BELMONT
NEIGHBORHOOD FACT SHEET

5,202
RESIDENTS
City: 45,133

5,979
PEOPLE/SQUARE MILE
City: 4,403

18%
UNDER 18
City: 16%

$385,000
MEDIAN HOME VALUE
City: $516,000 (includes condo units)

45%
RENTER OCCUPIED
City: 61%
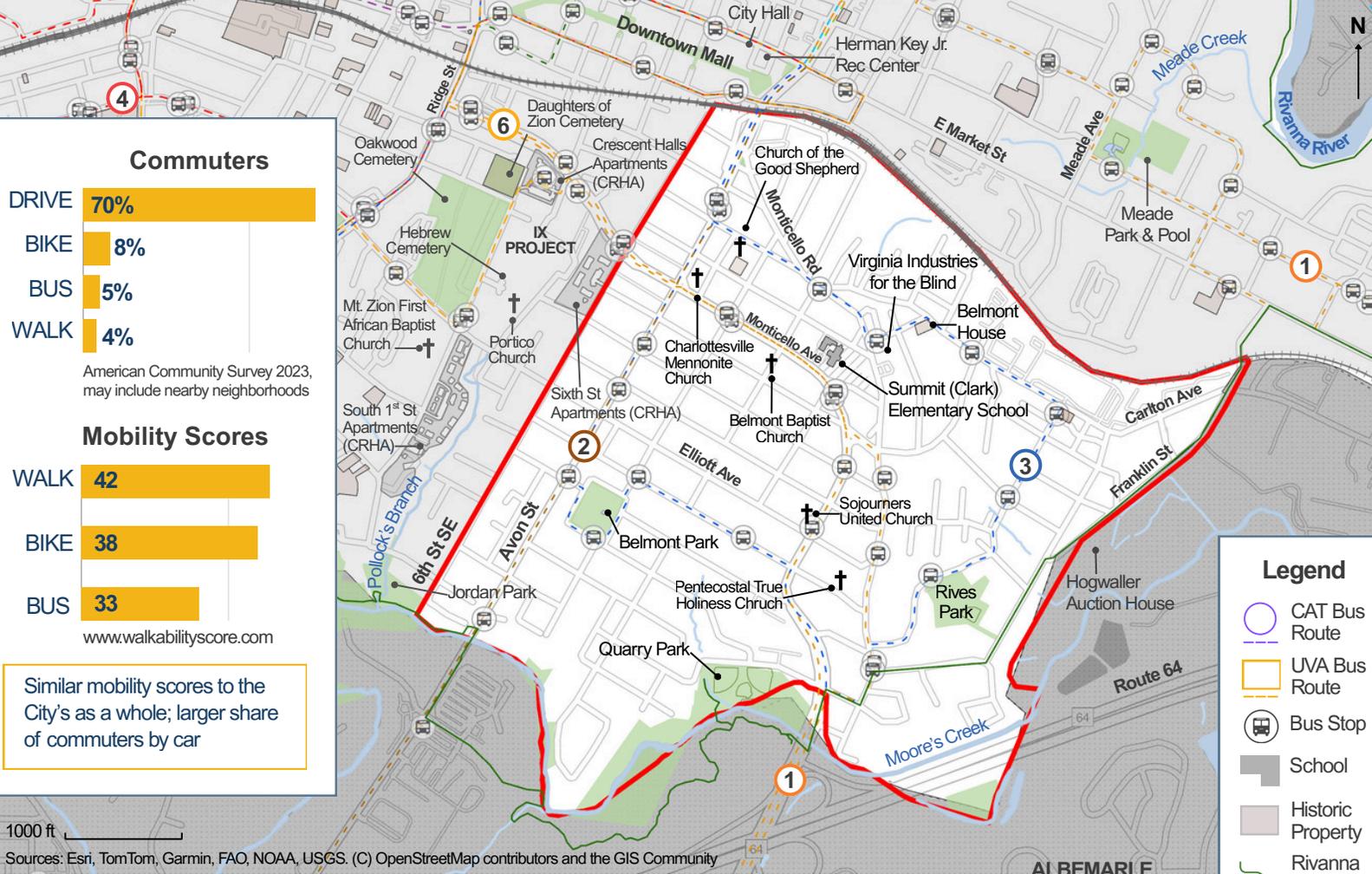
0.87
SQUARE MILES
City: 10.3 sq mi

The 2nd most populous neighborhood in the city and 4th largest by area

11%
OVER 65
City: 12%

**$2,300**
MEDIAN RENT
City: $2,100

4th smallest share of renters and higher median rent than the Charlottesville average

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.

