

Chapter Eight: Land Use

The use of land is a reflection of human activities and values. A good land use plan incorporates general health, safety and welfare concerns, and aims to provide for compatible, harmonious and orderly development of the community and its interdependent parts. It provides guidance for the appropriate location and intensity of activities, attempting to meet competing needs and demand in an equitable fashion, while still being respectful of natural environmental settings.

The following is a discussion of land use trends in Charlottesville, including the identification of critical land use areas. Also included is a description of the terms used in the City's Land Use Plan.

Land Use Data

The Department of Neighborhood Development Services generally conducts a comprehensive update of existing land use data every other summer through use of field survey and records verification. The most recent data, based on 1999 field work, is summarized on the following page. This table compares existing land use, zoning and projected land use and assists in determining if existing zoning is adequate to meet future land use demands, as projected.

As part of the adoption of a comprehensive new zoning map for Charlottesville in 1992, the City implemented a number of land use recommendations including the creation of a separate single family zone for small lots in established neighborhoods, known as R-1A. That zoning map also brought much of the zoning more in line with the Land Use Plan as can be seen from the comparison tables mentioned above.

Land Use Trends

Charlottesville's size has recently increased with the annexation of 258.4 acres at Pen Park, bringing the City's size to 10.846 square miles or 6,942 acres. This addition of land was the result of a mutual boundary line relocation agreement executed by the City and Albemarle County as part of the revenue sharing agreement which prevents further annexation of county land by the City. The City is likely to remain at this present size due to that agreement. Since the 1995 Comprehensive Plan update, the City has continued its swift rate of redevelopment, raising the percentage of developed land. Much recent development has occurred in the downtown area with additions to mall structures, among other things.

Multi-family residential continues to take place around the University of Virginia with several apartment complexes having recently been built or expanded. In addition, a significant number of single-family detached and single-family attached units have been constructed since the 1992 adoption of the R-1A zoning in formerly "duplex" zones. Much of this development is occurring on land tracts that were previously ignored due to relative difficulty in developing them.

The redevelopment of office land in the Martha Jefferson Hospital area continues to work well within the framework laid out in the City's Land Use Plan. Martha Jefferson Hospital announced major expansion plans in 1988, and the issues raised in a 1977 City study of the Martha Jefferson Hospital area were used in the negotiation process between the hospital, neighborhood residents and the City regarding expansion. There has also been a significant amount of residential property in the Martha Jefferson Hospital area converted to office use in accordance with adopted plans.

The availability of underutilized land in Charlottesville, land not developed to its full zoning potential, continues to be evidenced by the level of redevelopment activity mentioned above. Some of the larger tracts of underutilized land in the City include the 30-acre tract which was the former site of the City's wastewater treatment plant next to Pen Park and the CSX property, located east of 10th Street and south of the CSX tracks. These properties have recently been sold to private developers and the development process is underway.

Critical Land Use Areas

The map on the following page identifies eleven critical land use areas in the City of Charlottesville. They have been identified as critical because of major development and environmental forces affecting them, and should be monitored in the future.

1. **29 North – Meadow Creek Area** – An area determined to be critical because of 29 North construction, traffic, commercial development pressures, and some regional drainage concerns.
2. **Ivy Road** – Critical because of its location leading to western development in Albemarle County and joint efforts to develop a corridor design plan for long-range improvements with UVA.
3. **McIntire Road and Park** – Identified as important because of the Meadowcreek Parkway/McIntire Road Extension and McIntire Park.
4. **East High Street Area** – Concerns here relate to traffic and control of strip development in the City and County as studied in the City’s Corridor Study.
5. **Downtown Area** – Maintaining and enhancing the vitality of the downtown mall is of critical importance. With the construction of the Water Street parking garage and continued development in Downtown Charlottesville, the area south of the Mall will become increasingly attractive for revitalization. Development in the Downtown area should be compatible with past development as outlined in the Corridor Study.
6. **West Main Street/University Hospital Areas** – With the construction of the Omni Hotel/Conference Center at its eastern end, and the Medical Center expansion to the west, the West Main Street corridor has been a focus of City/University efforts for planning. Important projects in this area include the proposed redevelopment of the Union Station property, the West Main Street bridge replacement, and the Ninth-Tenth Street realignment. Development should be channeled into the West Main Street corridor instead of adjacent residential areas in accordance with the plans for West Main Street completed by the West Main Street Task Force and the University.
7. **Fifeville Neighborhood** – A critical area because of the 9th/10th Street realignment and Cherry Avenue and hospital development to the south and west. Additionally, the implementation of the Transition Zone should be maintained.
8. **Route 20/Monticello Avenue Area** – Critical as it relates to the Moore’s Creek flood plain, its role as a tourist entrance into the central City and the redevelopment potential to either side of Route 29/Monticello Avenue.
9. **Fontaine Avenue Area** – This area is critical due to the large amount of University of Virginia land being developed at the entrance to the City. Fontaine Avenue must be upgraded to beautify the area and improve traffic capacity. In addition, the City must contend with redevelopment pressures on neighborhoods to the east and south of this area.
10. **Venable/10th and Page Areas** – A critical area because of residential development pressures placed upon it. This pressure is primarily based on University student demand for housing, including fraternities and sororities, in the area as well as potential pressure from redevelopment of West Main Street.
11. **North Belmont/CSX Property** – Critical due to CSX property redevelopment, the connection of Water Street to Meade Avenue and rejuvenation of the residential area. This project has gone through a charrette process and will be developed into housing by a private developer.

