

CITY OF CHARLOTTESVILLE

Department of Neighborhood Development Services

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# Please Take Notice

The Charlottesville Planning Commission will hold a Joint Work Session with City Council on **Tuesday February 28, 2023, at 5pm in the CitySpace Main Conference room (100 5<sup>th</sup> Street NE)**.

## AGENDA

1. Topics of Review in Association with Zoning Ordinance Update
  - a. Module One

Public comment will be accepted in writing at the meeting or by emailing comments to [creasym@charlottesville.gov](mailto:creasym@charlottesville.gov) during the meeting.

Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call the ADA Coordinator at (434) 970-3182 or submit a request via email to [ada@charlottesville.gov](mailto:ada@charlottesville.gov). The City of Charlottesville requests that you provide a 48 hour notice so that proper arrangements may be made.



# CITY OF CHARLOTTESVILLE

*"A Great Place to Live for All of Our Citizens"*

Department of Neighborhood Development Services

## **Memorandum**

**To:** Planning Commission

**From:** James Freas, Director, Neighborhood Development Services

**Date:** February 28, 2023

**Re:** Zoning Ordinance Work Session: Module 1

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Module 1 of the draft Zoning Ordinance covers the proposed zoning district rules, the use table, and the zoning map. At the February 14 Planning Commission meeting, commissioners discussed their initial questions, comments, and topics for discussion for the Commission's work session on module 1. The following outline for the work session is based on that discussion.

### Part 1: Explanations [30 minutes]

There were some topics for which commissioners were interested in a more detailed explanation.

1. Setbacks for odd-shaped lots.
2. Height – how and why height is measured in feet and stories.
3. Where/how are stacked townhomes allowed

### Part 2: Policy Discussions [1.5 hours]

There were a number of topics for which feedback from the Commission would be valuable as staff works to create the next draft of the proposed ordinance.

4. Front yard parking prohibition
5. Reduced height in the R-A district as compared to current zoning
6. Expanding the density bonus for preservation of existing structures into the R-B and R-C Districts.
7. Ground floor elevation in the Residential Districts

### Part 3: The Zoning Map [1 hour]

The last part of the meeting is proposed to be focused on the draft zoning map itself.

8. Mapping Logic – How were the zoning districts applied to the map?
9. Proposed changes to the draft zoning map

There were several other questions and topics raised by the Commission that will be taken up as part of the work sessions on Modules 2 and 3 including questions around affordable housing, sensitive communities, and process questions related to plans currently under review.