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# Planning Commission

## Zoning Diagnostic + Approach

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August 9, 2022

- Introduction & Background
  - Purpose for the Zoning Rewrite
  - What is Zoning?
- Overview of the Draft **Zoning Diagnostic + Approach** document
- Community Engagement Process
- Discussion

# Introduction & Background

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# Cville Plans Together

**A community process for updating the future vision for the city, with a focus on equity and affordability.**



**Current Step:**  
**Zoning Ordinance Update**  
*(Comprehensive Plan Implementation)*



## Together, we are developing...



An **Affordable Housing Plan**, as part of the Comprehensive Plan, to create a unified strategy for housing Charlottesville’s residents.



An update to the **Citywide Comprehensive Plan**, to guide the ways that the city will change and grow in the future.



An updated **Zoning Ordinance**, to ensure that development takes place in a clear and effective manner, and to work toward correcting injustice related to land use.

# What is Zoning?

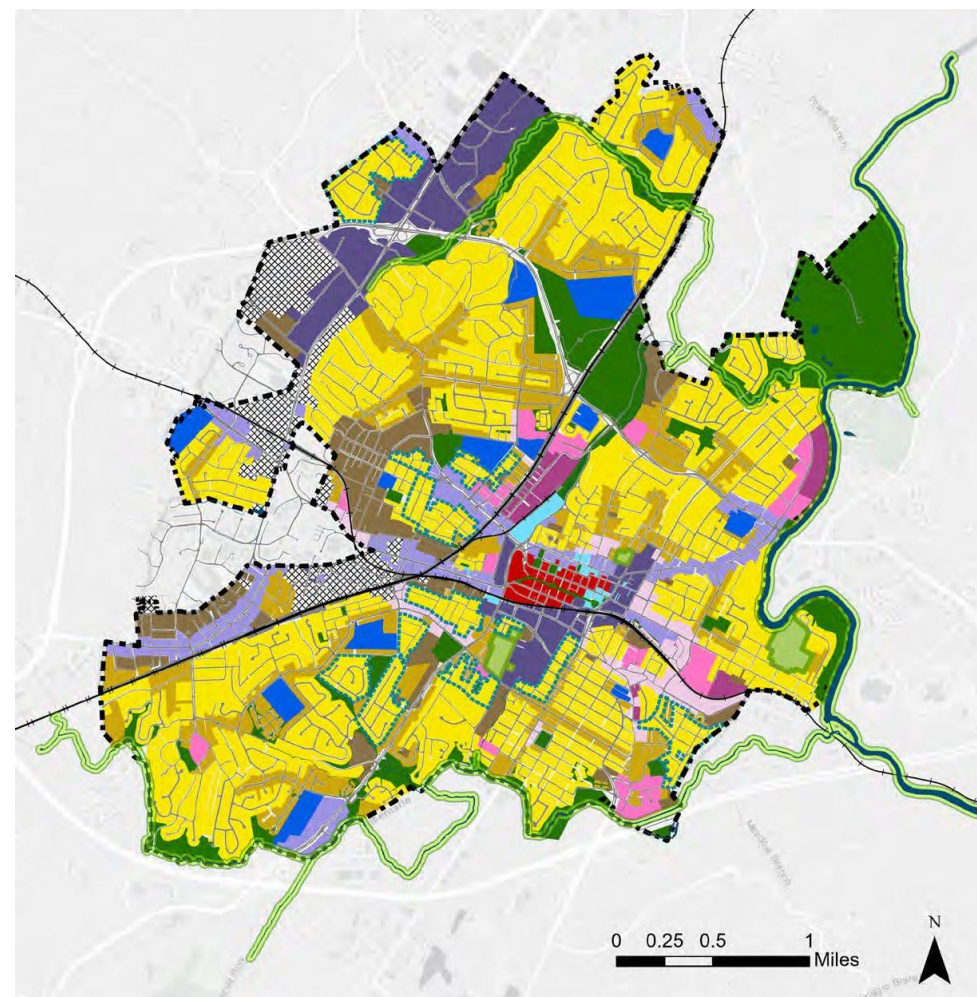
“Zoning” refers to the regulations that govern the development of buildings and use of land.



# Comp. Plan and Zoning Relationship

- The adopted **Comprehensive Plan, Affordable Housing Plan, and Small Area Plans** lay out the long-term vision and policy goals for the city.
- Through regulation of development, the **Zoning Ordinance** is one of the **primary tools to implement** the visions and goals of these plans.

To view the Future Land Use Map → See the **Land Use, Urban Form, and Historic & Cultural Preservation Chapter** in the [Comprehensive Plan](#).



