## 2020 Crozet Master Plan Land Use Table - Draft (July 1, 2020)

	Neighborhood Density	Matable and Sanatha Barthantal	Downtown Noishbark and Constant	Habara Danaita Basida atial	Natable advantage of National Han	Community Malica d Har	Communical Missed Hea	Dt	O#: /D0 D /Fl /L1	Institutional	Darley & Consent Contains	Dublic Davis
	Residential (Low)	Neighborhood Density Residential	Downtown Neighborhoods Overlay	Urban Density Residential	Neighborhood Mixed Use	Community Mixed Use	Commercial Mixed Use	Downtown	Office/R&D/Flex/LI	Institutional	Parks & Green Systems	Public Parks
						Mixed use development with a mix			Employment-generating uses	Development consisting primarily		
			Overlay district intended to promote		Mixed use development with	of medium to high-density		This designation is applied to the	and basic industries meant to	of government buildings, schools,	Areas providing ecosystem and	
Purpose &			the goals of neighborhood		neighborhood serving retail and	residential, commercial, retail,		most intensely developed area	bolster economic	public safety facilities, public	cultural services (including	Existing and proposed
Intent	Existing residential areas with		preservation and promote housing	Medium to high-density residential	service uses for nearby residential	office, and other uses that serve	Commercial/retail, service, and	in the heart of Crozet. It is	development goals, supported	utilities, and	recreation), critical	publicly owned parks and
	density of less than 2 units	Low-density residential development	choice and affordability within	development supported by small to	areas. Residential development	the community, with a high	automobile-oriented uses, with	intended to be a mixed use area	by secondary commercial/retail,	major health care facilities, or	environmental resources, and	greenway systems for active,
	per acre and areas for future	patterns with neighborhood-scale	existing and established	medium scale commercial, retail,	supported by small to medium scale	intensity of uses expected in a	infill residential or employment-	providing for employment,	and residential uses to serve	unprogrammed government	areas held in common ownership	passive, or social recreational
	low density development.	commercial, retail, and institutional uses.	neighborhoods.	and institutional uses.	commercial/retail uses.	walkable development pattern.	generating uses encouraged.	service and residential uses.	employees.	property.	in existing developments.	use.
Primary Uses											Sensitive environmental	
						Commercial/retail					features including stream	
						• Offices					buffers, food plain, and	
					Residential at a density of up to 18	Residential at a density of 6-34	Commercial/retail				steep slopes.	
				2	units per acre	units per	Wholesale businesses				Privately owned open space	
			Desidential at a density of 2 6 units	Residential at a density of 6-12	Commercial/retail     Offices	Religious assembly uses	Hotels/conference facilities     Auto commercial sales 8		Offices	Schools, colleges, universities,     and ancillary facilities.	with passive and/or active	
			Residential at a density of 3-6 units per acre with higher density	units per acre	Offices     Poligious assembly uses	Schools and child care	Auto-commercial sales & services	Offices	Research and development	and ancillary facilities	recreation amenities, parks,	
	Residential at a density of less		allowable if housing & form criteria	Religious assembly uses     Schools and child care	Religious assembly uses     Schools and child care	Institutional	Religious assembly uses	Commercial/retail	Flex spaces	<ul><li>Fire stations, hospitals, libraries</li><li>Public facilities and major</li></ul>	playgrounds, outdoor sitting areas, plazas, etc.	Existing publicly owned parks
	•	Residential at a density of 3-6 units per acre	_	Institutional	• Institutional	Hotels/conference facilities	Schools and child care	Institutional	Light industrial	utilities	Natural areas.	and greenway systems
	triair 2 urits per acre	Residential at a density of 3-6 dilits per acre	are met	- institutional	• Ilistitutional	- Hotels/conference facilities	Scribbis and crind care	Residential at a density of up	- Light moustrial	utilities	• Natural areas.	and greenway systems
							Office/R&D/Flex/Light	to 36 units per acre				
							Industrial	Hotels/conference facilities		Offices supporting primary		
Secondary		Religious assembly uses	Religious assembly uses				Residential at a density of 6-34	R&D/Flex/LI	Commercial/retail	uses		
Uses	Religious assembly uses	Schools and child care	Schools and child care	Commercial/retail	Auto-commercial sales & services	Office/R&D/Flex/Light Industrial	units per	Religious assembly uses	Residential at a density of 6-34	Nursing homes, assisted		
	Schools and child care	Institutional	Institutional	Offices	within a building	Existing auto-commercial sales &	-	Schools and child care	units/acre	living facilities, convalescent		
	Institutional	Commercial/retail	Commercial/retail		Office/R&D/Flex/Light Industrial	services	Institutional		Institutional	homes		
			a) Conversion of an existing structure			Mixed use buildings with active						
Building			to multi-family units to allow			ground-story uses along street						
			preservation of existing housing			fronts encouraged.						
			stock and/or historic buildings.			Commercial/retail/office/institutio						
			b) Addition of an accessory dwelling			nal: large scale uses should locate		Residential: multifamily,				
			unit on a lot in keeping with existing			in multi-story buildings with small		preferably within mixed use				
			development patterns including			shop-fronts along streets. Single	Mixed-use buildings and	buildings and live/work units.				
