

BARRACKS RUGBY

NEIGHBORHOOD FACT SHEET



2,254
RESIDENTS
City: 45,133

2,853
PEOPLE/ SQ MI
City: 4,403

21%
UNDER 18
City: 16%

\$659,000
MEDIAN HOME VALUE
City: \$516,000 (includes condo units)

21%
RENTER OCCUPIED
City: 61%

0.79
SQ MILES
City: 10.3 sq mi

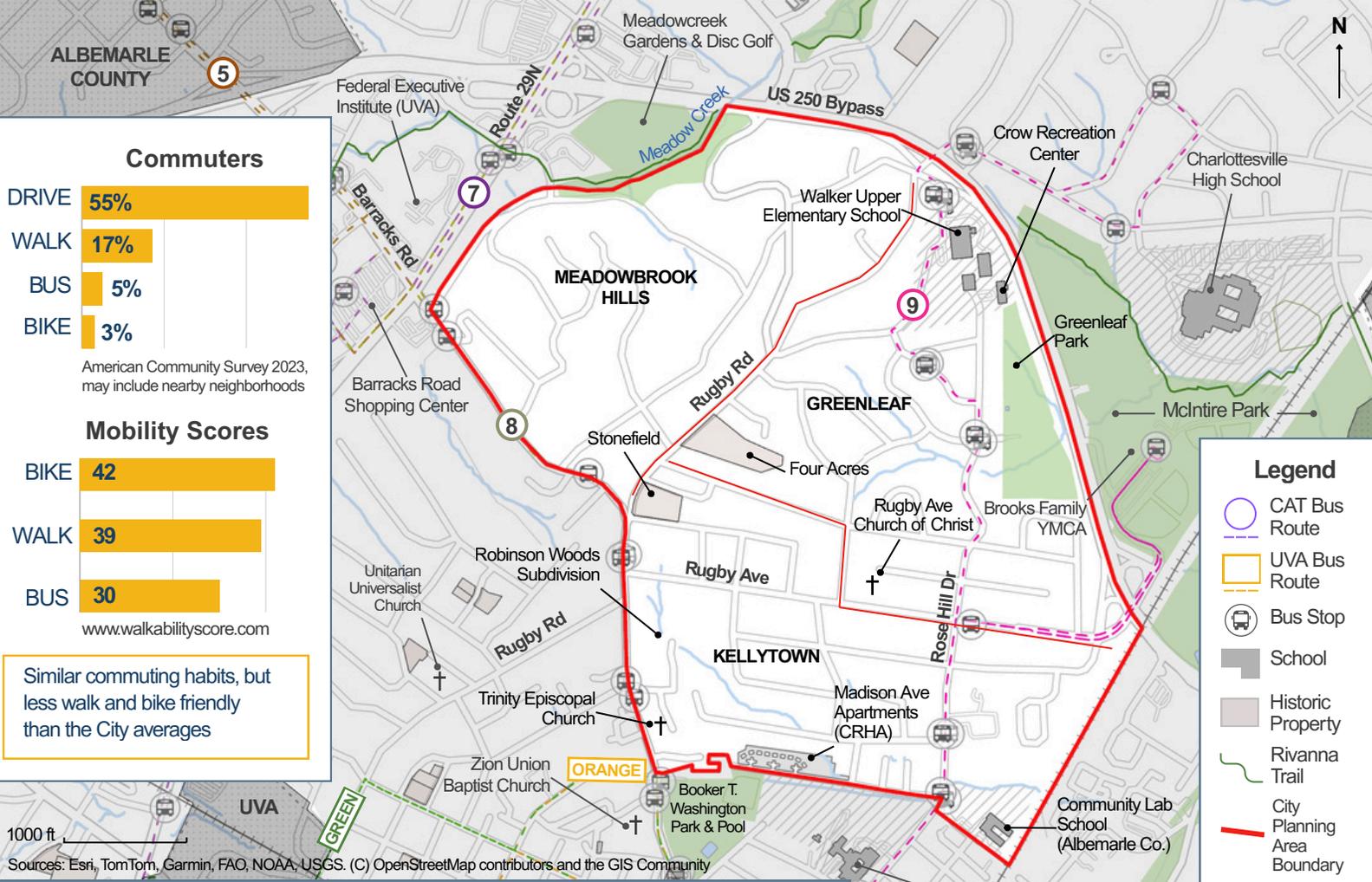
8th most populous and 5th largest by area. 2/3 as dense as the City average.

18%
OVER 65
City: 12%

\$2,979
AVERAGE RENT
City: \$2,100

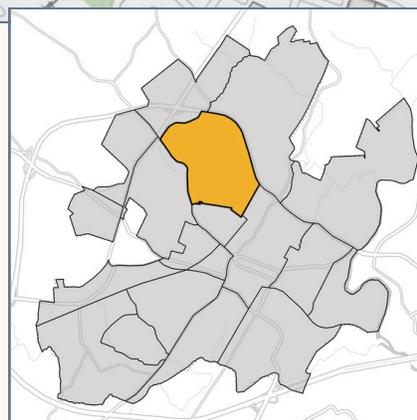
Highest average rent, 2nd smallest share of renters, 3rd highest median home value

19 City Planning Neighborhoods in total; vernacular neighborhood boundaries may vary. Sources: 2020 US Census Data, Charlottesville City Assessor's Office, and publicly available rental listings accessed 07/25.



