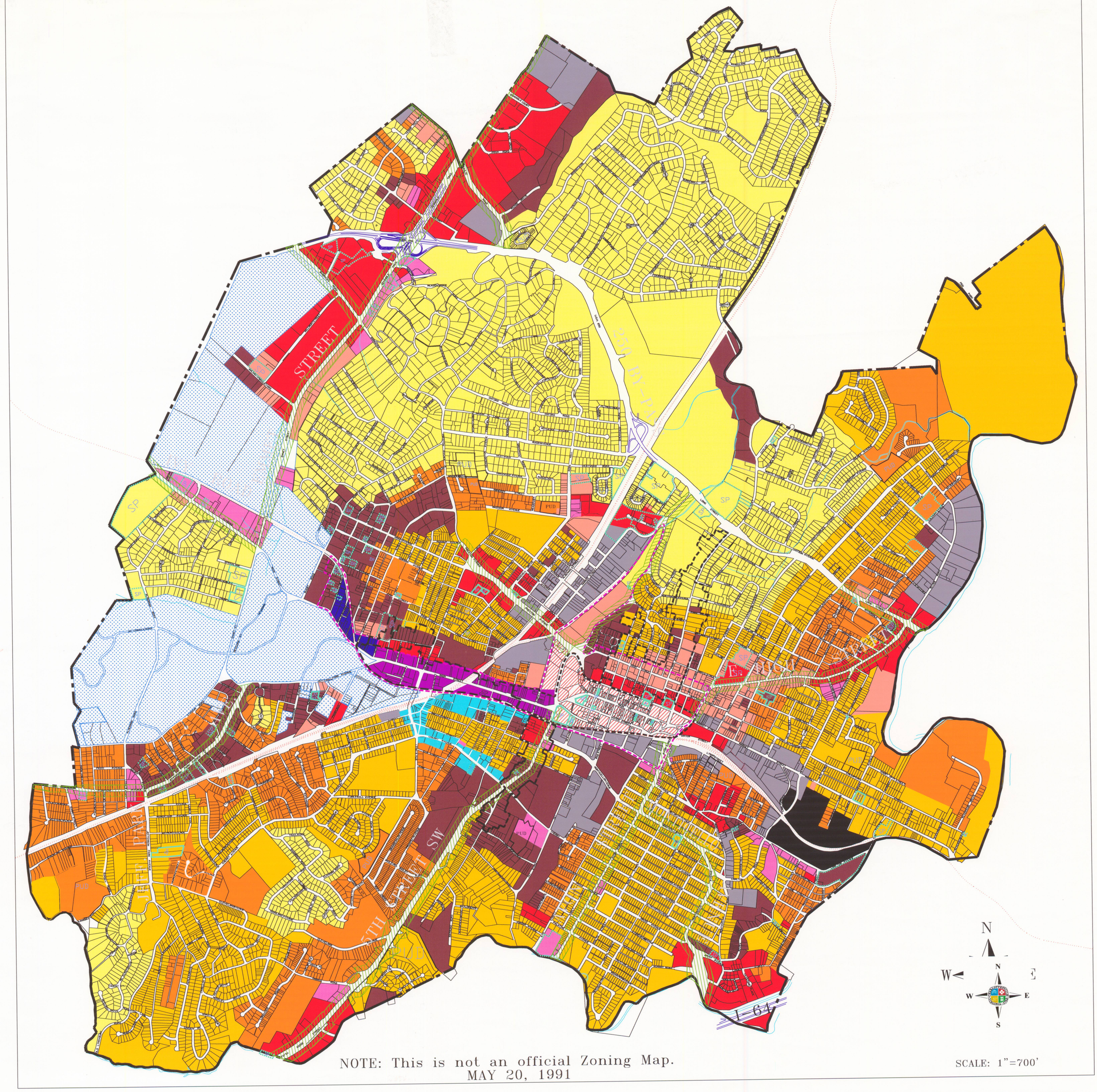
CITY OF CHARLOTTESVILLE
ZONING DISTRICT MAP



NOTE: This is not an official Zoning Map.
MAY 20, 1991

SCALE: 1"=700'

