

RIDGE STREET

NEIGHBORHOOD FACT SHEET



2,064
RESIDENTS
City: 45,133

4,212
PEOPLE/SQUARE MILE
City: 4,403

21%
UNDER 18
City: 16%

\$419,000
MEDIAN HOME VALUE
City: \$516,000 (includes condo units)

62%
RENTER OCCUPIED
City: 61%

0.49
SQUARE MILES
City: 10.3 sq mi

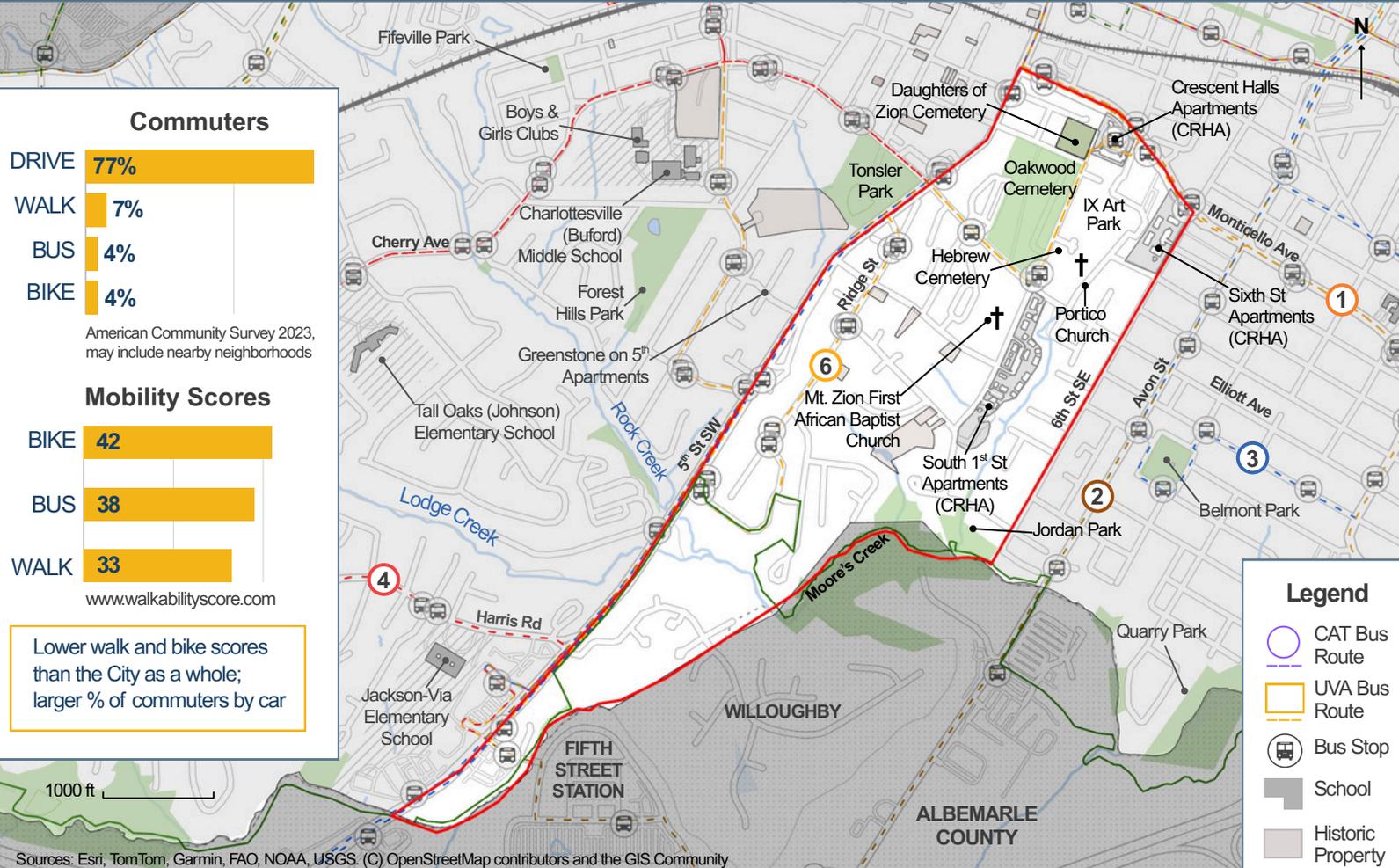
The 11th most populous neighborhood in the city. As dense as the City average.

13%
OVER 65
City: 12%

\$2,425
MEDIAN RENT
City: \$2,100

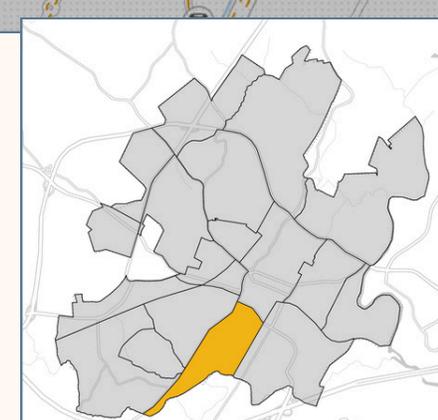
Slightly higher median rent and about as many renters as the Charlottesville average

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.



