

TABLE 2 (revised 3/5/04)

CROZET LAND USE & PLACE TYPES

| Land Uses | Neighborhood/Village | | | | District |
|---|--|---|--|--|---|
| | Hamlet | General (CT13) | Edge (CT1 & CT2) | Center (CT6) | |
| Summary List | <p>General (CT14) Limited. Houses, row houses, accessory units, B & Bs, inns, home offices on 1st floors & ancillary buildings, child care, coffee houses, neighborhood convenience stores on 1st floors @ corners (one store/300 sq. ft.)</p> <p>Edge (CT1 & CT2) Very Restricted. Development area open space preserve or reserve with very low residential density.</p> <p>Center (CT6) Very Open.</p> | <p>General (CT13) Restricted Use. Detached houses, w/ancillary dwellings, guest cottages in ancillary buildings, home offices in ancillary structures, corner stores on 1st floors @ corners (one store/300 sq. ft.)</p> <p>Edge (CT14) Limited. Houses, row houses, accessory units, B & Bs, inns, home offices on 1st floors & ancillary buildings, child care, coffee houses, neighborhood convenience stores @ corners. Home, artist & craftsman workshops, bicycle and furniture repair. All civic uses.</p> | <p>General (CT13) Restricted Use. Detached houses w/ancillary dwellings, guest cottages in ancillary buildings, home offices in ancillary structures, corner stores on 1st floors @ corners (one store/300 sq. ft.)</p> <p>Edge (CT14) Limited. Houses, row houses, accessory units, B & Bs, inns, home offices on 1st floors & ancillary buildings, child care, coffee houses, neighborhood convenience stores @ corners. Home, artist & craftsman workshops, bicycle and furniture repair. All civic uses.</p> | <p>General (CT15) Open. All attached, detached and mixed use residential (w/ancillary dwellings), hotels, corporate and neighborhood offices, shop front stores. All civic uses permitted except (with some restrictions on grade schools), and furniture repair. All civic uses.</p> <p>Edge (CT14) Limited. Houses, row houses, accessory units, B & Bs, inns, home offices on 1st floors & ancillary buildings, child care, coffee houses, neighborhood convenience stores. Home, artist & craftsman workshops, bicycle and furniture repair. All civic uses.</p> | <p>District Warehouses and light manufacturing in center zones. Airports, research/office parks, regional parks and preserves @ outer edge zones.</p> |
| Subcategories | | | | | |
| Residential Building Type | <p>Small apartment building, Row House, Duplex, Cottage, House, Accessory unit, Live work unit</p> | <p>Cottage, House, Accessory unit, Live work unit</p> | <p>Apartment building, Row House, Duplex, Cottage, House, Accessory unit, Live work unit</p> | <p>Apartment building, Row House, Duplex, Cottage, House, Accessory unit, Live work unit</p> | |
| Lodging | Inn up to 12 rooms, school dormitory | Inn up to 5 rooms (inc. B & Bs) | Inn up to 12 rooms, school dormitory | Inn up to 12 rooms, school dormitory | |
| Office | Live-work Unit/Home office, Commercial first floor w/residential over | Live-work Unit/Home office | Live-work Unit/Home office, Commercial first floor w/residential over | Office Building, Live-work unit, Commercial first floor w/apartments over. | Office Building, Live-work unit, Commercial first floor w/residential over |
| Retail Services | Grocery, small retail building and first floor retail w/residential over (i.e. cornerstore), Display gallery, restaurant, kiosk | Small retail building and first floor retail w/residential over (i.e. cornerstore) | Grocery, small retail building and first floor retail w/residential over (i.e. cornerstore), Display gallery, restaurant, kiosk | Grocery, small retail building and first floor retail w/residential over (i.e. cornerstore), Display gallery, restaurant, kiosk | Grocery, small retail building and first floor retail w/residential over (i.e. cornerstore), Display gallery, restaurant, kiosk |
| Civic & Civil Support | Library, Playground, Fountain or public art, Bus shelter, Fire station, Police station, Funeral home | Outdoor auditorium, Playground, Fountain or Public Art, Bus shelter, Fire station | Library, Playground, Fountain or public art, Bus shelter, Fire station, Police station, Funeral home | Live theater, Small movie theater, religious assembly, playground, fountain or Public art, parking structure, Bus shelter, Fire station, Police station, Funeral home, Medical/small animal vet clinic | Library, Playground, Fountain or public art, Bus shelter, Fire station, Police station, Funeral home |
| Education | School, Child-care center | School, Child-care center | School, Child-care center | School, Child-care center | College, High school, Trade school |
| Automotive, Industrial & Other | Gasoline station & Drive-through facility by exception. | NA | Gasoline station & Drive-through facility by exception. | Gasoline station & Drive-through facility by exception | Automotive, Gasoline station, Automobile service, Truck maintenance, Shopping center, Shopping mall, Industrial, Heavy facility, Light facility, Truck depot, Laboratory facility, Water, Sewer & Waste treatment, Electric substation, Warehouse storage, Mini-storage and Airports. |
| Agriculture | NA | Greenhouse, Stable & Kennel by exception. | NA | Greenhouse, Stable & Kennel by exception. | Grain storage, Livestock pen, Greenhouse, Stable, Kennel, Large animal vet all by exception. |
| Parks & Open Space See OPEN SPACE MATRIX | Greenway, Commons, Elementary School Yard, Square (where primarily residential), Green/Pocket Park, Eyebrow | Greenway, Greenbelt, Elementary & Middle School Yards, High School Yards, Health or Meadow, Parklet Park, Eyebrow, Close | Greenway, Commons, Elementary School Yard, Square (where primarily residential), Green/Pocket Park, Eyebrow | Greenway (as a terminus), Commons, Square (where commercial character is on the ground floor), Green, Plaza | High School or College Yards (as in a campus), District-wide parks & preserves, Greenway, Commons, Elementary School Yard, Square (where primarily residential), Green/Pocket Park, Eyebrow |

Sources: The Neighborhood Model (Tort-Gallis CHK), Lexicon of the New Urbanism (DPP)

The Crozet Master Plan, an adopted part of the Albemarle County Comprehensive Plan, is intended as a general guide for future development and systematic change in the Community of Crozet. The Comprehensive Plan is advisory in nature and, with its accompanying maps, charts and other supplementary information, it sets forth the County's long-range recommendations for the development of land within its jurisdiction. The Comprehensive Plan also serves as a guide for the development and implementation of the Zoning Ordinance. Development guidelines contained in the maps, charts and other supplementary materials in the Comprehensive Plan are intended as targets rather than specific requirements, consistent with the advisory nature of the document.