

CITY OF CHARLOTTESVILLE

Department of Neighborhood Development Services

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To: James Freas, Assistant City Manager
From: Read Brodhead Zoning Administrator
Date: January 9, 2025
Re: Shelter Use, 604 Cherry Avenue (TMP: 290232100)
CC: Kellie Brown, Director of NDS

The City Manager's Office has requested a Zoning Determination for the allowable use of the Property located at 604 Cherry Avenue as a Shelter. This property is zoned CX-3. Section 3.2.2 of the Development Code contains a table that lists all the permitted uses in the City. A Shelter is considered a public and institutional use and is permitted as by-right use in the CX-3 zoning district. Per section 3.3.3.A.3 of the Development Code, a Shelter is defined as a use that provides temporary sleeping facilities for un-housed or displaced persons, typically for periods of less than 30 days. This use is Permitted as a by-right use in the CX-3 zoning district. No additional permits are required from the Planning Commission or City Council to operate a Shelter from this location.

Section 5.2.9 of the Development Code, outlines when a project is required to go through the Development Review process. Unless the site access is altered, the project will not be required to go through this process of review. A Building Permit will be required for the new use to ensure compliance with the building code.