Zoning and Land Use Comparison

One area of particular concern to community residents is conflict between the zoning map and adopted land use plan. This is particularly true when the zoning allows more intense development than is recommended in the plan. The following is a parcel by parcel tax map analysis of the conflicts.

The data contained herein is a list of all parcels that were found to be different when comparing the zoning map with the land use plan. Current zoning and land use maps are shown also.

Most of these differences can be explained as being what types of land use the city intends for these particular parcels in the future.

The data has been broken down by neighborhood. All neighborhoods other than Johnson Village appear, since Johnson Village had no discrepancies between the maps.

To better understand the presented data, the columns noted as Section are the particular sections of the tax map where the parcels can be found. The sections are based on the January 1999 tax map.

Parcels are obviously the identifying numbers assigned to each parcel in their given section. In some cases portions of parcels were listed since there have been some boundary alterations.

The column labeled **Z** is simply how the parcel is zoned and **LUP** is how that particular parcel appears on the Land Use Plan.

BELMONT

Belmont

Section	Parcel	Z	LUP	Section	Parcel	Z
56c	87	R-3	2 family	61	2.57	M-1
56	85.1	B-3	2 family	61	2.58	M-1
56	85.1 (14)	B-2	2 family	61	2.59	M-1
56	86.2	B-2	2 family	61	2.60	M-1
56	86.3	B-2	2 family	61	2.61	M-1
56	86.1	B-2	2 family	61	2.62	M-1
56	51	B-2	1 family	61	2.63	M-1
56	50	B-2	1 family	61	2.64	M-1
56	49	B-2	1 family	61	2.48	M-1
56	48	B-2	1 family	61	2.47	M-1
56	47	B-2	1 family	61	2.46	M-1
56	46	B-2	1 family	61	2.45	M-1
57	123	B-2	1 family	61	2.44	M-1
57	123.52	B-2	1 family	61	2.43	M-1
57	123.51	B-2	1 family	61	2.42	M-1
57	124	B-2	1 family	61	2.41	M-1
57	125/125.A	B-2	1 family	61	2.40	M-1
57	126	B-2	1 family	61	2.39	M-1
57	123.69	M-1	1 family	61	2.38	M-1
61	84.4	R-2	1 family	61	2.37	M-1
61	84.1	R-2	1 family	61	2.36	M-1
61	83.1	R-2	1 family	61	2.35	M-1
61	79	R-2	1 family	61	2.34	M-1
61	79.15	R-2	1 family	61	2.33	M-1
61	79.2	R-2	1 family	61	2.32	M-1
61	79.20	R-2	1 family	61	2.31	M-1
61	79.16	R-2	1 family	61	2.30	M-1
61	79.1	R-2	1 family	61	2.29	M-1
61	82	R-2	1 family	61	2.28	M-1
61	81	R-2	1 family	61	2.27	M-1
61	80	R-2	1 family	61	2.26	M-1
61	18.1	R-1A	Multi-family	61	2.25	M-1
61	18	R-1A	Multi-family	61	2.24	M-1
61	19	R-1A	Multi-family	61	2.23	M-1
61	20	R-1A	Multi-family	61	2.22	M-1
61	32	B-3	Multi-family	61	2.21	M-1
61	33	B-3	Multi-family	61	2.20	M-1
61	2.2	M-1	Multi-family	61	2.19	M-1
61	2	M-1	Multi-family	61	2.18	M-1
61	2.65	M-1	Multi-family	57	20	B-3
61	2.49	M-1	Multi-family	57	5	B-3
61	2.50	M-1	Multi-family	57	7.2	B-3
61	2.51	M-1	Multi-family	57	4	B-3
61	2.52	M-1	Multi-family	57	3	B-3
61	2.53	M-1	Multi-family	57	7.4	B-3