*2021 Future Land Use Map*

# What does it mean to “rewrite” zoning?

## All pieces of the Zoning Ordinance will be examined. The goals are to ensure that:

- 1: The Zoning Ordinance supports the Comprehensive Plan (including the Future Land Use Map) and other adopted plans, such as Small Area Plans and the Affordable Housing Plan.
- 2: We mitigate the flaws and barriers previously identified by City planning staff and elected and appointed officials.
- 3: The new zoning will be easier to read and apply for everyone involved.

**Some sections of the Zoning Ordinance will be completely re-written while other sections may adapt or utilize text from the current Zoning Ordinance.**

This is a unique process that includes a complete review and update of the zoning ordinance following adoption of an updated Comprehensive Plan and Future Land Use Map.

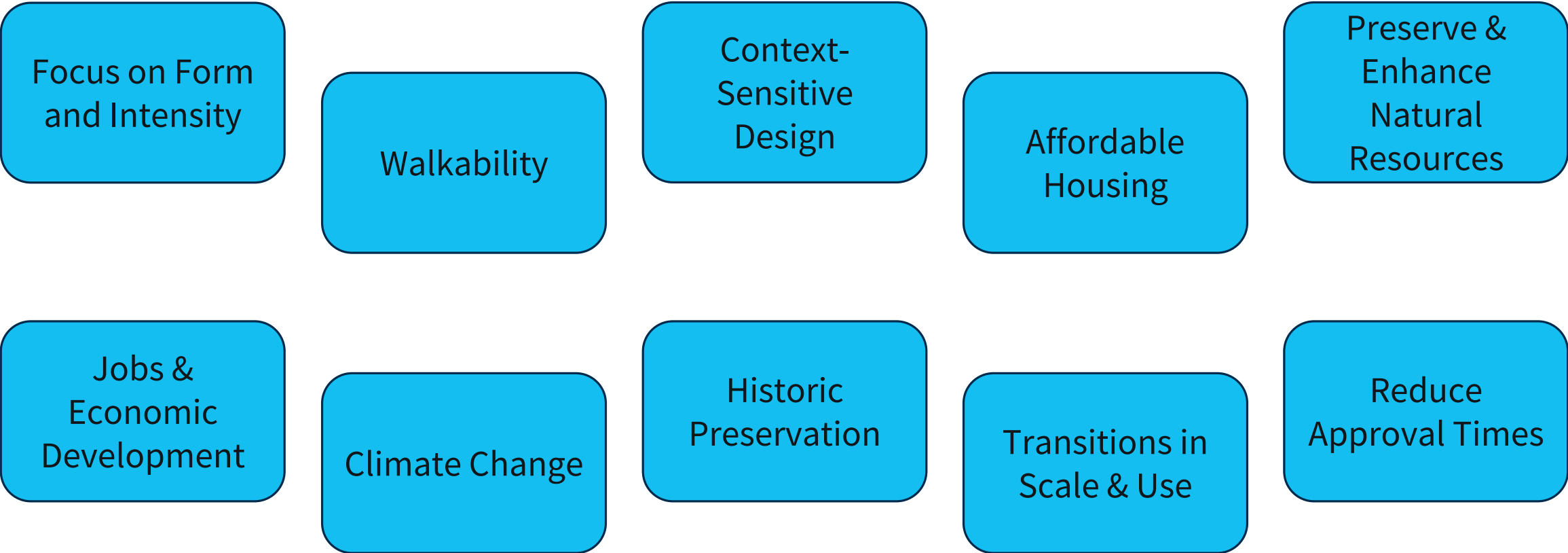
**It is possible that analyses related to zoning** (including market analyses and analyses related to environmental conditions and other constraints) **could lead to changes to the Future Land Use Map.**

# Land Use Vision from Comp. Plan

- Will increase the **supply** and **affordability** of housing
- Will work to **address inequities** related to the distribution of land uses and impacts of development
- Will be **walkable, people focused**, protective of the **natural environment**, and scaled to allow **additional housing types and a mix of uses** throughout the city at a scale that is familiar to the city's neighborhoods
- Urban design and historic preservation efforts will work in tandem to celebrate the unique cultural and historical identity of the city while supporting the potential for a greater variety of housing options and community amenities in all neighborhoods.



## Strategies



# Zoning Rewrite Process

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# Zoning Process: Overview

## Part 1:

### Identify zoning ordinance changes that are needed, and the proposed approach

- Timeframe: about 4-6 months – Final Report to a joint work session with Planning Commission and City Council in September (Planned for September 27)
- Includes modeling **building** and **housing market outcomes**.