Initially notable for the mill (later renamed Hartman's) built along Moore's Creek in the 1740s, it was Ridge Street's higher ground that would later attract residential development. A free Black man owned property there as early as 1842, and it would become one of the city's most fashionable African American neighborhoods. Ridge Street resident and civil rights leader Eugene Williams founded Dogwood Properties, which rented dozens of affordable homes in Charlottesville. The Charlottesville Redevelopment and Housing Authority, which operates three other sites within the neighborhood, now manages those properties since their purchase in 2023. The Daughters of Zion Cemetery, resting place of Benjamin Tonsler, and Ridge Street Historic District are each in the National Register of Historic Places.

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



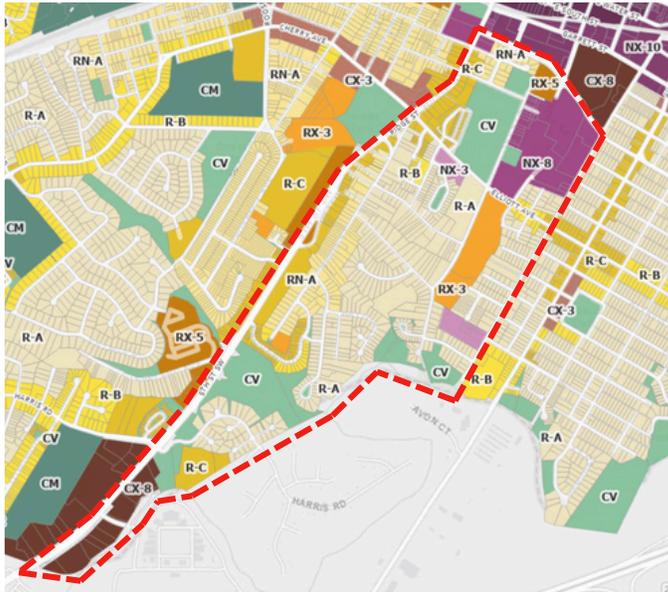
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ZONING

What kinds of buildings can be built, and where?



ZONING ORDINANCE (adopted 2024)

In early 2024, City Council designated parts of Ridge Street a “**Core Neighborhood**” and zoned residential areas along Ridge St and parts of Raymond Rd and Brookwood Dr as **RN-A**. This allows no more than one existing home per lot, plus one additional newly built unit.

5th St north of Moore’s Creek, parts of Elliott Ave, and the Brookwood, Burnet Commons, and Mountain View Mobile Home Park communities were zoned **R-B** or **R-C**, residential areas that allow more units per lot.

RX, CX, and NX areas allow mixed residential and commercial uses, at base heights of 3, 5, or 8 stories. Notable areas include 5th St south of Harris Rd, the Region Ten office on Elliott Ave, IX Art Park, and CRHA’s South 1st St property.

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

NEW & PROPOSED DEVELOPMENTS

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

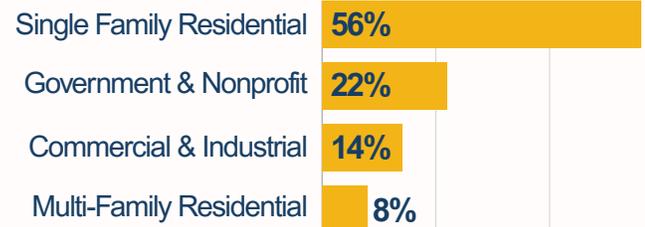
- South 1st St CRHA Redevelopment - 113 Apartments
- Sixth St SE CRHA Redevelopment - 44 Apartment Units
- Three Notched Brewery - New Beer Garden
- Kindewood Redvelopment Phase 2 - 106 Apartments
- 610 Harris Rd Willoughby Place - 82 Apartment Units

NEW & FUTURE TRAFFIC PROJECTS

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

- Monticello Avenue at 6th St SE - Rapid flashing beacon
- Lankford Avenue - Speed cushion
- Ridge Street at Monticello Avenue - No right on red with button, crosswalk striping upgrades
- Cherry Avenue and Elliott Avenue at Ridge Street - No right on red with button, restriping to add up hill bike lane, add bike boxes

CURRENT LAND USE



NEIGHBORHOOD GROUPS

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

- Ridge Street Neighborhood Association
 - ridgestreet.neighborhood@gmail.com
- Willoughby Property Owners Association
 - www.willoughbyneighborhood.org
- Homeowners’ Associations
 - Burnet Commons
 - Payne’s Mill
 - Brookwood
 - Roy’s Place

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