The Barracks/Rugby Neighborhood contains three distinct smaller neighborhoods. Kellytown, originally part of the Rose Hill plantation, gets its name from the Black family who owned a large amount of land in the area above present-day Washington Park in the early 1900s. Greenleaf is mostly residential, with closely spaced post-WWII homes as well as some larger homes that date to the 1920s and 30s. Greenleaf Park was part of McIntire Park until the construction of the 250 Bypass in the late 1940s. Less dense and entirely residential, Meadowbrook Hills is close to shopping areas on Emmet St and Hydraulic Rd but retains a quiet character, with its larger homes dating to the 1920s among the most expensive in the City.

To learn more about Historic Preservation, go to: www.charlottesville.gov/264



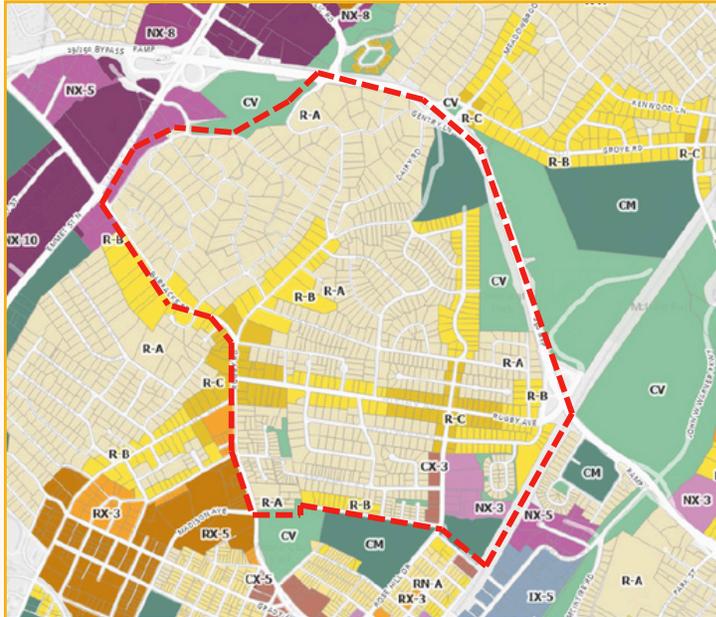
BARRACKS RUGBY

NEIGHBORHOOD FACT SHEET



ZONING

What kinds of buildings can be built, and where?



ZONING ORDINANCE (adopted 2024)

The Barracks/Rugby neighborhood is zoned almost exclusively for residential use only. The most common designation is **R-A**, allowing residential uses at a base level maximum of 3 dwelling units per lot, 4 if the existing house is not torn down, and 6 if affordability rules are met.

Areas along and off of Rugby Rd, Rugby Ave, Rose Hill Dr, and Madison Ave are zoned **R-B** or **RC**, with base levels of 6 or 8 units per lot along with preservation and affordability bonuses.

Rose Hill Dr south of Rugby Ave is zoned **CX-3** or **NX-3**, allowing a mix of residential, office, and commercial uses at a base level maximum height of 3 stories. **NX-3** puts an emphasis on tall, retail-ready ground-floor retail spaces.

To learn more, go to: www.charlottesville.gov/268/Zoning

NEW & PROPOSED DEVELOPMENTS

To learn more, go to: www.charlottesville.gov/1902

- 2030 Barracks Road - 24 Residential Units
- 1117 Preston Ave - 16-Unit Building
- 250 Bypass - New Fire Station

NEW & FUTURE TRAFFIC PROJECTS

To learn more, go to: www.charlottesville.gov/1912

- Preston Ave & Cabell Rd - Rapid flashing beacon
- Greenleaf Ln, Del Mar Dr, & Oakleaf Ln - Restriping and bumpouts
- Forest Avenue - Bumpouts
- Rose Hill Dr & Madison Ave - Mini roundabout
- Route 250 & Hydraulic Rd - Crosswalk signal
- Rose Hill Dr & Rutledge Ave - Crosswalks
- Gentry Ln - Speed cushion/table

NEIGHBORHOOD EVENTS

- Meadowbrook Hills Annual October Block Party

CURRENT LAND USE

Single Family Residential	76%
Multi-Family Residential	13%
Government & Nonprofit	8%
Commercial & Industrial	3%

NEIGHBORHOOD GROUPS

To learn more, go to: www.charlottesville.gov/711

- Greenleaf Neighborhood Association
 - Becky Calvert, beckycalvert@gmail.com
- Kellytown Neighborhood Association
 - Len Schoppa, schoppa@virginia.edu
- Meadowbrook Hills Neighborhood Association
 - Ben Heller, bjheller@gmail.com

To contact the City of Charlottesville's Neighborhood Administrators, email CvilleNeighborhoods@charlottesville.gov