

Land Use Historical Context

CVILLE PLANS
TOGETHER 

Land Use Overview

The earliest human settlement in the area was by the people of the Monacan Indian Nation, in villages along the Rivanna River.

1762-1890s

1762: Charlottesville founded by an Act of the Assembly as the Albemarle County seat.

1819: UVA Established.

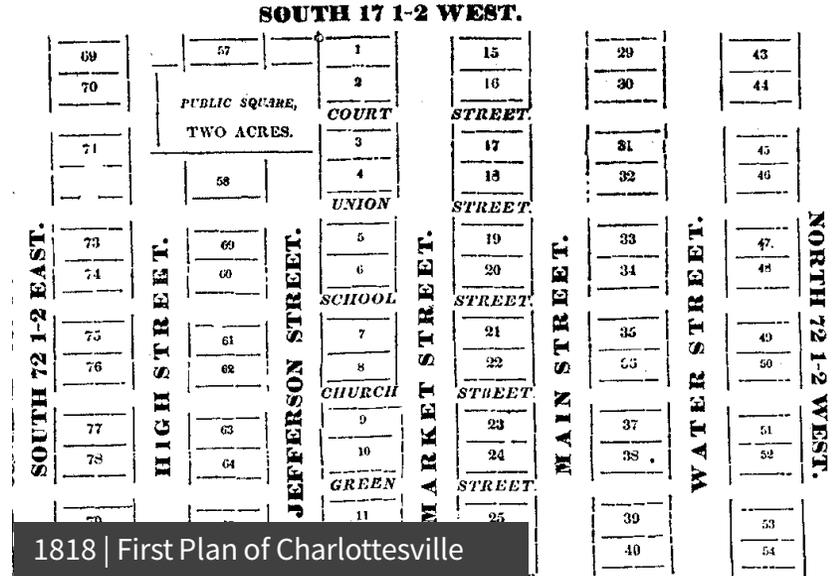
1850: Completion of Virginia Central Railroad, parallel to West Main, establishes a vital transportation corridor. (Southern Railway arrives 1894.)

1888: Charlottesville is incorporated as a city and land surrounding the original grid is annexed. The city now totals 781 acres.



1862 | Orange and Alexandria Railroad

A PLAN OF THE TOWN OF CHARLOTTESVILLE.



1818 | First Plan of Charlottesville



1856 | Edward Sachse's Drawing of UVA

Land Use Overview

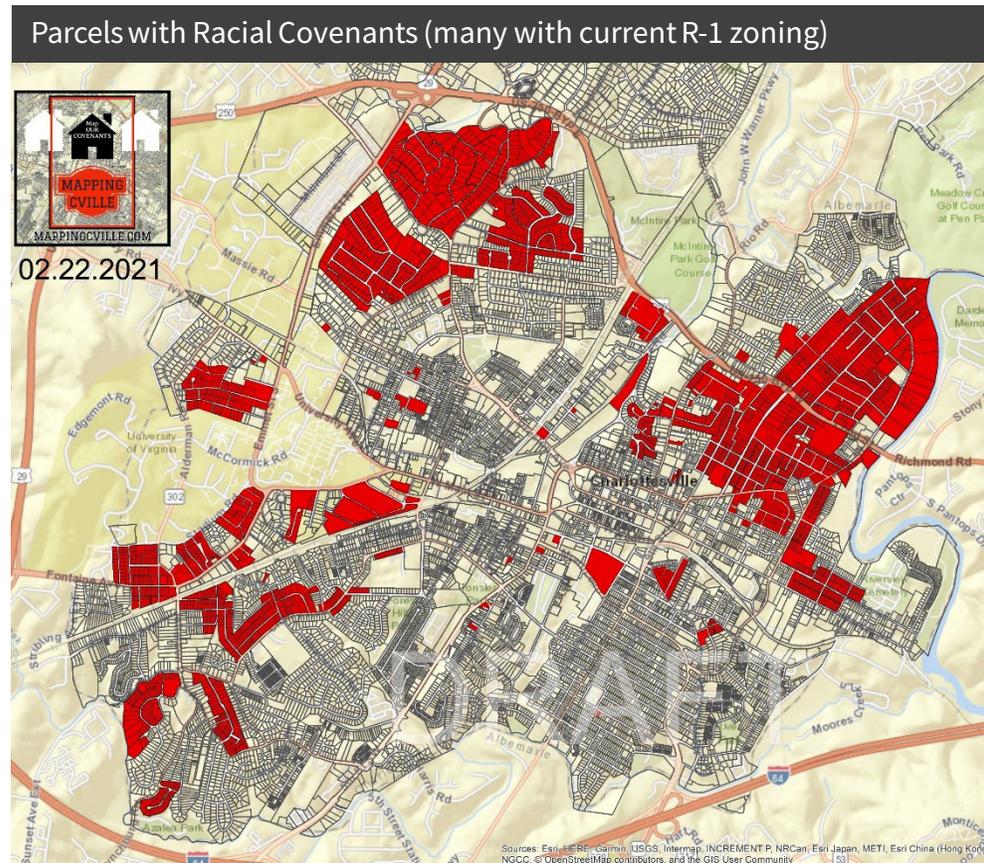
1890s - 1940s

Around 1890: Private racial covenants are introduced, restricting African American homeownership and confining rental properties to older, central areas of the city.*

1912: The City Council unanimously passes "An Ordinance: To Secure for White and Colored People a Separate Location of Residence for Each Race.*"

1929: The first formal zoning code is approved. Under community pressure, it is amended to allow two units per property instead of one.