PROTECTED PROPERTIES OUTSIDE THE ADC DISTRICTS

Address	City Tax Map Designation
1 -- 759 Belmont Avenue	Tax Map 58 Parcel 172
2 -- 123 Bollingwood Road	Tax Map 7 Parcel 22
3 -- Cherry Avenue & Ninth Street	Tax Map 30 Parcel 169
4 -- 907 Cottage Lane	Tax Map 2 Parcel 54.3
5 -- 908 Cottage Lane	Tax Map 2 Parcel 25
6 -- 909 Cottage Lane	Tax Map 2 Parcel 54.4
7 -- 513 Dice Street	Tax Map 29 Parcel 63.1
8 -- 402 Dice Street West	Tax Map 29 Parcel 124
9 -- 406 Dice Street West	Tax Map 29 Parcel 122
10 -- 410 Dice Street West	Tax Map 29 Parcel 119
11 -- 412 Dice Street West	Tax Map 29 Parcel 118
12 -- 200 Fifteenth Street NW	Tax Map 9 Parcel 71
13 -- 205 Fifth Street SW	Tax Map 28 Parcel 69
14 -- 217 Fifth Street SW	Tax Map 29 Parcel 66
15 -- 301 Fifth Street SW	Tax Map 29 Parcel 104
16 -- 418 Fifth Street SW	Tax Map 29 Parcel 161
17 -- 223 Fourth Street SW	Tax Map 29 Parcel 42
18 -- 204 Hartman's Mill Road	Tax Map 26 Parcel 38
19 -- 208 Hartman's Mill Road	Tax Map 36 Parcel 36
20 -- 801 High Street East	Tax Map 53 Parcel 194
21 -- 800 Jefferson Street East	Tax Map 53 Parcel 173.22
22 -- 210 8th Street NE	Tax Map 53 Parcel 173.23
23 -- 901 Jefferson Street East	Tax Map 53 Parcel 261
24 -- 1201 Jefferson Street East	Tax Map 54 Parcel 212
25 -- 1615 Keith Valley Road	Tax Map 41A Parcel 46
26 -- 114 Lankford Avenue	Tax Map 26 Parcel 10
27 -- 214 Lankford Avenue	Tax Map 26 Parcel 1
28 -- 810 Locust Avenue	Tax Map 51 Parcel 74
29 -- 610 Lyons Court	Tax Map 52 Parcel 78
30 -- 706 Lyons Court Lane	Tax Map 52 Parcel 77
31 -- 810 Main Street West	Tax Map 30 Parcel ??
32 -- 1111-3 Main Street West	Tax Map 10 Parcel 55
33 -- 1213-4 Main Street West	Tax Map 10 Parcel 59
34 -- 512-4 Main Street West	Tax Map 29 Parcel 7
35 -- 811-3 Main Street West	Tax Map 32 Parcel 148
36 -- 600 Main Street West	Tax Map 29 Parcel 6
37 -- 632 Main Street West	Tax Map 29 Parcel 1
38 -- 817 Main Street West	Tax Map 30 Parcel 148
39 -- 909 Main Street West	Tax Map 31 Parcel 168
40 -- 1211 Main Street West	Tax Map 10 Parcel 59
41 -- 1118 Market Street East	Tax Map 54 Parcel 156
42 -- 1901 Market Street East	Tax Map 55A Parcel 149
43 -- 224 Ninth Street SW	Tax Map 30 Parcel 65
44 -- 1105 Park Street	Tax Map 47 Parcel 7
45 -- 1108 Park Street	Tax Map 47 Parcel 49
46 -- 1112 Park Street	Tax Map 47 Parcel 50
47 -- 605 Preston Place	Tax Map 5 Parcel 111
48 -- 611 Preston Place	Tax Map 5 Parcel 112
49 -- 204 Ridge Street	Tax Map 28 Parcel 143

See next panel for addtional properties.

