

LEWIS MOUNTAIN

NEIGHBORHOOD FACT SHEET



942
RESIDENTS
City: 45,133

3,768
PEOPLE/SQUARE MILE
City: 4,403

8%
UNDER 18
City: 16%

\$1,000,000
MEDIAN HOME VALUE
City: \$516,000 (includes condo units)

60%
RENTER OCCUPIED
City: 61%

0.25
SQ MILES
City: 10.3 sq mi

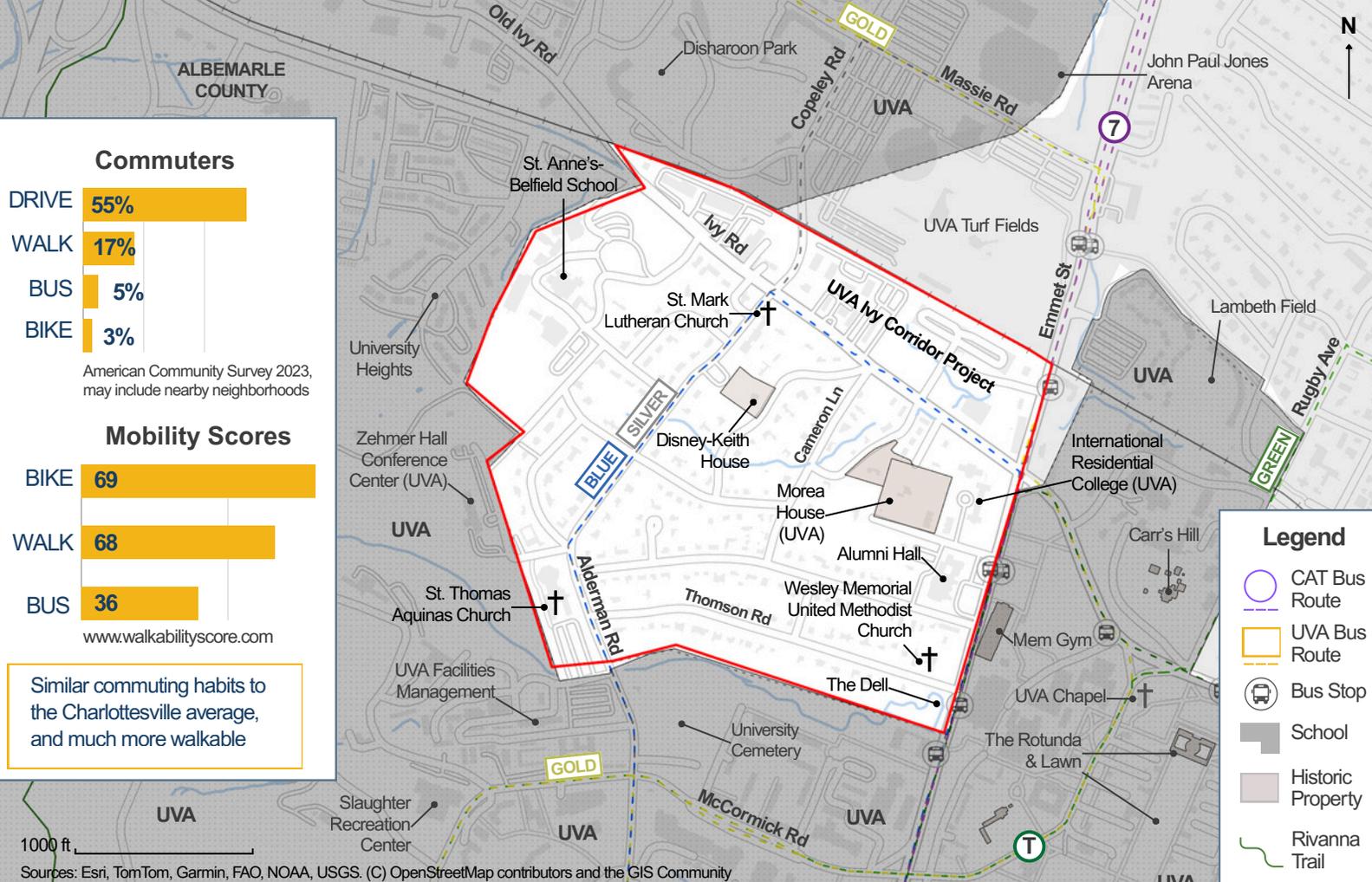
The 3rd least populous and 6th smallest neighborhood by area in Charlottesville

12%
OVER 65
City: 12%

\$2,380
AVERAGE RENT
City: \$2,100

Highest median home value (North Downtown 2nd at \$676,000) in the City

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	55%
WALK	17%
BUS	5%
BIKE	3%