# Zoning Process: Overview

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## Part 2:

### Draft zoning ordinance

- Timeframe: about 9-12 months – goal to have draft zoning in early 2023
- Drafted in three pieces: (1) District and uses, (2) standards (landscape, lighting, signs, etc.), (3) process/procedures.
- Interim updates to Planning Commission and Council

# Zoning Process: Overview

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## Part 3:

### **Adopt the new zoning ordinance**

- Includes public notifications and hearings with the Planning Commission and Council.
- Anticipated for spring 2023

# Timeline



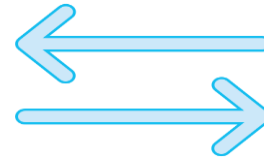
## Winter-Summer 2022

Overview of zoning ordinance changes that are needed, and the proposed approach to the updates



## Summer-Fall 2022

Draft zoning ordinance components



## Fall 2022-Winter 2023

Review and revise consolidated draft of zoning ordinance



## Winter-Spring 2023

Hearings and adoption of updated zoning ordinance

**Community outreach and input milestones (Approx. Summer 2022, Early 2023, Spring 2023).**

# Zoning Diagnostic + Approach Report



[cvilleplanstogether.com/zoning-plan/draft-approach/](https://cvilleplanstogether.com/zoning-plan/draft-approach/)

# Report Overview

- This document identifies issues with the current Zoning Ordinance and establishes a proposed approach to the zoning rewrite.
- We are not yet proposing a draft zoning map or draft zoning text.
- The Report outlines a proposed set of changes, and the purpose of the summer community comment period is to gather input on this approach before we draft the zoning map and text.





# Document Outline

- Introduction
- **Zone for More Affordable Housing**
- **Residential District Testing**
- **Better Zoning Standards**
- Appendices
  - Zoning Glossary
  - Existing Zoning & Ability to Implement the Comprehensive Plan
  - Plan Goals & the New Zoning

# Zone for More Affordable Housing

**Charlottesville has significant housing challenges, and recent plans identified several potential affordability strategies related to land use, in addition to many non-land use strategies.**

- Affordable Housing Plan (March 2021):
  - “Create more opportunities for housing in neighborhoods with historically exclusionary housing, while minimizing displacement from neighborhoods with many low-income residents.”
  - “Revise regulations and development approval processes to increase the supply of housing and slow the increase of housing cost, while protecting lower income and other marginalized communities.”
- Comprehensive Plan (November 2021):
  - Envisions more housing options throughout the city
  - Identifies “Sensitive Community Areas” which demographics indicate may be sensitive to displacement pressures.

# Zone for More Affordable Housing

## A variety of zoning changes are proposed:

- Allow more units on every lot zoned for only a single unit today
- Allow more rental and ownership options
- Create zoning incentives and adopt an inclusionary zoning policy
- Create a toolkit to avoid displacing at-risk communities

# Zone for More Affordable Housing

## Inclusionary Zoning Program Design Goals



Ensure the program aligns with local real estate **market conditions**.

Seek the **greatest level of affordability** that is market-viable.



Conduct a **financial analysis** to understand the impact of any requirements and the toolkit of incentives that can be used to offset that impact.

Consider and balance the required **affordability, incentives** to offset developer costs, and the City's administrative **needs and processes**.



Create a program that aligns with **fair housing principles** and is **equitable** in allocating the new or additional affordable housing units for qualified households.

Ensure units are **affordable as long as possible or in perpetuity**, so that we are always adding to the affordable housing supply, not replacing lost affordable units.