253	M-1	Multi-family	57	7.4	B-3	2 family
254	M-1	Multi-family	57	7.5	B-3	2 family
255	M-1	Multi-family	57	7.6	B-3	2 family
256	M-1	Multi-family	57	7.7	B-3	2 family

7.8	B-3	2 family
7.9	B-3	2 family
6	B-3	2 family
7.1	B-3	2 family
7	B-3	2 family
2	B-3	Park
364	B-2	1 family
365	B-2	1 family
366	B-2	1 family
372	B-2	1 family
371(pt.1&2)	B-2	1 family
370	B-2	1 family
369	B-2	1 family
367.6	B-2	1 family
367.7	B-2	1 family

FIFEVILLE

Section	Parcel	Z	LUP
29	34	R-3	1 family
29	35	R-3	1 family
29	36	R-3	1 family
29	37	R-3	1 family
29	38	R-3	1 family
29	39	R-3	1 family
29	40	R-3	1 family
29	41	R-3	1 family
29	42	R-3	1 family
29	43	R-3	1 family
29	44	R-3	1 family
29	45	R-3	1 family
29	51	R-3	1 family
29	52	R-3	1 family
29	53	R-3	1 family
29	54	R-3	1 family
29	55	R-3	1 family
29	56	R-3	1 family
29	57	R-3	1 family
29	58	R-3	1 family
29	59	R-3	1 family
29	60	R-3	1 family
29	61	R-3	1 family
29	62	R-3	1 family
29	221	R-2	Neighborhood Commercial
29	222	R-2	Neighborhood Commercial
29	232.1	R-1A	Neighborhood Commercial
29	233.3	R-1A	Neighborhood Commercial
29	234	R-3	Park
29	235	R-3	Park
29	257	R-3	Park
29	159/160	R-1A	Neighborhood Commercial

Section	Parcel	Z	LUP
29	34	R-3	1 family
29	35	R-3	1 family
29	36	R-3	1 family
29	37	R-3	1 family
29	38	R-3	1 family
29	39	R-3	1 family
29	40	R-3	1 family
29	41	R-3	1 family
29	42	R-3	1 family
29	43	R-3	1 family
29	44	R-3	1 family
29	45	R-3	1 family
29	46	TZ	Commercial
29	47	TZ	Commercial
29	48	TZ	Commercial
29	49	TZ	Commercial
29	50	TZ	Commercial
29	51	R-3	1 family
29	52	R-3	1 family
29	53	R-3	1 family
29	54	R-3	1 family
29	55	R-3	1 family
29	56	R-3	1 family
29	57	R-3	1 family
29	58	R-3	1 family
29	59	R-3	1 family
29	60	R-3	1 family
29	61	R-3	1 family
29	62	R-3	1 family
29	67	TZ	1 family
29	68	TZ	Commercial
29	69	TZ	Commercial
29	70	TZ	Commercial
29	70.1	TZ	Commercial
29	71	TZ	Commercial
29	73	TZ	Commercial
29	74	TZ	Commercial
29	75	TZ	Commercial
29	76	TZ	Commercial
29	150	TZ	Multi-family
29	157	TZ	Multi-family
29	158	TZ	Neighborhood Commercial
29	177	TZ	Neighborhood Commercial
29	178	TZ	Neighborhood Commercial
29	178.1	TZ	Neighborhood Commercial
29	178.2	TZ	Neighborhood Commercial
29	220	TZ	Neighborhood Commercial
29	221	R-2	Neighborhood Commercial

