

VENABLE

NEIGHBORHOOD FACT SHEET



6,379
RESIDENTS
City: 45,133

10,289
PEOPLE/SQUARE MILE
City: 4,403

9%
UNDER 18
City: 16%

\$589,000
MEDIAN HOME VALUE
City: \$516,000 (includes condo units)

86%
RENTER OCCUPIED
City: 61%

0.62
SQ MILES
City: 10.3 sq mi

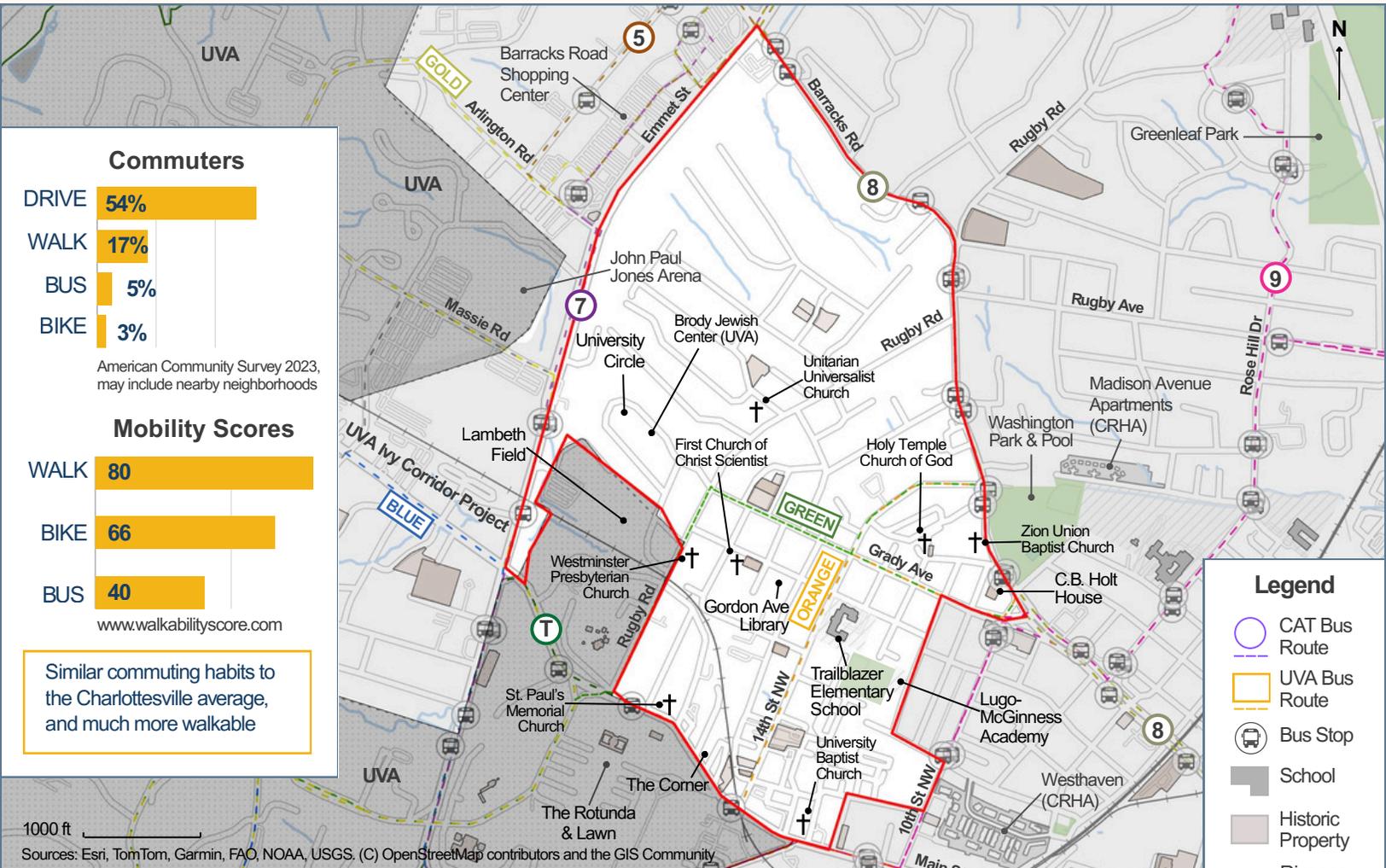
The most populous, 2nd densest, and 7th largest neighborhood in the city

