

2020 Crozet Master Plan Summarized Land Use Table - Draft (September 18, 2020)

	Neighborhood Density Residential (Low)	Neighborhood Density Residential	Downtown Neighborhoods Overlay	Middle Density Residential	Urban Density Residential	Neighborhood Mixed Use	Community Mixed Use	Commercial Mixed Use	Downtown	Office/R&D/Flex/LI	Institutional	Parks & Green Systems	Public Parks
Purpose & Intent	Existing residential areas with density of less than 2 units per acre and areas for future low density development.	Low-density residential development patterns with neighborhood-scale commercial, retail, and institutional uses.	Maintenance and production of affordable housing and preservation of historic structures in existing neighborhoods.	A variety of housing types, including smaller housing units that are naturally more affordable.	Medium to high-density residential development supported by small to medium scale commercial, retail, and institutional uses.	A mix of residential development and small to medium scale commercial and retail uses.	A mix of medium to high-density residential and community services in a walkable development pattern.	Commercial/retail, service, and automobile-oriented uses, with infill residential or employment-generating uses encouraged.	The most intensely developed area in the heart of Crozet, a mixed use area providing for employment, service and residential uses.	Employment-generating uses supported by secondary commercial, retail, and residential uses to serve employees.	Government buildings, schools, public safety facilities, and public utilities.	Areas providing ecosystem and cultural services (including recreation), critical environmental resources, and areas held in common ownership in existing developments.	Existing and proposed publicly owned parks and greenway systems for active, passive, or social recreational use.
Residential Density & Form	<2 units per acre. Single-family detached and accessory dwellings.	3-6 units per acre. Single-family detached, single-family attached, townhomes, accessory dwellings .	3-6 units per acre, with higher densities allowable if housing and form criteria are met. Single-family detached, duplex, multiplex, bungalow courts, live work unit.	6-24 units per acre. Multiplexes, townhouses, live work units, bungalow courts, accessory dwellings.	6-34 units per acre. Multifamily, townhomes, single-family attached encouraged; single-family detached should be secondary.	Up to 18 units per acre. Multifamily, townhomes, single-family attached, live/work.	6-34 units per acre. Multifamily encouraged; townhouses and single-family attached should be secondary.	6-34 units per acre. Multifamily and mixed use encouraged.	Up to 36 units per acre. Multifamily, preferably within mixed use buildings and live/work units.	6-34 units per acre to support. Multi-family and mixed use encouraged.			
Permitted Non-Residential Uses	Religious assembly, schools and childcare, institutional.	Limited commercial or retail around Centers. Religious assembly, schools and childcare, institutional.	Limited commercial or retail around Centers. Religious assembly, schools and childcare, institutional.	Limited commercial office, or retail around Centers. Religious assembly, schools and childcare, institutional.	Limited commercial office, or retail. Religious assembly, schools and childcare, institutional.	Small-scale commercial and retail, offices. Limited auto-commercial and Office/R&D/Flex/Light Industrial uses. Religious assembly, schools and childcare, institutional.	Commercial, retail, and offices. Existing auto-commercial and limited Office/R&D/Flex/Light Industrial uses. Religious assembly, schools and childcare, institutional.	Larger commercial and retail, auto-commercial services. Some Office/R&D/Flex/Light Industrial uses. Religious assembly, schools and childcare, institutional.	Commercial and retail, offices, hotels and conference facilities. Some Office/R&D/Flex/Light Industrial uses. Religious assembly, schools and childcare, institutional.	Offices, research and development, flex spaces, light industrial. Supporting commercial and retail. Institutional uses also permitted.	Education, public safety, public facilities, utilities.	Sensitive environmental features, privately owned open space, natural areas.	Publicly accessible parks and greenway systems.