FIFEVILLE
NEIGHBORHOOD FACT SHEET

3,558 RESIDENTS
City: 45,133

6,976 PEOPLE/SQUARE MILE
City: 4,403

19% UNDER 18
City: 16%

$322,000 MEDIAN HOME VALUE
City: $516,000 (includes condo units)

65% RENTER OCCUPIED
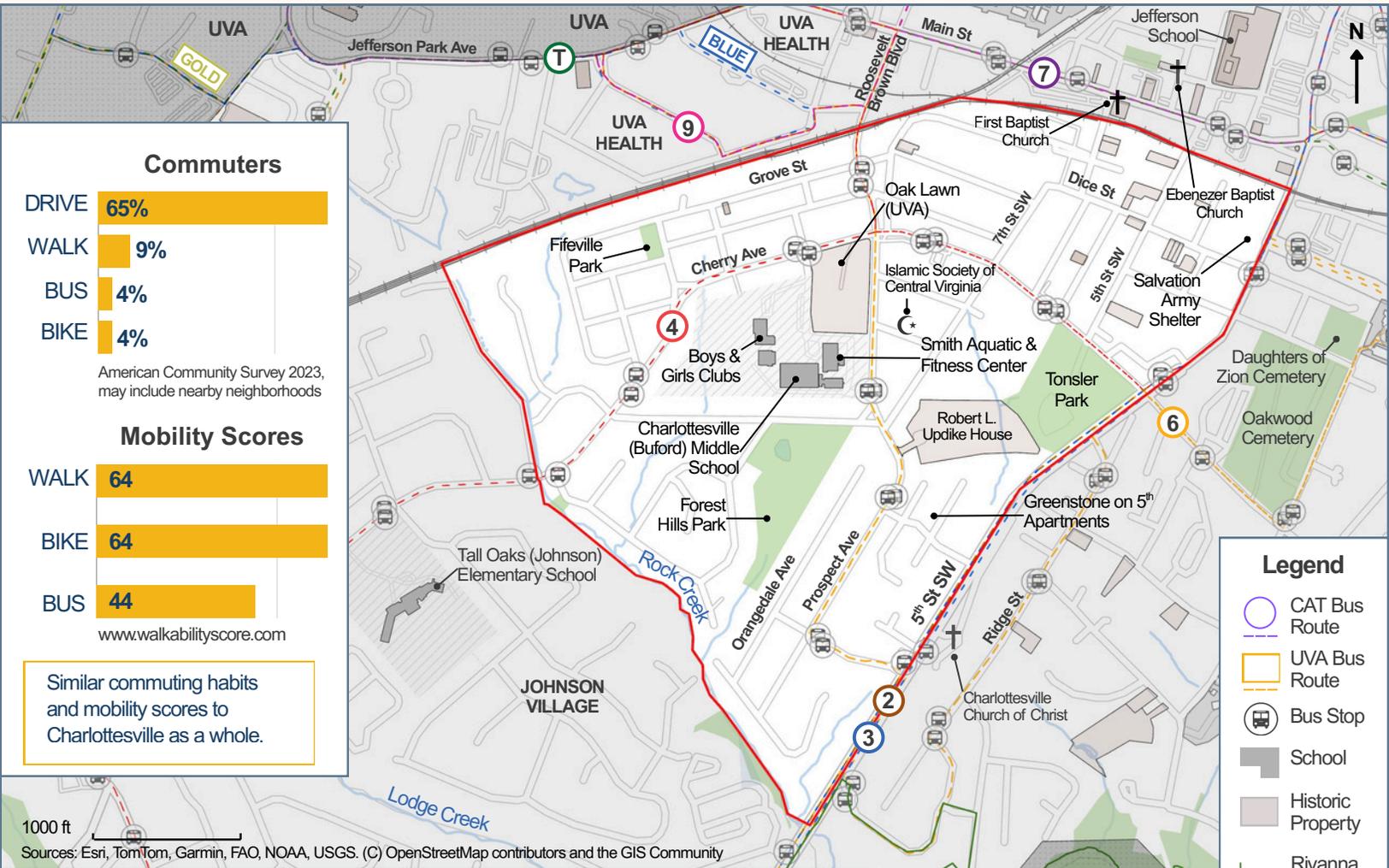City: 61%

0.51 SQUARE MILES
City: 10.3 sq mi

The 5th densest and the 5th most populous neighborhood in the city

10% OVER 65
City: 12%

**$2,086** AVERAGE RENT
City: $2,100

Lower median home value and similar average rent & share of renters as City-wide

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 **65%**
- WALK **9%**
- BUS **4%**
- BIKE **4%**

American Community Survey 2023, may include nearby neighborhoods

Mobility Scores

- WALK **64**
- BIKE **64**
- BUS **44**

www.walkabilityscore.com

Similar commuting habits and mobility scores to Charlottesville as a whole.