50 -- 409 Ridge Street	Tax Map 29	Parcel 135
51 -- 413 Ridge Street	Tax Map 29	Parcel 136
52 -- 500 Ridge Street	Tax Map 29	Parcel 278
53 -- 505 Ridge Street	Tax Map 29	Parcel 138
54 -- 506 Ridge Street	Tax Map 29	Parcel 277
55 -- 510 Ridge Street	Tax Map 29	Parcel 275
56 -- 511 Ridge Street	Tax Map 29	Parcel 142
57 -- 515 Ridge Street	Tax Map 29	Parcel 143
58 -- 517 Ridge Street	Tax Map 29	Parcel 144
59 -- 522 Ridge Street	Tax Map 29	Parcel 271
60 -- 528 Ridge Street	Tax Map 29	Parcel 267
61 -- 632 Ridge Street	Tax Map 25	Parcel 64
62 -- 752 Ridge Street	Tax Map 25	Parcel 79
63 -- 818 Ridge Street	Tax Map 25	Parcel 102
64 -- 1328 Riverdale Drive	Tax Map 50	Parcel 5
65 -- 302 Riverside Drive	Tax Map 55A	Parcel 148
66 -- 1204 Rugby Road	Tax Map 30	Parcel 134
67 -- 204 Seventh Street SW	Tax Map 29	Parcel 73
68 -- 208 Seventh Street SW	Tax Map 29	Parcel 74
69 -- 201 Sixth Street SW	Tax Map 29	Parcel 124
70 -- 327 Sixth Street SW	Tax Map 29	Parcel 188
71 -- 309 Twelfth Street NE	Tax Map 54	Parcel 211
72 -- 104 Twelfth Street NE	Tax Map 10	Parcel 93
73 -- 1403-9 University Avenue	Tax Map 9	Parcel 75
74 -- 1411-5 University Avenue	Tax Map 9	Parcel 75
75 -- 1414 University Avenue	Tax Map 9	Parcel 75
76 -- 603 Watson Avenue	Tax Map 47	Parcel 43
77 -- 1201 Westland Avenue	Tax Map 4	Parcel 307
78 -- 1301 Wertland Avenue	Tax Map 4	Parcel 303
79 -- 212 Wine Street	Tax Map 33	Parcel 32
80 -- 1471-1427 University Avenue	Tax Map 9	Parcel 76
81 -- 700 Harris Road	Tax Map 35	Parcel 132
82 -- 1404 Jefferson Park Avenue	Tax Map 11	Parcel 112
83 -- 1602 Gordon Avenue	Tax Map 9	Parcel 13
84 -- 1314 Rugby Road	Tax Map 38	Parcel 92
85 -- 1022 (Formerly 1212) Grove Street	Tax Map 23	Parcel 38
86 -- 617-619 West Main Street	Tax Map 32	Parcel 167
87 -- 608 PRESTON AVE	Tax Map 9	Parcel 14
88 -- 201 Fourteenth Street NW	Tax Map 9	Parcel 73
89 -- 209-211 Sprigg Lane	Tax Map 8	Parcel 28
90 -- 1022 West Main Street	Tax Map 10	Parcel 69
91 -- 711 West Main Street	Tax Map 32	Parcel 153
92 -- 1512 East Market Street	Tax Map 56	Parcel 40.4
93 -- #1 University Court	Tax Map 9	Parcel 44
94 -- 620 Prospect Avenue (Formerly 620 7 1/2 Street)	Tax Map 25	Parcel 2
95 -- 214 Stribling Avenue	Tax Map 18A	Parcel 33
96 -- 1819 East Market Street	Tax Map 56A	Parcel 146
97 -- 1102 Carlton Avenue	Tax Map 56	Parcel 86, Lots 1,2,3

