

TABLE 1 (revised 3/5/04) **"MASTER MATRIX" CROZET PLACE TYPES AND DESIGN GUIDELINES**

Place Type		Hamlet			Neighborhood/Village			Downtown			District
Definition		A discernible place with a focal point and boundary that maintains and fosters primarily residential, institutional (i.e. places of worship) or recreational activities. 50% of its land area is dedicated to open space (either a preserve or reserve.) It is still organized in accordance with a pedestrian scale (i.e. from the focal point to its farthest most developed edge is approximately 1/4 mile or a 5 minute walk.) Its boundary is typically an agricultural or natural area. However due to its limited mix of land use, it is not self-sufficient.			A discernible place with a focal point and boundary that maintains and fosters social, cultural and economic activities. It is the "building block" of towns and cities. Intensity of land use and density decreases from center to edge. The area of a neighborhood, from its center to edge is approximately the area of a circle with a 1/4 mile radius (a 5 minute walk.)			A downtown exhibits greater density and formal design than a Neighborhood/Village or Hamlet. It is the commercial "hub" for several neighborhoods/villages and/or hamlets, affecting a market area approximately 2 to 5 miles out from its center.			Employment center which may be single use or mixed use area.
General Description	Areas	Center (CT4)	General (CT3)	Edge (CT1 & CT2)	Center (CT5)	General (CT4)	Edge (CT3)	Center (CT6)	General (CT5)	Edge (CT4)	
	Function	A focal point with a variety of residential types and a very limited mixture of uses.	Supports center with predominately residential uses, especially single-family detached.	Preservation of open space & historic agricultural activities. Clearly defines the edge of development.	A focal point with a mix of uses, residential types and amenities. Nearby residential densities are sufficient to support some of these activities, however its market area may extend beyond the 1/4 mile radius.	Supports center with a variety of residential types and some mixture of uses.	Supports center with predominately residential uses, especially single-family detached.	The commercial "hub" for several neighborhoods and/or villages, affecting an area approximately 2 to 5 miles out from its center.	Supports center with a mix of uses, residential types and amenities.	Supports center with a variety of residential types and some mixture of uses.	Employment center which may be single use or mixed use area.
	Land Use Relationships	20-40% of the total Hamlet area.	10-30% of the total Hamlet area.	Up to 50 % of the total Hamlet area.	20% (+/-) of the total Neighborhood area.	30-50% of the total Neighborhood area.	30-50% of the total Neighborhood area.	20-50% of the total Downtown area. Junction of two to three neighborhood centers at an intersection or existing "hub" of activity.	10-30% of the total Downtown area.	10-30% of the total Downtown area. Two to three neighborhood general/edge zones support the Downtown center.	If single use, typically no more than 20 % of the neighborhood or downtown area.
	*Land Uses <i>See TABLE 2 for a description of Land Uses</i>										
Density	Net Residential Density	4.5 d.u./ac. Sfd, sfa & duplexes; up to 12 d.u./ac. for townhouses and apartments; up to 18 d.u./ac. in mixed use setting	3.5-4.5 units/acre.	Very low residential density no greater than 1 unit/20 acres	Up to 12 d.u./ac.; up to 18 d.u./ac. in a mixed use setting	4.5 d.u./ac. Sfd, sfa & duplexes; up to 12 d.u./ac. for townhouses and apartments; up to 18 d.u./ac. in mixed use setting	3.5-4.5 units/acre. (6.5 units/acre if accessory apartments added for 50 % of the residential stock.)	Up to 18 d.u./ac.; up to 36 d.u./ac. in mixed use setting	Up to 12 d.u./ac.; up to 18 d.u./ac. in a mixed use setting	4.5 d.u./ac. Sfd, sfa & duplexes; up to 12 d.u./ac. for townhouses and apartments; up to 18 d.u./ac. in mixed use setting	
