

## Design Control Districts and Designations

The City of Charlottesville has established four types of design control designations, which are intended to promote the preservation of structures and areas with special historic, cultural, architectural, and archeological significance, and to encourage the construction of new structures that are complementary to those resources:

- Historical Preservation/Architectural Design Control (ADC) Districts
- Individually Protected Properties (IPP)
- Historic Conservation (HC) Districts
- Entrance Corridor (EC) Overlay Districts

Note: These designations apply to approximately 1,356 acres and 2,878 parcels, meaning that 21% of the city's land area and 18% of the parcels in the city are subject to design review.

The City both respects the past and values present creativity. This relationship of new to old should be complementary and add to the architectural vitality of the city. Within each type of design control district, the goal is that new structures, additions, and related elements will be in harmony with the scale and character of the existing buildings, sites, and landscapes. Projects are reviewed and approvals granted by a Certificate of Appropriateness (CoA), indicating the project is consistent with the established design guidelines.

### A note on Historic Designation

In the City of Charlottesville, there are numerous properties, sites, structures, and districts listed on the Virginia Landmarks Register and the National Register of Historic Places. However, these designations do not, in and of themselves, result in any additional regulations by the city, the state, or the federal government. The state and federal designations provide some protection from the impacts of actions approved and/or funded by state and/or federal agencies, and there are tax incentives available for preservation and rehabilitation. However, only those properties, structures, and sites designated by the City are subject to the City's ADC and HC regulations. State and/or federal designation does not automatically result in local designation. Correspondingly, there are numerous locally designated properties, sites, structures, and districts that do not have state and/or national designation; local designation does not automatically result in state and/or federal recognition.

### ADC Districts and IPPs

Approximately 542 acres; approximately 1,000 properties.

### Designated Districts and IPPs

- Downtown ADC District
- North Downtown ADC District
- Ridge Street ADC District
- West Main Street ADC District
- Wertland Street ADC District
- The Corner ADC District

- Oakhurst-Gildersleeve Neighborhood ADC District
- Rugby Road/University Circle/Venable Neighborhood ADC District
- 76 Individually Protected Properties. See Section 34-273 of the city code for complete list.

Purpose

Intent is to promote the identification, preservation, and enhancement of buildings, structures, landscapes, settings, neighborhoods, places, and features with special historical, cultural, and architectural significance.

Relevant City Code

Section 34-271 to Section 34-291

Design Guidelines

Architectural Design Control Districts Design Guidelines

**HC Districts**

Approximately 139 acres; approximately 365 properties.

**Designated Districts**

- Martha Jefferson Neighborhood
- Rugby Road Neighborhood
- Woolen Mills Village

**Purpose**

The intent of HC districts—by design, less stringent than ADCs and IPPs—is to identify and conserve buildings, structures, and areas with special historical, cultural, architectural, and archaeological significance.

**Relevant City Code**

Section 34-335 to Section 34-349

**Design Guidelines**

Historic Conservation District Design Guidelines

**EC Overlay Districts**

Approximately 800 acres; approximately 1113 properties.

**Designated Corridors**

- Route 29 North (corporate limits to Ivy Road)
- Hydraulic Road (corporate limits to the 250 Bypass)
- Barracks Road (corporate limits to Meadowbrook Road)
- Ivy Road (corporate limits to Emmet Street)

- Fontaine Avenue/Jefferson Park Avenue (corporate limits to Emmet Street)
- Fifth Street SW (corporate limits to the Ridge Street ADC District)
- Avon Street (corporate limits to the CSX railroad tracks)
- Monticello Avenue/Route 20 (corporate limits to Avon Street)
- Long Street (corporate limits to St. Clair Avenue)
- East High Street/9th Street (Long Street to East Market Street)
- Preston Avenue (McIntire Road to Rosser Avenue)
- McIntire Road (Preston Avenue to Route 250)

## **Purpose**

The intent of EC districts is to stabilize and improve property values; to protect and enhance the city's attractiveness to tourists and other visitors; to sustain and enhance the economic benefits of tourism in the city; and to support and stimulate development complementary to the prominence afforded properties and districts having historic, architectural, or cultural significance.

## **Relevant City Code**

Section 34-306 to Section 34-314

## **Design Guidelines**

Charlottesville Entrance Corridor Design Guidelines