FILE NO.	LOCATION	CHANGE	ORDINANCE	DATE
1SP-91-4-1	108 Jefferson Prk Ave.	SP-SORORITY		6/17/91
2SP-91-10-7	108 Clark Ct.	SP-DENSITY		12/2/91
3SP-91-12-8	123 Chancellor St.	SP-SORORITY		2/3/92
4.ZM-92-3-4	2306-2321 Highland	R-2 B-1A		5/4/92
5SP-92-11-10	1512 E. Market St.	SP-EXT. HRS		1/4/93
6SP-92-11-12	1025 Park St.	SP-MACCA		1/4/93
7SP-92-11-11	222 Shamrock Rd.	SP-GRP. HME		2/1/93
8SP-93-1-2	2121 Ivy Rd.	SP-RETAIL		3/1/93
9SP-93-1-3	1512 E. Market St.	SP-AMEND.		3/15/93
10SP-93-2-4	1729-1731 Allied St.	SP-ARCADE		4/19/93
11SP-93-1-1	811 Preston Ave.	SP-ANIM. HO.		5/17/93
12.ZM-93-3-5	Milmont St.	B-1 TO B-3		6/7/93
13SP-93-3-8	503 16th St. NW	SP-SORORITY		6/7/93
14.ZM-93-3-7	2038 India Rd.	ADC CORRECT		7/6/93
15SP-93-3-9	1025 Park St.	SP-AMEND.		7/6/93
16SP-93-3-10	Birdwood Rd.	SP-AMEND.		9/7/93
17SP-93-7-11	2125 Ivy Rd. #2	SP-ANIM. HOS.		10/4/93
18SP-93-8-13	416-422 17th St. NW	SP-HIGH DEN.		10/18/93
19.7193-7-12	Prat. Prop. List	ADD 18 SITES		10/18/93
20.ZM93-8-14	Portion of 1013 Linden	R-2 TO B-3		11/1/93
21SP93-9-15	512-518 E. Main St.	SP-HIGH DEN.		1/3/94
22SP93-11-17	400 E. Main St.	SP-HIGH DEN.		1/3/94
23SP93-11-18	409 Alderman Rd.	SP-UNIV. USE		1/3/94
24.ZM93-11-16	501 Grove Ave.	R-2 TO B-1		12/18/94
25.ZM94-10-4	1237 Preston Ave.	R-2 TO R-3		12/18/94
26.ZM94-2-1	1002 E. Jefferson Ave.	R-3 TO B-1		4/17/95
27.ZM95-3-2	1009 Linden Ave.	R-2 TO B-3		5/15/95
28.ZM95-4-5	Ridge St.	NEW ADC		7/17/95
29.ZM95-6-6	203,207,307 Ridge St.	ADC AMDT.		8/21/95
30.SP95-8-8	125 Chancellor St.	SP-Frat.		8/21/95
31. SP95-10-9	1025 Park St.	SP-Acce. Hrs		9/ /95
32.ZM95-11-11	901 14th St. nw	R-2 TO B-3		12/18/96
33.ZM95-12-15	631 Ilex St.	R-3 TO B-3		4/15/96
34.SP96-1-1	136 Madison Ln.	SP-Sorar.		3/17/96
35.SP96-2-2	Birdwood Road	SP-Amend.		4/15/96
36.SP96-3-3	104 14th St. NW	SP-Amus. Arc		4/15/96
37.ZM96-3-4	Rear of 1105 Rose Hill	R-2 TO B-3		5/20/96
38.ZM96-5-6	BMW PARTNER 5TH ST SW	SP ANIMAL		7/1/96
39.ZM96-5-3	5TH ST SW AT CSX	R-3 to B-1		9/3/96
40.ZM96-9-13	PUD-Kellytown	B-1 PUD		10/18/97
41.zm96-9-14	PUD-Amherst St.	R-1&2 PUD		10/18/97
42.SP97-10-15	ST. ANNES	SP PRE SCH		12/16/96
43.SP96-10-16	309 11 ST NW	SP PRIV REC		12/16/96
44.SP96-11-17	WATER & 2ND	SP DENSITY		12/16/96
45.96-6-10	W MAIN ST	NEW ADC		1/8/97
46.SP96-11-17	WATER & 2ND	SP AMEND		4/21/97
47. ZM97-2-2	CSV LAND AT TRKS	M-2 TO M-1		4/21/97
48. SP97-5-5	CHVILLE ICE PRK	SP ARCADE		6/16/97
49. SP97-10-18	301 E MAIN STREET	SP ARCADE		12/1/96
50. SP97-9-7	631 CUTLER LANE	SP DAYCARE		1/5/98
51. SP97-11-1	1908 PROSPECT STREET	SP-REC FACIL		1/5/98
52. SP97-11-12	1201 WERTLAND STREET	SP-HIGH DEN		1/5/98
53. SP97-12-13	1515 STRIBLING AVE	SP-HIGH DEN		2/16/98
54. ZM 98-4-1	S. CORNER 21ST & KING	R-1A TO B-1		6/15/98
55. ZM 98-5-1	VERITAS SITE	NEW ADC		9/15/98
56. SP 98-3-4	ST. ANNES BETHELH	SP AMEND		5/17/99
57. ZM-99-1-1	SNEVS GARDEN-BELMONT	R-2 TO B-3		6/7/99
58.ZM-2-3-3	ST. CHARLES AVE	R-2 PUD		6/21/99
59.ZM-7-10	FIFEVILLE AREA	TRAN. ZONE		11/1/99
60. ZM-00-2-10	1308 E. MARKET ST.	R-1A TO B-1		4/17/00
61. ZM 00-2-4	PRESTON AVENUE	FCH-CORR.		5/15/00
62. ZM-00-5-9	1 KINDS PROD. SITE	AREA & REGS.		6/19/00
63. SP 00-5-9	459 LOCUST AVE.	B-1 SP HOSP		6/19/00
64. SP-00-6-7	829 MCINTIRE RD.	R-2 SP TOWER		7/3/00
65. SP-00-5-5	1214 LONG ST.	R-2 SP PUBS		7/3/00
66. ZM-00-5-10	366 GROVE ST. 911 KING ST.	R-1A TO TZ		8/21/00
67. ZM-00-7-14	301 LIVINGSTON AVE. (0.728 SQ. FT)	R-1A TO B-1		10/30/00
68. SP-00-10-15	66, 66 1/2, 624, 628 RUGBY (& 20 5TH ST. N)	SP DENSITY		3/5/01
69. SP-01-01-02	1201 WERTLAND STREET	SP CHILD CARE		5/7/01
70. SP-01-05-08	1405 11TH STREET NW	SP PRE-SCHOOL		6/18/01
71. SP-01-07-08	830 MONTICELLO ROAD	SP CHILD CARE		8/20/01