	Lot Area & Coverage	2500 SF average, 60% maximum lot coverage	10,000 SF average, 40% maximum lot coverage	generally 5-20 ac., maximum lot coverage NA	1500 SF minimum, 80 maximum lot coverage	2500 SF average, 60% maximum lot coverage	10,000 SF average, 40% maximum lot coverage	No minimum lot size, 100% maximum lot coverage	1500 SF minimum, 80 maximum lot coverage	2500 SF average, 60% maximum lot coverage	
	Block Dimensions	250-500.' Maximim Perimeter = 2400.'	250-500.' Maximim Perimeter = 3000.'	NA	250-500.' Maximim Perimeter = 2000.'	250-500.' Maximim Perimeter = 2400.'	250-500.' Maximim Perimeter = 3000.'	250-500.' Maximim Perimeter = 2000.'	250-500.' Maximim Perimeter = 2000.'	250-500.' Maximim Perimeter = 2400.'	
Spatial Enclosure	Range of Building Heights	1-2.5 stories from main entry @ street level.(3 stories by exception.)	1-2 stories from main entry @ street level. (2.5-3 stories by exception.)	NA	1.5-3.5 stories from main entry @ street level.	1-2.5 stories from main entry @ street level.(3 stories by exception.)	1-2 stories from main entry @ street level. (2.5- 3 stories by exception.)	2-4 stories from main entry @ street level.(5 stories by exception to accommodate grades & pre-existing buildings.)	1.5-3.5 stories from main entry @ street level.	1-2.5 stories from main entry @ street level.(3 stories by exception.)	
	Building Height/Street Width Ratio	Maximum ratio=1:2. Minimum ratio =1:4.	Maximum ratio=1:4. Minimum ratio = 1:6.	NA	Maximum ratio =1:2. Minimum ratio =1:4.	Maximum ratio=1:2. Minimum ratio =1:4.	Maximum ratio=1:4. Minimum ratio = 1:6.	Maximum ratio =1:2. Minimum ratio =1:3.	Maximum ratio =1:2. Minimum ratio =1:4.	Maximum ratio=1:2. Minimum ratio =1:4.	
	Tree Canopy	When spatial enclosure falls below 1:3, enclosure by tree canopy is 1:2 except @ retail establishments	Spatial enclosure by canopy at least 1:3.	NA	When spatial enclosure falls below 1:3, enclosure by tree canopy is 1:2 except @ retail establishments.	When spatial enclosure falls below 1:3, enclosure by tree canopy is 1:2 except @ retail establishments.	Spatial enclosure by canopy at least 1:3.	When spatial enclosure falls below 1:3, enclosure by tree canopy is 1:2 except @ retail establishments.	When spatial enclosure falls below 1:3, enclosure by tree canopy is 1:2 except @ retail establishments.	When spatial enclosure falls below 1:3, enclosure by tree canopy is 1:2 except @ retail establishments.	
Building Siting	*Lot Type <i>See TABLE 3 - Crozet DA Master Plan, July 9, 2003, RPG-NBLA</i>	Village, cottage, duplex, retail, townhouse and live/work lots.	Primarily cottage and village lots. Estate lots acceptable.	NA for CT1. Farmsteads/agriculture possible in CT2.	Cottage, duplex, townhouse, live/work, plex and multifamily lots, some commercial lots.	Village, cottage, duplex, retail, townhouse and live/work lots.	Primarily cottage and village lots.	Commercial, multifamily, live/work and townhouse lots.	Cottage, duplex, townhouse, live/work, plex and multifamily lots, some commercial lots.	Village, cottage, duplex, retail, townhouse and live/work lots.	
	*Frontage Type <i>See TABLE 4 - Crozet DA Master Plan, July 9, 2003, RPG-NBLA</i>	Arcades, dooryards, porch & fence.	Common lawn (@ thoroughfares w/high design speeds), porch & fence.	NA	Shop, Arcade, Dooryard and Stoop, Porch and Fence.	Arcades, dooryards, porch & fence.	Common lawn (@ thoroughfares w/high design speeds), porch & fence.	Shop, Arcade and Stoop.	Arcades, dooryards, stoops, porch & fence.	Arcades, dooryards, porch & fence.	
	Side Setbacks	5-20' maximum.	5-30' maximum.	NA	0-15' maximum.	5-20' maximum.	5-30' maximum.	0-8'.	0-15' maximum.	5-20' maximum.	

Sources: The Neighborhood Model (Torti-Gallis.CHK), New Urbanism: Comprehensive Report and Best Practices Guide, Lexicon of the New Urbanism (DPZ), The Regional City (Calthorpe & Fulton) and NCDOT-TND Street Design Standards.

* Linked to more detailed charts and drawings (i.e. plan and sections.)

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.