

FRY'S SPRING

NEIGHBORHOOD FACT SHEET



4,009
RESIDENTS
City: 45,133

4,311
PEOPLE/ SQ MI
City: 4,403

19%
UNDER 18
City: 16%

\$442,000
MEDIAN HOME VALUE
City: \$516,000 (includes condo units)

55%
RENTER OCCUPIED
City: 61%

0.93
SQ MILES
City: 10.3 sq mi

3rd most populous and 3rd largest neighborhood by area. Average density.

11%
OVER 65
City: 12%

\$1,858
AVERAGE RENT
City: \$2,100

Lower median home value and average rent; as many renters as the City 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	67%
WALK	8%
BUS	4%
BIKE	4%

American Community Survey 2023, may include nearby neighborhoods

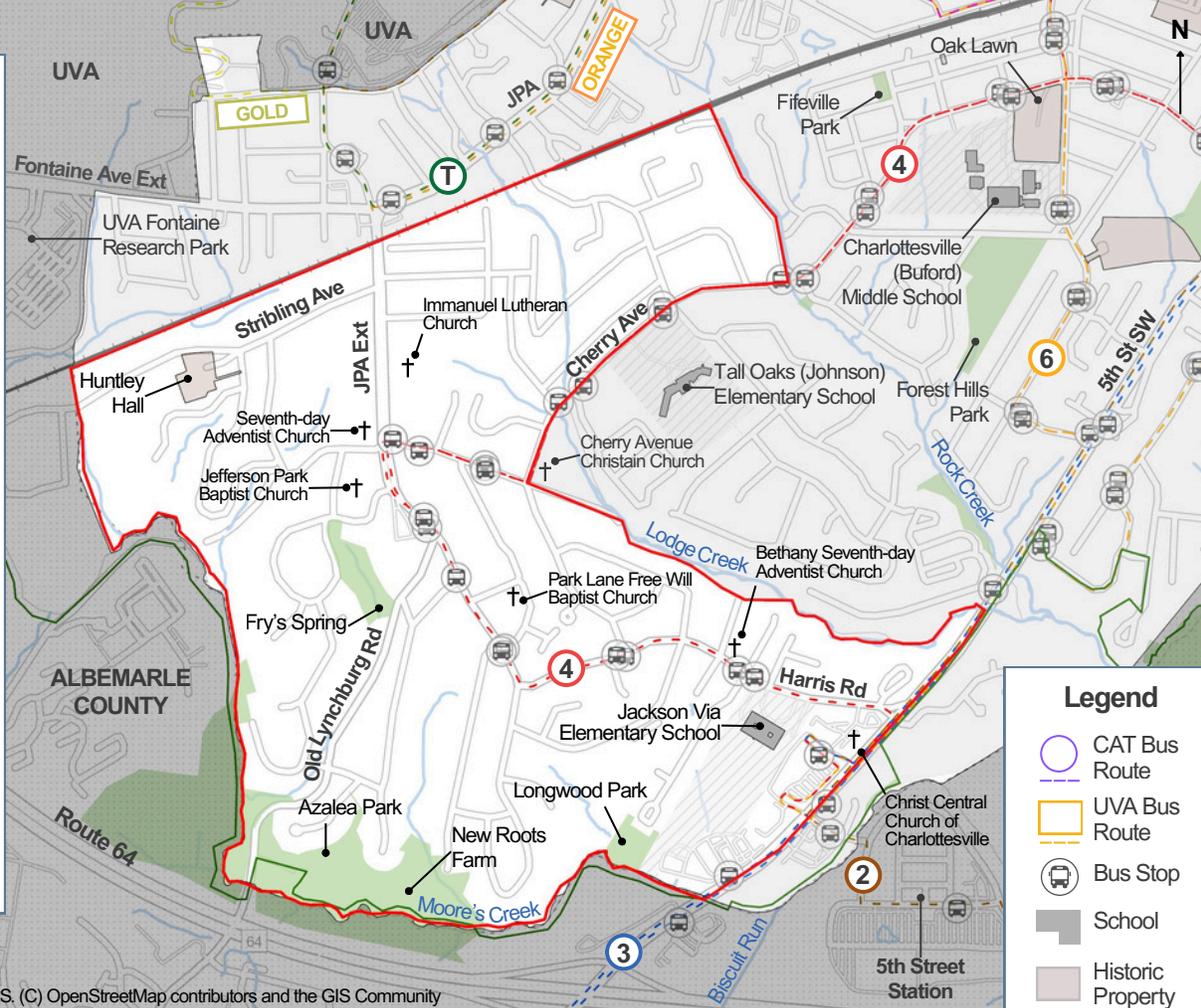
Mobility Scores

BIKE	51
BUS	34
WALK	30

www.walkabilityscore.com

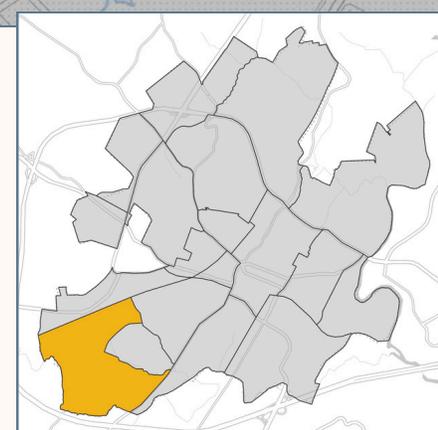
More driving and fewer walking commuters, and lower walk score than the City averages