FILE NO.	LOCATION	CHANGE	ORDINANCE	DATE
72.SP-01-08-10	2207 Wayne Ave.	SP Day Care		10/1/01
73.ZM-01-09-13	Madison Ave. N 37 FAR 85	R-2 & B-1 to PUD		2/19/02
74.ZM-01-09-14	CSX Property-Douglas Ave.	R-2 & M-1 to PUD		12/3/01
75. SP-01-10-16	222-230 14th St. NW	R-3 High Density		12/17/02
76.ZM-01-11-19	1100, 1105 Little High St.	R-2 to R-3		3/18/02
77.SP-01-11-20	1111 Little High St.	High Density		3/4/02
78. ZM-01-12-21	1905 Carlton Ave.	R-2 to M-1		2/19/02
79. ZM-01-12-22	209 Monticello Rd.	R-2 to B-2		2/19/02
80. ZM-02-01-01	936 Parkway	R-3 to R-1A		3/18/02
81. ZM-02-01-02	1013 Grove St.	4 Units		4/1/02
82ZT-02-01-03	McIntire Rd.	EDI		3/18/02
83. ZM-02-05-06	Carlton-10th St. NW	M-1 to B-1		7/15/02
84. ZM-02-05-07	1501-1503 Gordon Ave.	R-2 to R-3		7/15/02
85. SP-02-06-08	415 10th St NW	SP Day Care		8/5/02
86. ZM-02-06-09	Burret St.	R-2 to B-3		9/3/02
87. ZM-02-08-11	910 Anderson St.	R-1A to PUD		11/4/02
88. SP-02-10-13	1405 EAST MARKET ST.	SP Child Care		12/02/02
89. SP-02-10-14	222 SIXTH ST.	R3 High Density		12/02/02
90. SP-02-10-15	230 WEST MAIN ST.	SP Music Arcade		12/02/02
91. ZM-02-09-12	910 Anderson St.	R-2 PUD		12/16/02

