

**Character Guiding Principle: Support and strengthen Crozet's history as a self-sustaining town, while welcoming new and infill development that is compatible in scale and design and provides housing choice for all community members.**

Goal 1: Support the continued revitalization of Downtown as the historic, cultural, and commercial heart of Crozet with distinctively urban design and support a mixture of uses in Crozet's other designated centers of activity.

- Short term: pursue shared parking agreements to support downtown redevelopment
- Long term: pursue additional parking solutions for downtown such as shuttle service, valet, and/or permanent parking facilities
- Provide wayfinding signage downtown and in other destinations: parking, public amenities, greenways/trails.
- Partner with Downtown Crozet Initiative (DCI) to develop/support programming in Crozet Square
- Update the Downtown Crozet District (DCD) (the current zoning district for Downtown Crozet) to incorporate appropriate downtown design guidelines
- Review/revise commercial use requirements in DCD
- Work with the Downtown Crozet Initiative (DCI) and other community partners to establish formal mechanism for long term improvements and maintenance of public amenities such as Business Improvement District (BID) or special service district
- Develop a priority review process to encourage employment uses within Downtown, Centers, and Employment districts.

Goal 2: Provide a variety of housing options that meet the needs of Crozetians at all income levels.

- Work with Albemarle County housing staff to support affordable housing in Crozet through appropriate incentives and publicly supported partnerships and programs identified in the Housing Albemarle Policy.
- Implement a priority review process to support development of new affordable and workforce housing within appropriate locations including within and adjacent to Centers and the Employment district
- Conduct a survey of Naturally Occurring Affordable Housing (NOAHs) within Crozet; identify programs and tools to support maintenance/preservation of NOAHs
- Consider Housing Rehabilitation Zones for appropriate areas of Crozet, especially within neighborhoods in the Downtown Neighborhoods Overlay
- Update residential zoning categories to remove barriers to housing affordability where appropriate such as minimum lot size requirements, minimum frontage requirements, and minimum parking standards.

Goal 3: Support existing neighborhoods and the historic context of Crozet through ensuring that new and infill development is compatible in design and scale with existing neighborhood fabric and allowing reuse of historic buildings.

- Allow appropriate scales of infill development through the legislative review process
- Carter Street – consider impacts to adjacent residential uses with any legislative proposals
- Update appropriate residential zoning categories to allow accessory dwelling units and the conversion of existing single-family homes into multiple units
- Consider rental inspection zones for appropriate areas of Crozet and develop rental inspection program
- Prioritize the preservation of historic structures through the legislative review process
- Develop pattern book to support downtown neighborhoods overlay (use 2009 Historic Preservation Strategies Report as starting point)
- Develop zoning ordinance overlay to support downtown neighborhoods overlay district

Goal 4: Maintain a distinct rural edge along Crozet's boundary to provide a visual connection to its cultural heritage as a town nestled in the Blue Ridge Mountains.

- Work with community and ARB to identify an appropriate rural streetscape design for Route 250
- Complete streetscape project along Route 250 to include shared use path, buffer landscaping, and elements identified through streetscape design.
- Develop Corridor-specific design guidelines for the Route 250 West Entrance Corridor
- Work with local partners and Virginia Department of Transportation (VDOT) to maintain rural sections of Lanetown Road, Crozet Avenue, and Three Notch'd Road

Goal 5: Leverage and amplify Crozet's artisan community, culture, history, and entrepreneurial spirit through creative placemaking projects and partnerships.

- Work with local partners such as DCI or CCAC to plan and complete community-led placemaking project
- Consider art in public places program
- Work with local schools to design artistic public facilities such as bike racks, transit stops, etc
- Update the Downtown Crozet zoning district (DCD) and other appropriate zoning designations to allow artisan manufacturing and maker spaces
- Update Downtown Crozet zoning district (DCD) and other appropriate zoning designations allow temporary events, festivals, pop-up uses in downtown