

# MARTHA JEFFERSON

## NEIGHBORHOOD FACT SHEET



**952**  
RESIDENTS  
City: 45,133

**4,327**  
PEOPLE/SQUARE MILE  
City: 4,403

**21%**  
UNDER 18  
City: 16%

**\$545,000**  
MEDIAN HOME VALUE  
City: \$516,000 (includes condo units)

**50%**  
RENTER OCCUPIED  
City: 61%

**0.22**  
SQUARE MILES  
City: 10.3 sq mi

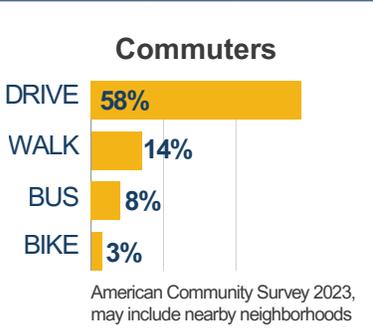
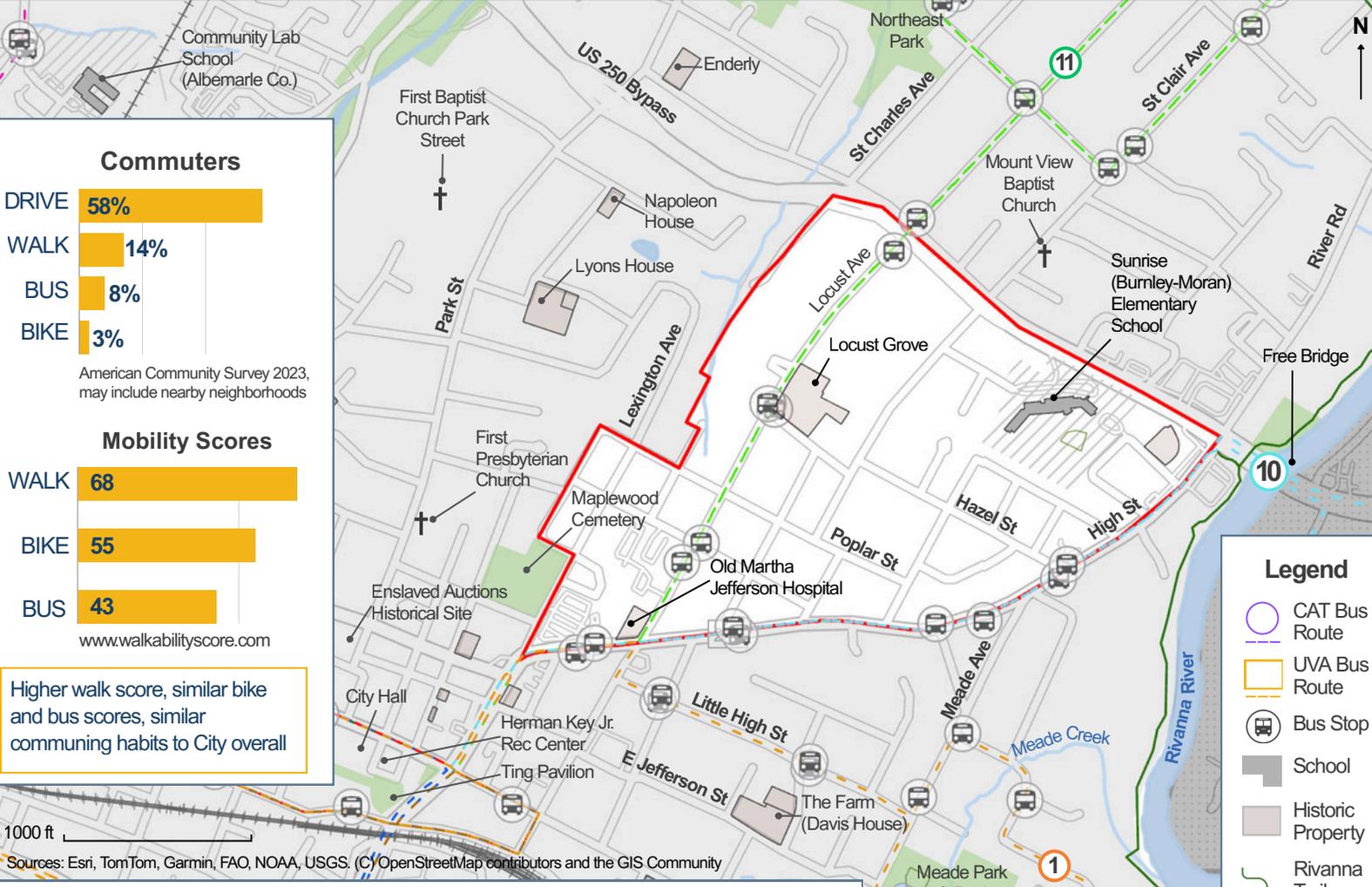
The 5<sup>th</sup> smallest and 4<sup>th</sup> least populous neighborhood; as dense as the City average

**19%**  
OVER 65  
City: 12%

**\$2,300**  
AVERAGE RENT  
City: \$2,100

Smaller share of renters (6<sup>th</sup> least) and higher average rent than the City averages

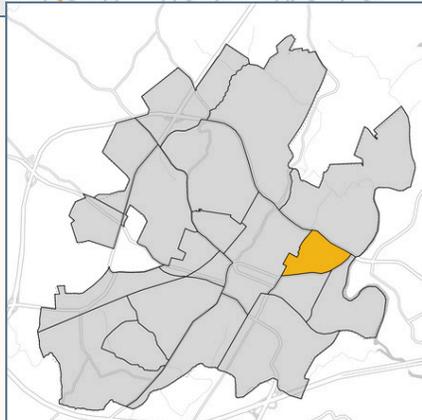
19 City Planning Neighborhoods in total; vernacular neighborhood boundaries may vary. Sources: 2020 US Census Data, Charlottesville City Assessor's Office, and publicly available rental listings accessed 07/25.



