

Land use category	Land use*	CARRBORO		Charlottesville, VA			
		General	Downtown	General	Urban Core Zone	Corner Parking Zone	Parking Modified Zone
Residential	Single-family residential	2/DU (+ 1/rented room)	1/BR max 2	1/DU	No parking requirements (1)	No parking requirements (1)	1/DU No req. for affordable units
	Two-family residential	2/DU 1/DU for 1BR	1/BR max 2	1/DU			
	Multi-family residential	1/BR + 1/4DU 1.5/1BR unit 2/2+BR unit (ground fl.) 1/DU (low income, senior)	1/BR max 2	1/Studio 1/1BR unit 1/2BR unit 2/3BR unit 2/4BR unit			
	Group care/congregate living facility	3/5 beds		1 per 3 or 4 beds + 1/empl.			
	Shelter	3/5 beds #		Min. 2 + 1/empl.			
	Boarding/rooming house	1/4DU		0.3/BR			
	Commercial	General retail					3.5/1000 (1/285)
[Various retail uses]		Low: 1/1000 High: 1/250					
High traffic retail		1/200	1/300				
Low traffic retail		1/400					
General office				1/500			
Office serving customers/clients		1/200	1/400				
Office - few customers/clients		1/400					
				1/250 (general) 1/125 + 1/400 non-seating (drive-in w/seats) 1/60 (drive-in w/o seats)			
Restaurant		1/100 + 1/4 outside seats		unknown			
Bar/club		same as restaurant					
Bank		1/200 + drive-thru window storage		3.5/1000 (1/285)			
Theatre/movie theatre		1/4 seats		1/6 seats 1/200 (if no seats)			
Motor vehicle service		2/bay + storage area/bay		3/bay			
				1/200# + 3/exam room + 1/empl.			
Clinic/medical		1/150		1/4 exp. Users			
Health club/gym	1/3 expected users + 1/200						

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	Manufacturing/industrial	1/2 empl. 1/200 in B-1G, B2, B3, B4		1/2 empl. + 1/400 office space			
	Hotel/motel/inn	1/room + restaurant space	0.75/room + restaurant	1/room + restaurant space			
Institutional	Elementary or middle school	1.75/classroom		1/classroom			
	High/secondary school	5 per classroom		1/empl. + 1/5 students			
	Day care	1/empl. + 1/250		1/1.5 empl. (0.67/empl.)			
	Place of assembly	1/300		1/6 seats 1/200 (if no seats)			
	Place of worship	1/4 seats + 1/200 (non-seating area space)		1/6 seats 1/200 (if no seats)			
	Museum/library/public cultural facility	1/300		1/400			
	Civic/public use facility	1/200					
	Police/Fire/EMS station	1/200					
Recreation-Open Space	Park/outdoor recreation	1/200 of bldgs + 1/3 expected users at capacity		1/600 useable rec. area			
Notes							Only if >20 spaces would be required ordinarily
Flexibility provisions and reductions				Satellite, payment-in-lieu, transit payment-in-lieu, alternative transportation facilities, shared use, bike locker			
* Not all land uses represented. Some category names are not exactly the same as listed in ordinances.							
# = includes an exception not otherwise listed in the table							
Notes							
(1) Except SUP for increased res density above by-right density, and only required for increment of units above by-right units (this can be waived by City Council).							
Abbreviations							
DU = dwelling unit; BR = bedroom							