29	222	R-2	Neighborhood Commercial
29	232.1	R-1A	Neighborhood Commercial
29	233.1	TZ	Neighborhood Commercial
29	233.2	TZ	Neighborhood Commercial
29	233.3	R-1A	Neighborhood Commercial
29	234	R-3	Park
29	235	R-3	Park
29	257	R-3	Park
29	159/160	R-1A	Neighborhood Commercial
30	8	TZ	Commercial
30	9	TZ	Commercial
30	10	TZ	Commercial
30	19	TZ	Commercial
30	20	TZ	Commercial
30	21	TZ	Commercial
30	23	TZ	Commercial
30	24	TZ	Commercial
30	25	TZ	Commercial
30	26	TZ	Commercial
30	27	TZ	Commercial
30	28	TZ	Commercial
30	29	TZ	Commercial
30	30	TZ	Commercial
30	31	TZ	Commercial
30	32	TZ	Commercial
30	34	TZ	Commercial
30	44	TZ	1 family
30	45	TZ	1 family
30	45.1	TZ	1 family
30	48	TZ	1 family
30	48.1	TZ	1 family
30	53	TZ	1 family
30	54	TZ	1 family
30	55	TZ	1 family
30	59	TZ	1 family
30	60	TZ	1 family
30	61	TZ	1 family
30	63	TZ	1 family
30	65	TZ	1 family
30	66	TZ	Industrial
30	67	TZ	Industrial
30	68	TZ	Industrial
30	69	TZ	Industrial
30	70	TZ	Industrial
30	71	TZ	Industrial
30	73	TZ	1 family
30	77	TZ	1 family
30	78	TZ	1 family
30	84	TZ	1 family
30	87	TZ	1 family
30	88	TZ	1 family
30	89	TZ	1 family

29	222	R-2	Neighborhood Commercial
29	232.1	R-1A	Neighborhood Commercial
29	233.1	TZ	Neighborhood Commercial
29	233.2	TZ	Neighborhood Commercial
29	233.3	R-1A	Neighborhood Commercial
29	234	R-3	Park
29	235	R-3	Park
29	257	R-3	Park
29	159/160	R-1A	Neighborhood Commercial
30	8	TZ	Commercial
30	9	TZ	Commercial
30	10	TZ	Commercial
30	19	TZ	Commercial
30	20	TZ	Commercial
30	21	TZ	Commercial
30	23	TZ	Commercial
30	24	TZ	Commercial
30	25	TZ	Commercial
30	26	TZ	Commercial
30	27	TZ	Commercial
30	28	TZ	Commercial
30	29	TZ	Commercial
30	30	TZ	Commercial
30	31	TZ	Commercial
30	32	TZ	Commercial
30	34	TZ	Commercial
30	44	TZ	1 family
30	45	TZ	1 family
30	45.1	TZ	1 family
30	48	TZ	1 family
30	48.1	TZ	1 family
30	53	TZ	1 family
30	54	TZ	1 family
30	55	TZ	1 family
30	59	TZ	1 family
30	60	TZ	1 family
30	61	TZ	1 family
30	63	TZ	1 family
30	65	TZ	1 family
30	66	TZ	Industrial
30	67	TZ	Industrial
30	68	TZ	Industrial
30	69	TZ	Industrial
30	70	TZ	Industrial
30	71	TZ	Industrial
30	73	TZ	1 family
30	77	TZ	1 family
30	78	TZ	1 family
30	84	TZ	1 family
30	87	TZ	1 family
30	88	TZ	1 family
30	89	TZ	1 family

30	91	TZ	1 family
30	120	TZ	1 family
30	121	TZ	1 family
30	121.1	TZ	1 family
30	125	TZ	1 family
30	138	TZ	1 family
30	140	TZ	Neighborhood Commercial
30	141	TZ	Neighborhood Commercial
30	143	TZ	Neighborhood Commercial
30	144	TZ	Neighborhood Commercial
30	144.1	TZ	Neighborhood Commercial
30	144.2	TZ	Neighborhood Commercial
30	149	TZ	Neighborhood Commercial
30	151	TZ	Neighborhood Commercial
30	151.1	TZ	Neighborhood Commercial
30	Part of 170	TZ	Industrial