			building location, scale, and massing.			use buildings should be	developments	Commercial/Office: Mixed-use				
Type &			c) Infill development that: preserves			constructed to allow future	encouraged. Single-use	buildings and developments				
Form			existing housing stock; is in keeping	Residential: multifamily,		conversion to active ground-story	commercial	encouraged. Single-use	Mixed-use buildings and			
Guidance		Residential: townhomes, single-family	with the prevailing development	townhomes, single-family attached		uses along main streets	buildings acceptable, with future	_	developments encouraged with			
		attached, single-family detached, accessory	I: -		Residential: multifamily, townhomes,	Residential: multi-family	conversion to ground story	acceptable, with future	active ground-story uses along			
		dwellings	neighborhood including scale,	should be secondary	single-family attached, live/work. Commercial/retail/office/institutiona	encouraged; townhouses and	active	conversion to ground story	main streets.		Four buildings ownested	Four buildings ownested
		Commercial/retail/office/institutional: uses should be located in small buildings or as	massing, and building location; provides additional affordable	al: uses should be located in small	I: uses should be located in small	single-family attached should be secondary.	uses along main streets encouraged.	active uses along main streets encouraged.	Single-use office/R&D/Flex buildings acceptable.		Few buildings expected, although exceptions can be	Few buildings expected, although exceptions can be
	Residential: single-family	part of mixed-use buildings with	and/or workforce housing	buildings or as part of mixed-use	buildings or as part of mixed-use	Light Industrial: activities and uses	Light Industrial activities and	Flex/Light Industrial activities	Light Industrial uses and	Building types dependent on use,	made for community-serving	made for community-serving
		small shop-fronts along streets	opportunities; can include the	buildings, with small shop fronts	buildings, with small shop fronts	should be located inside of	uses should be located inside of	and uses should be located	activities should be located	mixed use encouraged in public	uses such as neighborhood	uses such as public
	dwellings	sman shop ments along streets	following housing types: single	along streets	along streets.	buildings.	buildings.	inside of buildings.	inside of buildings.	facilities where appropriate	recreational amenities.	recreational amenities.
			3 3 7/1 -		1 -			Ŭ.	Up to 4 stories (5 by	total and a second		
					• 1-3 stories, with 2-3 stories				exception).			Building design guidance
Height &					encouraged	• 2-4 stories (5 by exception)			Blocks should be 300-400 feet			should be vetted through a
			Up to 3 stories	Up to 4 stories	Suggested maximum single use	Blocks should be 300-400 feet in			in length.	Up to 4 stories (5 by exception)		park master planning
Massing	Up to 3 stories	Up to 3 stories	<ul> <li>Suggested maximum building</li> </ul>	Suggested maximum building	building footprints:	length		• 2-4 stories (up to 6 by	<ul> <li>Stepback/facade breaks should</li> </ul>	<ul> <li>Building height and massing</li> </ul>	• 1-2 stories	process
	Suggested maximum	Suggested maximum building footprints:	footprints:	footprints:	Commercial/retail: 15,000 sq. ft.	Stepback/facade breaks should	Up to 4 stories (5 by exception)			should be respectful of adjacent	Buildings and amenity areas	Buildings and amenity areas
	building footprints for non-	Commercial/retail: 5,000 sq. ft.	Commercial/retail: 5,000 sq. ft.	Commercial/retail: 8,000 sq. ft.	Office/R&D/Flex/LI/Institutional:	be incorporated to protect areas		Blocks should be 200-400 feet	identified for viewshed	neighborhoods and areas	should avoid critical	should avoid critical
	residential: 15,000 sq. ft.	Office/Institutional: 20,000 sq. ft.	Office/Institutional: 20,000 sq. ft.	Office/Institutional: 25,000 sq. ft.	25,000 sq. ft.	identified for viewshed protection	in length	in length	protection.	identified for viewshed protection.	environmental resources	environmental resources
Prioritized											• Interconnectivity to other	Interconnectivity to other  areas of open space, parks
									Promote density of uses and	Connections to open space,	<ul> <li>Interconnectivity to other areas of open space, parks,</li> </ul>	areas of open space, parks, greenways, and recreational
				Provide a mixture of housing		Block-scale development within			compact development, including		greenways, and recreational	amenities
	Pedestrian & bicycle		Provide a mixture of housing types	types and affordability.		centers and interconnected	Relegate parking to the side	Promote density of uses and	infill and redevelopment.	recreational amenities	amenities	Respecting existing terrain
Design	connectivity.	Pedestrian & bicycle connectivity.	and affordability.	Promote density of uses and		streets.	and rear of buildings.	compact development, including		Site design accommodates multi-		and careful grading/re-grading
Principles	Access to parks, amenities,	Access to parks, amenities, and green	Bicycle and pedestrian	compact development, including	Human-scaled development.	Promote density of uses and	Promote appropriate scale,	infill and redevelopment.	green systems.	modal transportation	careful grading/re-grading of	of terrain.
	and green systems.	systems.	connectivity.	infill and redevelopment.	Block-scale development within	compact development, including	massing and enclosure.	Block-scale development and	Site design accommodates	infrastructure	terrain.	Preserve natural systems
	Maintain clear boundaries	Maintain clear boundaries with the Rural	Access to parks, amenities, and	Access to parks, amenities, and	centers and interconnected streets.	infill and redevelopment.	Block-scale development and	interconnected streets.	multi-modal transportation	Promote density of uses and	Preserve natural systems	where shown in the Master
	with the Rural Areas.	Areas.	green systems.	green systems.	Pedestrian & bicycle connectivity.	Human-scaled development.	interconnected streets.	Human-scaled development.	infrastructure.	infill redevelopment	where shown in the Master Plan.	Plan.
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