Commuters

DRIVE	**70%**
BIKE	**8%**
BUS	**5%**
WALK	**4%**

American Community Survey 2023, may include nearby neighborhoods

Mobility Scores

WALK	**42**
BIKE	**38**
BUS	**33**

www.walkabilityscore.com

Similar mobility scores to the City's as a whole; larger share of commuters by car

1000 ft

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS. (C) OpenStreetMap contributors and the GIS Community

Legend
- CAT Bus Route
- UVA Bus Route
- Bus Stop
- School
- Historic Property
- Rivanna Trail

The present-day Belmont neighborhood was known in the early 1800s as the Belle-Mont plantation, renamed Belmont as a horse farm in 1847, and then starting in the 1890s as two subdivisions, "Belmont" and "Carlton" that were aimed at middle- and upper-class families. The neighborhood's growth was helped by the 1905 construction of the Old Belmont Bridge (replaced in 1961 and recently in 2024) over the railroad tracks where the C&O train depot and station, now an office building, were located. Most homes in the northern part of Belmont date from the 1890s to 1940s; those in the southern part are from the mid- and late-20th century. At the intersection of Monticello Rd and Carlton Ave is a vibrant restaurant scene; offices and industrial uses are clustered along the railroad tracks and Carlton Road.
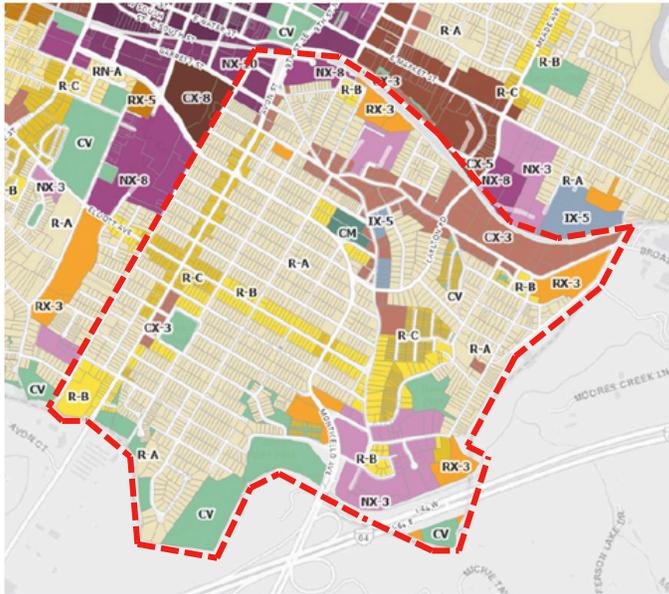
To learn more about Historic Preservation, go to: **www.charlottesville.gov/264**

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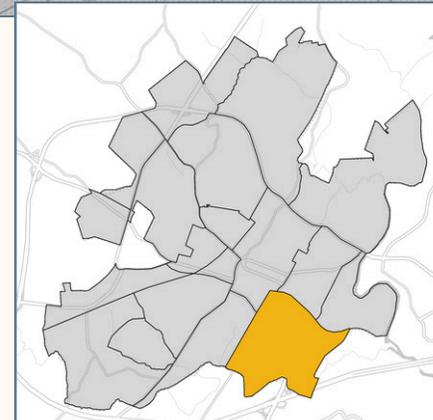
ZONING

What kinds of buildings can be built, and where?

ZONING ORDINANCE (adopted 2024)

Most of Belmont is zoned **R-A.** This allows a base level maximum of 3 residential units per lot, and 4 units if the existing home is preserved.

Avon St, Elliott Ave, and the southern portion of Monticello Rd are zoned **R-B or R-C**, residential-only areas with base levels of 6 and 8 units.

Parts of Avon St, Monticello Rd, downtown Belmont, and Carlton Ave are zoned **CX-3**, allowing a mix of uses at a base level maximum of 3 stories. **RX-3 and NX-3** zones along the railroad tracks and south of Rives Park are similar.

Small areas on either side of Belmont Bridge are zoned **NX-8 and NX-10**, mixed use zones with base levels of 8 and 10 stories.

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

CURRENT LAND USE

Land Use	Percent
Single Family Residential	62%
Multi-Family Residential	17%
Commercial & Industrial	15%
Government & Nonprofit	6%

NEW & PROPOSED DEVELOPMENTS
To learn more, go to: **www.charlottesville.gov/1902**

- 100 Avon St - 4-story 66-unit Apartment Building
- 735 Walnut St (Belmont Condos) - 206 Apartment Units
- 930 Monticello Rd - 4-story Apartment Building
- 1107 Myrtle St - 3 Residential Units
- 0 Lyman St - 3 Single-Family Residences
- 902 Nassau St - 9 Single-Family Residences
- 930 Nassau St - Two Apartment Buildings
- Monticello and Quarry Apartments - 281 Apartment Units
- 303 Palatine Ave - 15 Single-Family Residences

NEW & FUTURE TRAFFIC PROJECTS
To learn more, go to: **www.charlottesville.gov/1912**

- Monticello Avenue at 6th St SE - Rapid flashing beacon
- Avon St at Blenheim Ave - Rapid flashing beacon
- Monticello Ave at Avon St - Rapid flashing beacon
- Monticello Ave at Carlton Rd - Stop controlled slip lane, LED sign, crosswalk improvements
- Monticello Ave between Blenheim Ave & Druid Ave - Bike lane flexposts
- Carlton Ave between Nassau St & Franklin St - Lane definition striping
- Franklin St between Nassau and the RR underpass - Lane definition striping

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

- Belmont-Carlton Neighborhood Association
  - belmontcarlton@gmail.com
  - www.facebook.com/bcnacvillep
  - Meetings held the second Monday of the month

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