GREENBRIER

Section	Parcel	Z	LUP
46	1.2	R-3	Park/Open
46	2	R-3	Park/Open
46	3	R-3	Park/Open

JEFFERSON PARK AVENUE

Section	Parcel	Z	LUP	Section	Parcel	Z	LUP
17	93	R-3	2 family	11	92	R-3	Public/Semi-public
17	93.3	R-3	2 family	11	92.1	R-3	Public/Semi-public
17	Part of 104	R-3	2 family	11	92.2	R-3	Public/Semi-public
17	57	R-2	Multi-family	11	112	R-2	Public/Semi-public
17	58	R-2	Multi-family	11	113	R-2	Public/Semi-public
17	40.1	R-3	2 family	11	114	R-3	Public/Semi-public
17	40.2	R-3	2 family	11	115	R-3	Public/Semi-public
17	40	R-3	2 family	11	116	R-3	Public/Semi-public
11	56	R-3	2 family	11	117	R-3	Public/Semi-public
11	55	R-3	2 family	11	118	R-3	Public/Semi-public
11	54	R-3	2 family	11	118.1	R-3	Public/Semi-public
11	53.1	R-3	2 family	11	119	R-3	Public/Semi-public
11	53.2	R-3	2 family	11	120	R-3	Public/Semi-public
11	53	R-3	2 family	11	121	R-3	Public/Semi-public
11	7	R-3	2 family	11	122	R-3	Public/Semi-public
11	4	R-3	2 family	11	123	R-3	Public/Semi-public
11	3	R-3	2 family	11	124	R-3	Public/Semi-public
11	2	R-3	2 family	11	129	R-3	Public/Semi-public
11	1	R-3	2 family	11	128	R-3	Public/Semi-public
11	1.1	R-3	2 family	11	127	R-3	Public/Semi-public
11	26	R-3	2 family	11	125	R-2	Public/Semi-public
11	25	R-3	2 family	11	126	R-2	Public/Semi-public
11	24	R-3	2 family	11	98	R-2	Public/Semi-public
11	23	R-3	2 family	11	136	R-3	Public/Semi-public
11	16.1	R-2	1 family				
11	16.2	R-2	1 family				
11	16.3	R-2	1 family				
11	28	R-3	Public/Semi-public				
11	32	R-3	Public/Semi-public				
11	31	R-3	Public/Semi-public				
11	83.1	R-3	Public/Semi-public				
11	83	R-3	Public/Semi-public				
11	84	R-3	Public/Semi-public				
11	85	R-3	Public/Semi-public				
11	86	R-3	Public/Semi-public				
11	87	R-3	Public/Semi-public				
11	88	R-3	Public/Semi-public				
11	89	R-3	Public/Semi-public				
11	90	R-3	Public/Semi-public				
11	91	R-3	Public/Semi-public				
11	104	R-3	Public/Semi-public				
11	103	R-3	Public/Semi-public				
11	102	R-3	Public/Semi-public				
11	101	R-3	Public/Semi-public				
11	99	R-3	Public/Semi-public				
11	97	R-3	Public/Semi-public				
11	97.1	R-3	Public/Semi-public				
11	94	R-3	Public/Semi-public				

LEWIS MOUNTAIN

Section	Parcels	Z	LUP
8	45	R-1	UVA
12	1	R-1	UVA
12	2	R-1	UVA
12	23	R-1	UVA
12	24	R-1	UVA

LOCUST GROVE

Section	Parcel	Z	LUP
49	225	R-2	Industrial
49	122	R-3	2family
49	121	R-3	2family
49	124	R-3	2family
49	125	R-3	2family
49	126	R-1A	2family
49	82	R-2	Commercial
49	84	R-2	Commercial
47	71	R-1(SP)	Public/Semi-Public

