DCD and other appropriate zoning districts to allow temporary events, festivals, and pop-up uses in Downtown.