Higher walk score, similar bike and bus scores, similar commuting habits to City overall

The area that now comprises the Martha Jefferson neighborhood was part of the Locust Grove plantation in the mid-19th century before developing as a residential subdivision starting in 1893. Most homes here were built by the 1920s as the proximity to downtown attracted some of the city's wealthiest families. The city's first hospital, Martha Jefferson Hospital was named for Thomas Jefferson's daughter and operated on High St from 1903 until moving to Pantops in 2011. The CFA Institute moved its headquarters there in 2013. Maplewood Cemetery, one of two public burying grounds in the city, was established in 1827 and sits just outside of the neighborhood's southwest border. The Martha Jefferson Historic District was added to the National Register of Historic Places in 2008.

To learn more about Historic Preservation, go to: [www.charlottesville.gov/264](http://www.charlottesville.gov/264)



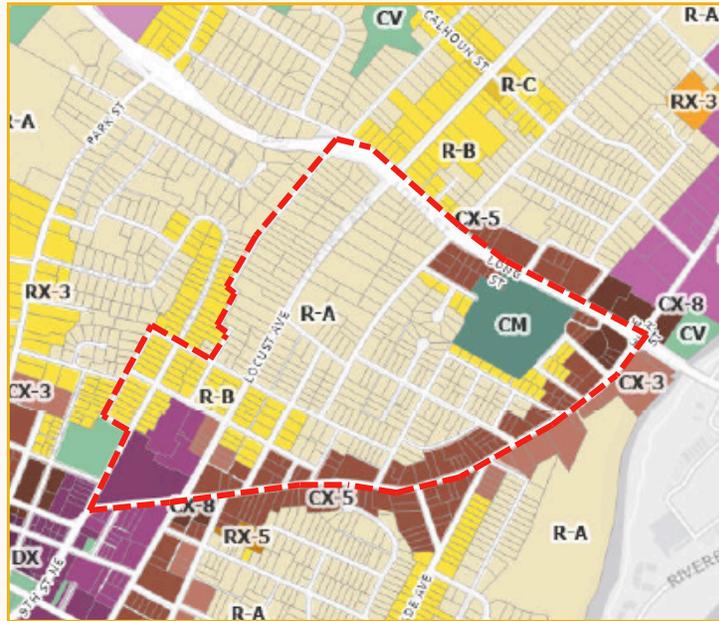
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## NEIGHBORHOOD FACT SHEET



### ZONING

What kinds of buildings can be built, and where?



ZONING ORDINANCE (adopted 2024)

The residential areas along and east of Locust Ave are zoned **R-A**, which allows for a base level maximum of 3 units per lot. Along Sycamore Ave and bordering Sunrise Elementary School are lots zoned **R-B**, allowing a base level of 6 units per lot. Each zone only allows residential uses.

Along High St and Long St (the 250 Bypass) are **CX-3, CX-5, and CX-8** zones, allowing a mix of office, commercial, and residential uses at base level height limits of 3, 5, or 8 stories.

The old Martha Jefferson Hospital property and a few surrounding parcels are zoned **NX-10 and NX-8**, with base level maximums of 8 or 10 stories that allow for a mix of office, commercial, and residential uses.

To learn more, go to: [www.charlottesville.gov/268/Zoning](http://www.charlottesville.gov/268/Zoning)

### NEW & PROPOSED DEVELOPMENTS

To learn more, go to: [www.charlottesville.gov/1902](http://www.charlottesville.gov/1902)

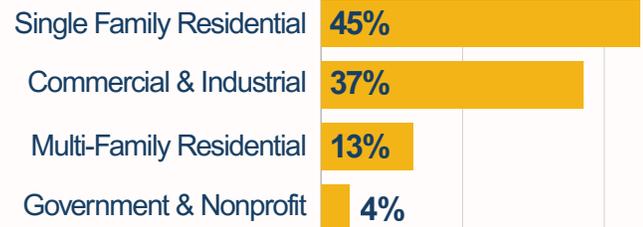
- 915 E High St - 192 apartment units
- 900 River Rd - 77 apartment units
- 315 10th St NE - Conversion of office building to 6 apartment units
- 211 10<sup>th</sup> St NE - 5-story building with 14 residential units, 14,490 square feet of office space, and structured parking

### NEW & FUTURE TRAFFIC PROJECTS

To learn more, go to: [www.charlottesville.gov/1912](http://www.charlottesville.gov/1912)

- E High St at US 250 - Adjust slip lanes, add stop bar, no right on red with button
- Hazel St between E High St and St. Clair Ave - Lane definition striping
- St Clair Ave between US 250 and Hazel St - Speed cushion/table
- E High St at Willow Ave - Lane definition striping
- E High St from Locust Ave to Lexington Ave - Bike lane

### CURRENT LAND USE



### NEIGHBORHOOD GROUPS

To learn more, go to: [www.charlottesville.gov/711](http://www.charlottesville.gov/711)

- Martha Jefferson Neighborhood Association
  - [www.mjna.org](http://www.mjna.org)
  - [info@mjna.org](mailto:info@mjna.org)

### NEIGHBORHOOD EVENTS

- MJNA Spring Picnic - Annually in May

To contact the City of Charlottesville's Neighborhood Administrators, email [CvilleNeighborhoods@charlottesville.gov](mailto:CvilleNeighborhoods@charlottesville.gov)