MARTHA JEFFERSON

Section	Parcel	Z	LUP	Section	Parcel	Z	LUP
50	4	R-2	Public/Semi-public	54	11	R-2	1 family
50	5	R-3(SP)	2 family	54	12	R-2	1 family
50	23	R-3	2 family	54	13	R-2	1 family
50	31	R-1 A	2 family	54	15	R-2	1 family
50	32	B-3	2 family	54	14.1	R-2	1 family
50	32.1	R-1 A	2 family				
50	32.2	R-1 A	2 family				
50	32.3	R-1 A	2 family				
50	32.4	R-1 A	2 family				
50	32.5	B-3	2 family				
50	32.6	R-1 A	2 family				
50	32.7	R-1 A	2 family				
50	32.8	R-1 A	2 family				
50	33	B-3	2 family				
50	34	B-3	2 family				
50	35	B-3	2 family				
50	75	R-2	Neighborhood Com				
50	76	R-2	Neighborhood Com				
50	77	R-2	Neighborhood Com				
50	88	R-2	Neighborhood Com				
50	89	R-2	Neighborhood Com				
50	90	R-2	Neighborhood Com				
53	162.2	B-3	Mixed-Use				
53	284	M-1	Offices				
53	285	M-1	Offices				
53	286	M-1	Offices				
53	288	M-1	Offices				
53	289	M-1	Offices				
53	290	M-1	Offices				
53	291	M-1	Offices				
53	292	M-1	Offices				
53	293	M-1	Offices				
53	295	M-1	Offices				
54	107.2	R-3	Offices				
54	120	R-3	Offices				
54	121	R-3	Offices				
54	124	R-3	Offices				
54	131	R-3	Offices				
54	132	R-3	Offices				
54	135	R-3	Offices				
54	277	B-3	Industrial				
54	277.1	B-3	Industrial				

MEADOWS

Section	Parcels	Z	LUP
40A	3	M-1	Commercial
40B	6	R-2	1 family
40B	6.1	R-2	1 family
40B	6.2	R-2	1 family
40B	6.3	R-2	1 family
40B	6.4	R-2	1 family
40C	46	M-1	Commercial
40C	78	R-2	Multifamily
40C	79	R-2	Multifamily
40C	80	R-2	Multifamily
40C	83	R-1	Multifamily
41B	4,6	R-3	Park/Open
41C	1	M-1	Commercial
41C	41B-4	R-3	Park/Open
41C	41B-5	R-3	Park/Open
41C	41B-6	R-3	Park/Open

NORTH DOWNTOWN

Section	Parcel	Z	LUP	Section	Parcel	Z
45	17	B-3	1 family	53	97	B-3
45	17.4	B-3	1 family	53	106	B-3
52	115	R-3	1 family	53	103	B-3
53	126	R-2	Multi-family	53	104	B-3
53	125	R-2	Multi-family	53	103	B-3
33	131.1	B-1	Multi-family	53	102	B-3
33	131	B-1	Multi-family	53	99	B-3
33	123	B-1	Multi-family	53	98	B-3
33	2/3	R-1A	Multi-family	53	101	B-3
33	103	R-1A (SP)	Multi-family	53	100	B-3
33	104	R-1A (SP)	Multi-family	53	155	B-3
33	174	B-3	Mixed Use	53	159	B-3
33	183	B-3	Offices	53	173.22	B-3
33	182	B-3	Offices	53	173.23	B-3
33	181	B-3	Offices	53	180	B-3
33	180	B-3	Offices	53	178	B-3
33	175	B-3	Mixed Use	53	172	B-3
33	176	B-3	Mixed Use	53	169	B-3
33	178	B-3	Mixed Use	53	170	B-3
33	199	B-3	Offices	53	93	B-4
33	198	B-3	Offices			
33	197	B-3	Offices			
33	196	B-3	Mixed Use			
33	213	B-3	Offices			
33	212	B-3	Offices			
33	214	B-3	Offices			
33	209	B-3	Offices			
33	208	B-3	Offices			
33	210	B-3	Offices			
33	211	B-3	Offices			
33	215.1	B-3	Mixed Use			
33	215	B-3	Mixed Use			
33	216	B-3	Mixed Use			
33	217	B-3	Mixed Use			
33	218	B-3	Mixed Use			
53	46	B-3	Offices			
53	45	B-3	Offices			
53	44	B-3	Offices			
53	43	B-3	Offices			
53	40	B-3	Offices			
53	51	B-3	Mixed Use			
53	42	B-3	Mixed Use			
53	53	B-3	Mixed Use			
53	96	B-3	Mixed Use			
53	96.1	B-3	Mixed Use			
53	95	B-3	Mixed Use			
53	94	B-3	Mixed Use			
53	93	B-3	Mixed Use			