**Noted for historical context only. These ordinances are no longer valid.*



Source: Mapping Cville project (mappingcville.com).

Mapping of parcels is ongoing.

Land Use Overview

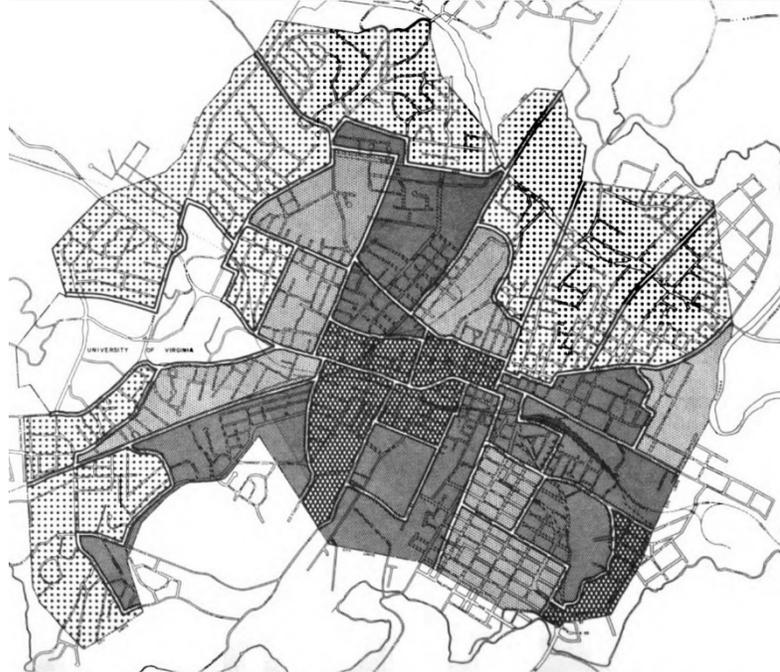
1940s – 1970s

1956: First off-street parking mandate. Harland Bartholomew and Associates (HBA) is contracted to develop city's first comprehensive plan.

1958: HBA's first Comprehensive Plan calls for the "elimination of slums, traffic congestion, and inadequate parking."

1964: Vinegar Hill is razed. There are similar situations in other neighborhoods through the 70s.

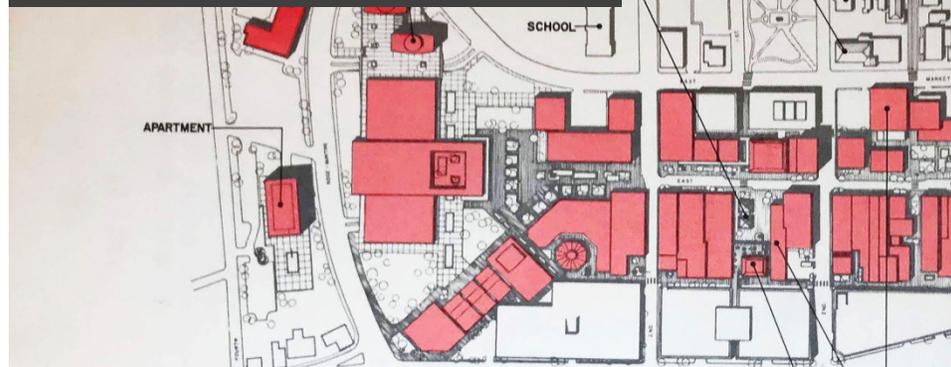
1950 | Map of "Substandard Housing"



1964 | Razing of Vinegar Hill



1970 | Plan for Downtown Charlottesville



Land Use Overview

1970s - Present

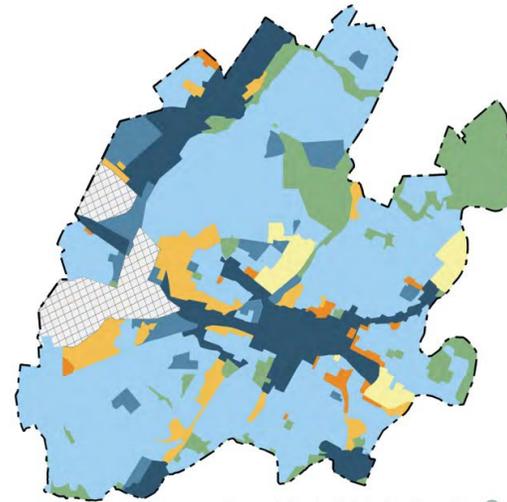
1991: A new zoning map for the city is released, broadening single-family zoning throughout the city, including undeveloped areas, leading to conversations around affordability and exclusion.

2003: Current zoning code adopted.

2013: Current Comprehensive Plan is adopted.



2013 | Future Land Use Map



- mixed use
- neighborhood commercial
- parks & open space
- public or semi-public
- high density residential
- University of Virginia
- low density residential
- business & technology