# Residential District Testing

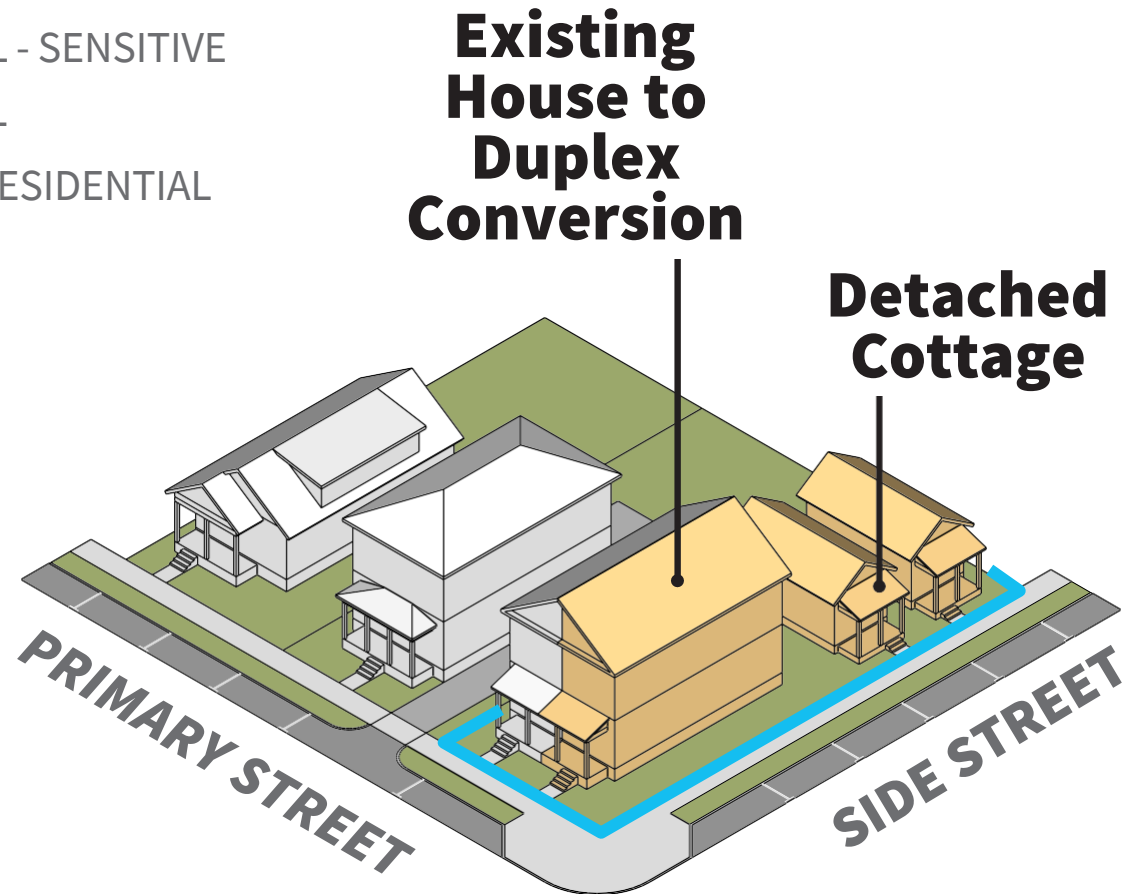
- **Modeled several different development scenarios for typical lots in General Residential and Medium Intensity Residential areas on the Future Land Use Map.**
- **Scenarios illustrate the maximum development potential of a lot (but not necessarily the likely development level).**
  - There are several physical and financial considerations which could impact and/or limit the level of infill development.
    - Physical considerations include the number and size of units provided, provision of parking, required fire lane access, stormwater & impervious cover standards, utility easements, tree protection, etc.
    - Financial considerations are currently being examined, and we expect to share a report in August.

# Residential District Testing

## Example Scenario Graphic

Checked boxes indicate the Future Land Use Map categories that apply to each scenario

- GEN. RESIDENTIAL - SENSITIVE
- GEN. RESIDENTIAL
- MED. INTENSITY RESIDENTIAL



# Better Zoning Standards

- In addition to housing and affordability, a variety of other issues related to zoning surfaced in the preparation and adoption of the Comprehensive Plan.
- These issues fall into five areas, shown at right.
- The Zoning Diagnostic + Approach Report proposes a number of recommendations to address the identified issues.



**Zoning  
Districts**



**Administration**



**Use  
Provisions**



**Ease Of Use**



**Site  
Standards**

# Community Engagement & Involvement Process

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# Objectives of the Engagement Process

Through this engagement process, we will be working to **advance the four goals of the Comprehensive Plan's Community Engagement & Collaboration chapter:**

- 1) **Public education and awareness** → will ensure that the community is aware of the zoning update and understands the material we are sharing and how to participate in the process
- 2) **Inclusivity** → will welcome everyone into this process and focus efforts on reaching those who might be less likely to participate on their own
- 3) **Transparency** → will provide regular updates and clear information, including responses to questions
- 4) **Effectiveness** → will regularly assess the success of our outreach efforts and adjust as needed

**We will consider community input as we refine the zoning ordinance, and input will be summarized and shared with decisionmakers and the community at key milestones.**

# Outreach & Engagement

- **Virtual engagement** → webinars, attendance at community/organizational meetings, Steering Committee meetings
- **In-person engagement** → pop-up tables, outdoor or indoor large- or small-scale meetings (if/when possible due to COVID)
- **Educational materials** → Zoning 101 handout/presentation, regularly-updated FAQs
- **Communications**
  - **Email/social media/website** → regular updates; announcements about milestones
  - **Printed flyers and signs** → to build awareness



# Share Your Comments



## Option 1: Complete the Online Feedback Form

- [surveymonkey.com/r/Cville4](https://surveymonkey.com/r/Cville4)



## Option 2: Send comments via email

- [Engage@cvilleplanstogether.com](mailto:Engage@cvilleplanstogether.com) (or contact the Cville Plans Together team via the [website](#))



## Option 3: Send comments via mail

- Neighborhood Development Services, City Hall, P.O. Box 911, Charlottesville, VA 22902