RIDGE STREET

Section	Parcel	Z	LUP	Section	Parcel	Z	LUP
25	27	R-3	1 family	21B	13	R-3	1 family
25	29	R-3	1 family	21B	12	R-3	1 family
25	30	R-3	1 family	25A	41.1	R-3	1 family
25	31	R-3	1 family	25A	41	R-3	1 family
25	32	R-3	1 family	29	266	R-3	Neighborhood Commercial
25	37	R-3	1 family				
25	38	R-3	1 family				
25	45	R-3	1 family				
25	49	R-2	1 family				
25	50	R-2	1 family				
25	51	R-2	1 family				
25	52	R-2	1 family				
25	53	R-2	1 family				
25	79	R-3	1 family				
25	80	R-3	1 family				
25	81	R-3	1 family				
25	82	R-3	1 family				
25	84	R-3	1 family				
25	85	R-3	1 family				
25	86	R-3	1 family				
25	87	R-3	1 family				
25	88	R-3	1 family				
25	89	R-3	1 family				
25	90	R-3	1 family				
26	1	R-3	1 family				
26	2	R-3	1 family				
26	3	R-3	1 family				
26	4	R-3	1 family				
26	5	R-3	1 family				
26	6	R-3	1 family				
26	7	R-3	1 family				
26	8	R-3	1 family				
26	9	R-3	1 family				
26	10	R-3	1 family				
26	11	R-3	1 family				
26	12	R-3	1 family				
26	13	R-3	1 family				
26	14	R-3	1 family				
26	15	R-3	1 family				
26	16	R-3	1 family				
26	95	B-3	2 family				
26	96	B-3	2 family				
26	97	B-3	2 family				
26	115	R-3	1 family				
27	34	M-1	2 family				
27	35	M-1	2 family				
27	36	M-1	2 family				
27	Part of 208	M-1	2 family				

ROSE HILL

Section	Parcel	Z	LUP
36	95	B-3	1 family
36	96	B-3	1 family
36	Part of 75	B-3	1 family
31	12.1	M-1	Commercial
31	12	M-1	Commercial
31	8	M-1	Commercial
31	10	M-1	Commercial
31	14	M-1	Commercial
31	15	M-1	Commercial
31	18	M-1	Commercial
35	4	R-3	1 family
35	5	R-3	1 family
35	97	M-1	1 family
35	96	M-1	1 family
35	99	M-1	1 family
35	81	M-1	1 family
35	82	M-1	1 family
35	83	M-1	1 family
35	76	M-1	1 family
35	77	M-1	1 family
35	78	M-1	1 family
35	79	M-1	1 family
35	80	M-1	1 family
35	26	R-3	1 family
35	33	R-3	1 family

STARR HILL

Section	Parcel	Z	LUP
32	26	M-1	Commercial
32	191	B-5	Mixed Use
32	192	B-5	Mixed Use
32	195	B-5	Mixed Use
32	196	B-5	Mixed Use
32	197	B-5	Mixed Use
32	198	B-5	Mixed Use
32	199	B-5	Mixed Use
32	172	B-5	Mixed Use
32	173	B-5	Mixed Use
32	174	B-5	Mixed Use
32	175	B-5	Mixed Use
32	176	B-5	Mixed Use
32	177	B-5	Mixed Use
32	178	B-5	Mixed Use
32	179	B-5	Mixed Use
32	183	B-5	Mixed Use
32	185	B-5	Mixed Use
32	186	B-5	Mixed Use
32	159	B-5	Mixed Use
32	160	B-5	Mixed Use
32	161	B-5	Mixed Use
32	162	B-5	Mixed Use
32	163	B-5	Mixed Use
32	164	B-5	Mixed Use
32	165	B-5	Mixed Use
32	165.1	B-5	Mixed Use
32	168	B-5	Mixed Use
32	167	B-5	Mixed Use
32	171	B-5	Mixed Use
32	133	R-2	Park
32	147	B-5	Mixed Use
32	148	B-5	Mixed Use
32	149	B-5	Mixed Use
32	146	B-5	Mixed Use
32	145	B-5	Mixed Use
32	150	B-5	Mixed Use
32	151	B-5	Mixed Use
32	154	B-5	Mixed Use
32	155	B-5	Mixed Use
32	158	B-5	Mixed Use
32	153	B-5	Mixed Use
32	156	B-5	Mixed Use
32	157	B-5	Mixed Use