To learn more about Bike Routes, go to: www.bikecville.com



Fry's Spring gets its name from the Fry family, whose plantation house, Azalea Hall, was located above present-day Azalea Park. Initially, the springs that bear the family's name were a recreational tourist attraction. In the early 1900s, large estate properties were subdivided, residential development ensued. An electric streetcar linking the area to downtown Charlottesville operated on the present-day median on Jefferson Park Avenue. Parts of the neighborhood were annexed into the City of Charlottesville in 1938 and again in 1963. In 2014, the Fry's Spring Historic District was added to the National Register of Historic Places.

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



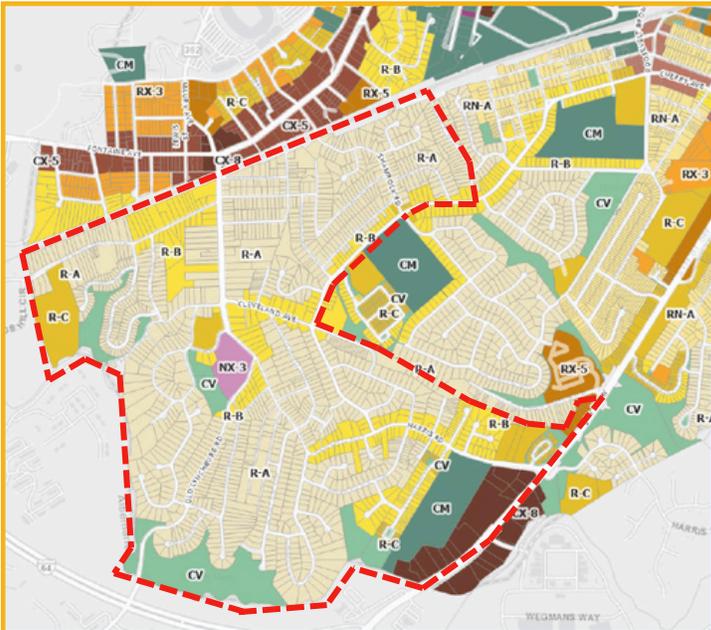
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ZONING

What kinds of buildings can be built, and where?



ZONING ORDINANCE (adopted 2024)

In early 2024, City Council adopted a new zoning ordinance, the first major overhaul since 2003.

The large majority of Fry's Spring is zoned **R-A**, allowing residential uses at a base level maximum of 3 dwelling units per lot, or a total of 4 if the existing house is not torn down.

Lots along Stribling Ave, Cleveland Ave, Cherry Ave, and Harris Rd are zoned **R-B** with a base level maximum of 6 units per lot. A few areas are zoned **R-C**, with a base level of 8 units.

The Fry's Spring Beach Club is zoned **NX-3**, allowing mixed uses at a base height of 3 stories.

5th St SW below Harris Rd is zoned **CX-8**, allowing a mix of residential, retail, and commercial uses at a base level maximum height of 8 stories.

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

NEW & PROPOSED DEVELOPMENTS

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

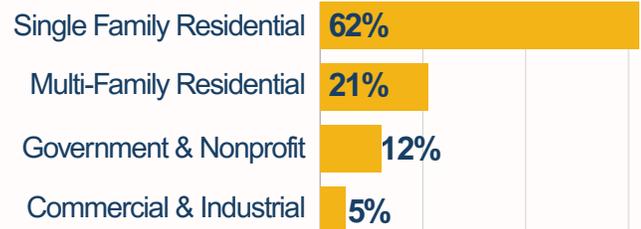
- 133 Stribling Ave - 12 Residential Units
- 240 Stribling Ave - 170 Townhouse Units
- 0 Monte Vista Ave - 45 Detached Units
- 117 Harris Rd - 14 Residential Units
- 101 Keene Ct - 53 Residential Units
- 408 Harris Rd - 3 Duplexes
- 2005 Jefferson Park Ave - 119 Apartment Units
- 122 Apple Tree Rd - 16 Residential Units

NEW & FUTURE TRAFFIC PROJECTS

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

- JPA at Stribling - Rapid flashing beacon, crosswalks
- JPA Ext at JPA - Flashing crossing signal
- Cleveland Ave at Woodland - Bump-outs, crosswalk
- JPA between Old Lynchburg and Camelia - Speedtable

CURRENT LAND USE



NEIGHBORHOOD GROUPS

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

- Fry's Spring Neighborhood Association
 - fsna.president@gmail.com
- Willoughby Property Owners Association
 - www.willoughbyneighborhood.org

NEIGHBORHOOD EVENTS

- Oktoberfest Celebration - Mid-October at the Fry's Spring Beach Club

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