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

Fifeville gets its name from the family who owned the plantation that would later be subdivided in the 1890s for homes built by Black families, many of whom worked on the nearby railroad. Fifeville was annexed by Charlottesville in 1916. In the 1970s, the apartments now known as Greenstone on 5th as well as homes in the Orangedale neighborhood were built. One of the first neighborhoods to be affected by gentrification, Fifeville is home to an active neighborhood association that helped craft the Cherry Avenue Small Area plan and leads city-wide anti-displacement efforts. In recent years, UVA has acquired land south of the railroad tracks, including the Oak Lawn property that was the Fife family home.
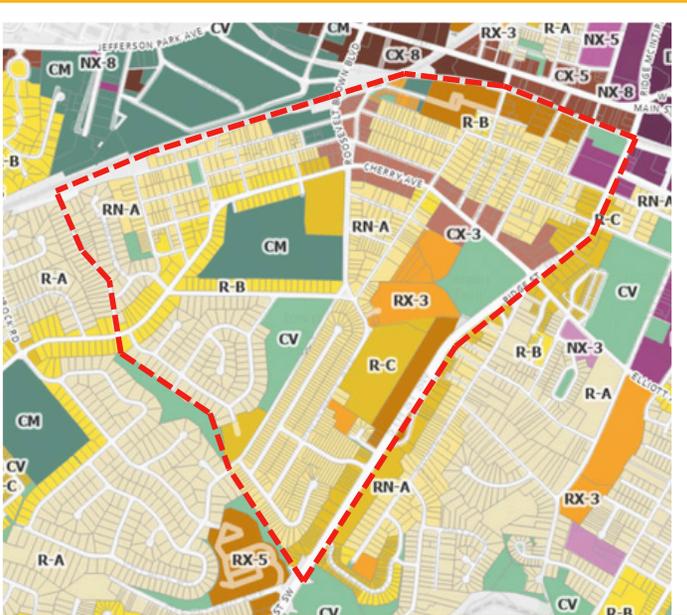
To learn more about Historic Preservation, go to: **www.charlottesville.gov/264**

FIFEVILLE
NEIGHBORHOOD FACT SHEET

CITY OF CHARLOTTESVILLE
NEIGHBORHOOD
DEVELOPMENT
SERVICES
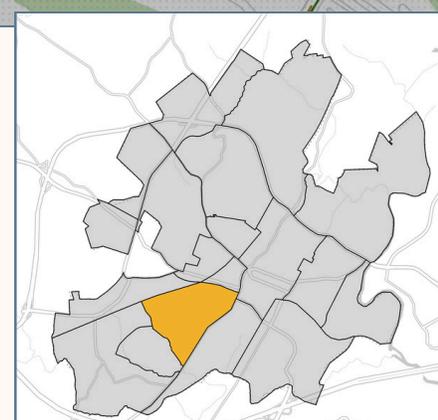
ZONING

What kinds of buildings can be built, and where?

ZONING ORDINANCE (adopted 2024)

In early 2024, City Council designated Fifeville a **"Core Neighborhood"** and zoned most of its residential areas **RN-A.** This allows a base of no more than one existing home per lot, plus one additional newly built unit.

Cherry Ave west of 9th St, part of Forest Hills Ave, and parts of 5th St were zoned **R-B** or **R-C**, residential but allowing more units per lot.

RX-3 and RX-5 areas allow residential and limited commercial uses, at base heights of 3 and 5 stories.

Buildings along Main Street and Cherry Ave zoned **CX-3, CX-5** or **CX-8** allow a mix of commercial and residential uses, at base heights of 3, 5, and 8 stories.

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

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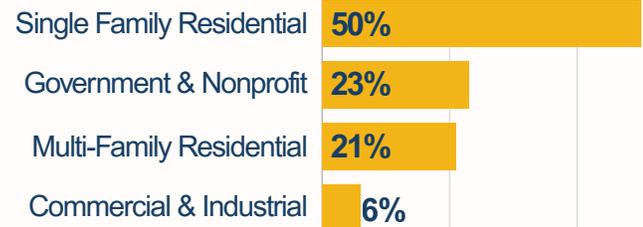To learn more, go to: **www.charlottesville.gov/1902**

- 1613 Grove St Ext - 28 Apartment Units
- 1000 Cherry Ave - Charlottesville Middle School Renovation
- 501 Cherry Ave - 71 Affordable Apartment Units
- 612 W Main St - 41 Apartment Units, retail space
- 202 7th St SW - 7-story Student Housing Building

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

- Roosevelt Brown Blvd from W Main St to Cherry Ave - Bike lane striping through intersections
- Lee St at Roosevelt Brown Blvd - No right on red with button
- Cherry Ave at Ridge St - Bike lane striping, bike box
- Cherry Ave from Ridge St to 5th St SW - Lane striping
- Fifeville One-Way Streets - Chicanes/bump-outs
- Forest Hills Ave - Bump-outs, speed cushion/table
- Ridge St at Monticello Ave - No right on red with button

CURRENT LAND USE

Single Family Residential	**50%**
Government & Nonprofit	**23%**
Multi-Family Residential	**21%**
Commercial & Industrial	**6%**

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

- Fifeville Neighborhood Association
  - www.facebook.com/groups/Fifeville
  - Meetings held the second Thursday of each month

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