32	145	B-5	Mixed Use
32	146	B-5	Mixed Use
32	147	B-5	Mixed Use
32	148	B-5	Mixed Use
32	149	B-5	Mixed Use
32	150	B-5	Mixed Use
32	151	B-5	Mixed Use
32	153	B-5	Mixed Use
32	154	B-5	Mixed Use
32	155	B-5	Mixed Use
32	156	B-5	Mixed Use
32	157	B-5	Mixed Use
32	158	B-5	Mixed Use
32	159	B-5	Mixed Use
32	160	B-5	Mixed Use
32	161	B-5	Mixed Use
32	162	B-5	Mixed Use
32	163	B-5	Mixed Use
32	164	B-5	Mixed Use
32	165	B-5	Mixed Use
32	165.1	B-5	Mixed Use
32	167	B-5	Mixed Use
32	168	B-5	Mixed Use
32	171	B-5	Mixed Use
32	172	B-5	Mixed Use
32	173	B-5	Mixed Use
32	174	B-5	Mixed Use
32	175	B-5	Mixed Use
32	176	B-5	Mixed Use
32	177	B-5	Mixed Use
32	178	B-5	Mixed Use
32	179	B-5	Mixed Use
32	183	B-5	Mixed Use
32	185	B-5	Mixed Use
32	186	B-5	Mixed Use
32	191	B-5	Mixed Use
32	192	B-5	Mixed Use
32	195	B-5	Mixed Use
32	196	B-5	Mixed Use
32	197	B-5	Mixed Use
32	198	B-5	Mixed Use
32	199	B-5	Mixed Use

10th AND PAGE

Section	Parcel	Z	LUP
31	19	M-1	Commercial
31	23	M-1	Commercial
31	24	M-1	Commercial
31	25	M-1	Commercial
31	38	M-1	Commercial
31	Part of 170	B-3	Mixed Use
31	162	B-3	Mixed Use
31	155	B-3	Multi-family
31	156	B-3	Multi-family
31	158	B-3	Multi-family
31	163	B-5	Mixed Use
31	164	B-5	Mixed Use
31	165	B-5	Mixed Use
31	166	B-5	Mixed Use
31	167	B-5	Mixed Use
31	168	B-5	Mixed Use
31	169	B-5	Mixed Use
31	170	B-5	Mixed Use
31	174	B-5	Mixed Use
31	175	B-5	Mixed Use
31	183	B-5	Mixed Use
31	184	B-3	Multi-family

VENABLE

Section	Parcels	Z	LUP
4	146	R-1 A	2 family
4	147	R-1 A	2 family
4	148	R-1 A	2 family
4	149	R-1 A	2 family
4	150	R-1 A	2 family
4	151	R-1 A	2 family
5	139	R-1	2 family
5	139.4	R-1	2 family
5	139.5	R-1	2 family
5	141	R-1	2 family
5	77	R-2	Multi-family
5	78	R-2	Multi-family
5	92	R-2	Multi-family
5	93	R-2	Multi-family
5	94	R-2	Multi-family
5	95	R-2	Multi-family
5	150	R-2	Multi-family
5	152	R-2	Multi-family
5	153	R-2	Multi-family
5	153.1	R-2	Multi-family
5	154	R-2	Multi-family
9	21	R-2	Multi-family
9	22	R-2	Multi-family
9	59	R-2	Multi-family
9	62	R-2	Multi-family
9	116	R-2	Multi-family
9	117	R-2	Multi-family
9	118	R-2	Multi-family

WOOLEN MILLS

Section	Parcel	Z	LUP
50	144	B-1	1 family
55	76	R-2	1 family
56	23	R-2	1 family
56	33	R-2	Industrial
56	32	R-2	Industrial
56	31	R-2	Industrial
56	31.1	R-2	Industrial
56	30	R-2	Industrial
56	29	R-2	Industrial
56	40.4	M-2	1 family
56	109	M-2	1 family
56	113	M-2	1 family
55A	94.1	R-2	1 family
55A	94.1A	R-2	1 family
55A	94.2	R-2	1 family
55A	94.2A	R-2	1 family
55A	94.3	R-2	1 family
55A	94.3A	R-2	1 family
55A	88	R-2	Public/Semi-Public
55A	88.1	R-2	Public/Semi-Public
55A	88.9	R-2	Public/Semi-Public
55A	91	R-2	Public/Semi-Public