American Community Survey 2023, may include nearby neighborhoods

Mobility Scores

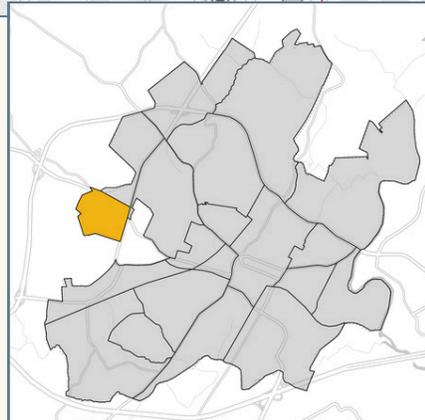
BIKE	69
WALK	68
BUS	36

www.walkabilityscore.com

Similar commuting habits to the Charlottesville average, and much more walkable

Named for David Lewis Sr., who purchased a large tract of land in the area in 1734, the Lewis Mountain neighborhood began developing in the 1920s and was annexed into Charlottesville in 1938. Bordered by Albemarle County and the University of Virginia, the neighborhood's narrow streets feature a mix of older homes and rental housing. Ivy Road has been a commercial corridor since the 1960s, but development has accelerated in recent years with the University of Virginia's Ivy Corridor expansion project featuring several new academic and student housing buildings, as well as many nearby privately developed student housing units coming online soon.

To learn more about Historic Preservation, go to: www.charlottesville.gov/264
UVA's Ivy Corridor home: www.fm.virginia.edu/depts/fpc/projects/active/ivy-corridor/index.html



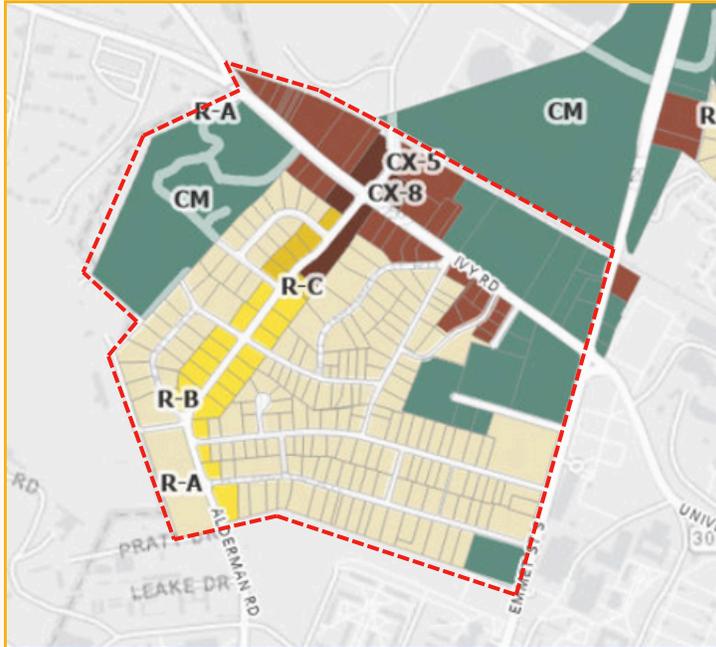
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ZONING

What kinds of buildings can be built, and where?



ZONING ORDINANCE (adopted 2024)

In early 2024, City Council passed a new Zoning Ordinance for Charlottesville.

Most of Lewis Mountain is zoned **R-A**, allowing a base level maximum of 3 units per lot, 4 units if the existing home is preserved.

The next largest zone by area is **CM** or “**Campus**”, home to St. Anne’s-Belfield School and the University of Virginia.

Lots along Alderman Rd are mostly **R-B**, with a base level of 6 units per lot.

At Alderman Rd & Ivy Rd is **CX-8**, with mixed residential and commercial uses at a base level of 8 stories. **CX-5**, at a base level of 5 stories, extends along Ivy Rd.

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

NEW & PROPOSED DEVELOPMENTS

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

- UVA Ivy Corridor - School of Data Science
- UVA Ivy Corridor - Karsh Institute of Democracy
- UVA Ivy Corridor - Virginia Guesthouse Hotel & Conference Center
- UVA Ivy Corridor - 2nd-Year Student Housing
- UVA Ivy Corridor - Center for the Arts
- 221 Emmet St S - UVA Alumni Hall Reconstruction
- 2117 Ivy Rd - Blume Student Housing (231 units)

NEW & FUTURE TRAFFIC PROJECTS

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

- Thomson Rd - Speed cushion/table
- Emmet at University - Crosswalk improvements

CURRENT LAND USE

Single Family Residential	45%
Multi-Family Residential	40%
Government & Nonprofit	10%
Commercial & Industrial	5%

NEIGHBORHOOD GROUPS

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

- Lewis Mountain Neighborhood Association
 - info@lewismountainneighborhood.org

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