DISTRICT	PERMITTED USES *(See Ordinance for special permit uses)	SYMBOL	HEIGHT STORIES	HEIGHT FEET	YARD IN FEET FRONT	YARD IN FEET SIDE	YARD IN FEET REAR	LOT AREA	ADDITIONAL NOTES
R-1	RESIDENTIAL--SINGLE FAMILY DETACHED DWELLINGS, PUBLIC PARKS, CHURCHES, CEMETERIES, BRANCH LIBRARIES, HOME OCCUPATIONS, DISTRICT OF RESIDENCE, PUBLIC SCHOOLS*			35'	25'	10'	25'	8,125 SQ. FT.	ADJUST SETBACKS FOR CORNER LOTS
R-1A	RESIDENTIAL--SINGLE FAMILY DETACHED DWELLINGS, PUBLIC PARKS, CHURCHES, CEMETERIES, BRANCH LIBRARIES, PUBLIC SCHOOLS*			35'	25'	5'	25'	6,000 SINGLE FAMILY (see Ordinance for two family conditions)	ADJUST SETBACKS FOR CORNER LOTS
R-2	RESIDENTIAL--USES PERMITTED IN R-1 DISTRICTS, TWO FAMILY DWELLINGS, (up to two attached)			35'	25'	5' & 10'	25'	3,600 SQ. FT. (ATTACHED) 6,000 SQ. FT. (SINGLE FAMILY) 7,200 SQ. FT. (TWO FAMILY)	ADJUST SETBACKS FOR CORNER LOTS
R-3	RESIDENTIAL MULTIPLE DWELLING --USES PERMITTED IN R-2 DISTRICTS, MULTIPLE DWELLINGS, TOWNHOUSES, DAY CARE CENTERS*			45'	25'	10' MIN.	25'	2,000 SQ. FT. PER UNIT (higher density with special permit)	ADJUST SETBACKS FOR HEIGHT AND CORNER LOTS
TZ	BUSINESS--USES PERMITTED IN TR-2 DISTRICT, SF DETACHED, SF ATTACHED, TOWNHOUSE DWELLING, MULTIPLE DWELLING, HOME OCCUPATIONS, COMMUSES LESS THAN 4,000 SQ. FT. & INSTITUTIONAL		SEE ORDINANCE					SF-- 7 UNITS/ACRE TOWNHOUSE & MULTI. 21/ACRE MIXED USE 43 UNITS/ACRE	
B-1	BUSINESS--USES PERMITTED IN R-3 DISTRICT OFFICES, BRANCH BANK, PARKING LOTS, PERSONAL SERVICE USES, RADIO & T.V. STUDIOS HEALTH CLINICS, TRAVEL AGENCIES		3	45'	20'	10'	20'	FOR DWELLINGS SAME AS R-3 DISTRICT	ADJUST SETBACKS FOR HEIGHT AND ADJACENT USES
B-2	BUSINESS--USES PERMITTED IN B-1 RETAIL STORES, THEATERS (NEIGHBORHOOD ORIENTED) SERVICE STATIONS, RESTAURANTS, LAUNDRIES, RECREATIONAL FACILITIES, APPLIANCE REPAIR*		3	45'	20'	10'	20'	FOR DWELLINGS SAME AS R-3 DISTRICT	ADJUST SETBACKS FOR HEIGHT AND ADJACENT USES
B-3	BUSINESS--USES PERMITTED IN R-2 RETAIL SHOPS, BANKS HOSPITALS, MOTELS & HOTELS, WHOLESALE EST., PLUMBING & HVAC EST., TIRE SALES*			70'	SEE ORDINANCE			FOR DWELLINGS SAME AS R-3 DISTRICT	ADJUST SETBACKS FOR HEIGHT AND ADJACENT USES
B-4	BUSINESS--USES PERMITTED IN R-3 WARFHOUSES WHEN USED WITH RETAIL OR WHOLESALE, PRINTING & PUBLISHING ESTABLISHMENTS			101'	SEE ORDINANCE			FOR DWELLINGS SAME AS R-3 DISTRICT	ADJUST SETBACKS FOR HEIGHT AND ADJACENT USES
B-5	BUSINESS--USES PERMITTED IN B-3			50'	SEE ORDINANCE			FOR DWELLINGS SAME AS R-3 DISTRICT	ADJUST SETBACKS FOR HEIGHT AND ADJACENT USES
B-6	BUSINESS--USES PERMITTED IN B-3			60'	SEE ORDINANCE			FOR DWELLINGS SAME AS R-3 DISTRICT	ADJUST SETBACKS FOR HEIGHT AND ADJACENT USES
M-1	RESTRICTED INDUSTRIAL --USES PERMITTED IN B-4 DISTRICT, BEVERAGE AND FOOD PROCESSING PLANTS, ASSEMBLY PLANTS, RESEARCH & TESTING LABS, NON-OFFENSIVE LIGHT INDUSTRY			85'	SEE ORDINANCE			RESIDENTIAL SAME AS R-3	
M-2	INDUSTRIAL--USES PERMITTED IN M-1 DISTRICT, OUTSIDE STORAGE YARDS, TRUCK TERMINALS, USES NOT IN CONFLICT WITH CITY ORDINANCES REGULATING NUISANCES			85'	SEE ORDINANCE			NO DWELLINGS PERMITTED	

ADCS	ARCHITECTURAL DESIGN CONTROL DISTRICTS	ADC, NORTH DADC, SOUTH ADC, RIDGE STREET, AND WEST MAIN STREET ADC, WERTLAND ST. ADC
FP	FLOOD PLAIN AND CONSERVATION OVERLAY DISTRICT	
R-HD	RESIDENTIAL HIGHER DENSITY OVERLAY DISTRICT	
R-MH	RESIDENTIAL MOBILE HOME	
PUD	PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT	
ECH	ENTRANCE CORRIDOR HISTORIC OVERLAY DISTRICT	
PRK	OFF PARKING EXEMPT AREA OVERLAY DISTRICT	
	UNIVERSITY OF VIRGINIA PROPERTY	

OVERLAY DISTRICTS - SEE ORDINANCE

MOBILE HOMES, TRAVEL TRAILERS, ACCESSORY USES, i.e., ADMINISTRATIVE OFFICES,

May 2, 1991 Zoning Map (as of end of 2002)