5%
OVER 65
City: 12%

\$2,088
AVERAGE RENT
City: \$2,100

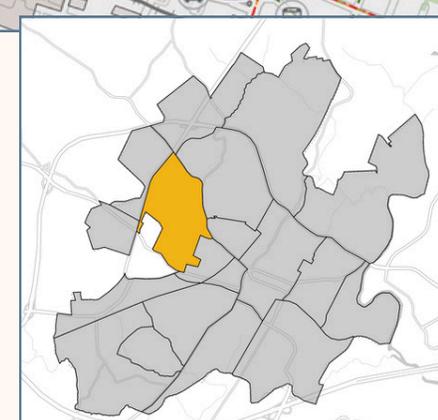
Second highest share of renters in Charlottesville (JPA neighborhood 91%)

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.



Much of the Venable neighborhood contains homes and apartments rented by University of Virginia students, helping to make it as densely populated with renters as almost any in Charlottesville. The Rugby Road/ University Corner Historic District, listed on the National Register of Historic Places in 1984, contains pre-World War II buildings including UVA properties, private homes on University Circle and either side of Grady Avenue, fraternity and sorority houses on and around Grady Avenue and Rugby Road, and The Corner commercial strip. The residential area to the north, though close to busy commercial areas in and around the Barracks Road Shopping Center, features quiet streets and many large single-family homes, including some dating to the 1920s.

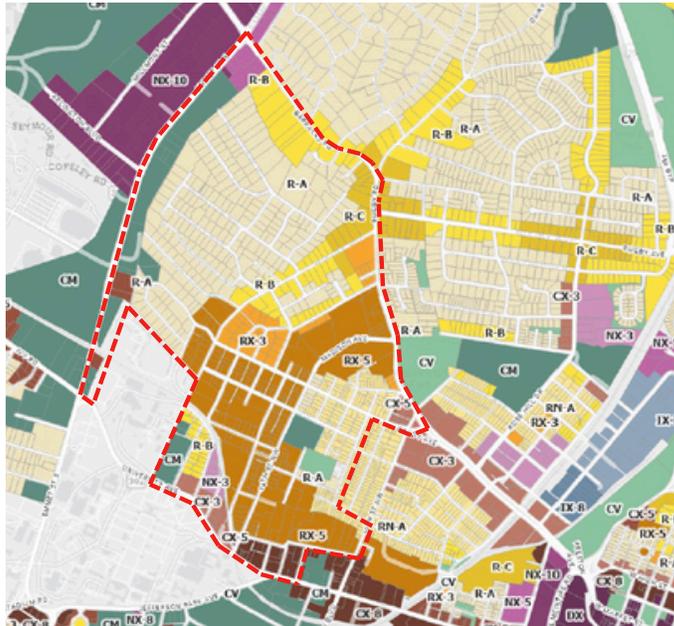
To learn more about Historic Preservation, go to: www.charlottesville.gov/264





ZONING

What kinds of buildings can be built, and where?



ZONING ORDINANCE (adopted 2024)

Most of Venable north of Rugby Rd is zoned **R-A**, which allows for a base level of 3 units, 4 if the existing house is not torn down.

The portion of Venable many residents consider to be part of 10th & Page was designated a “**Core Neighborhood**” and zoned **RN-A**. This allows a base level of one home per lot, plus one added unit if the existing home is preserved.

Areas along Barracks Rd, Preston Rd, and Rugby Rd itself are zoned **R-B** and **R-C**, similar to R-A but starting at base levels of 6 or 8 units.

Most of the areas that are predominantly student housing are zoned **R-X 5**, allowing residential and limited commercial uses at a base level of 5 stories.

Along Main St and University Ave are **CX-3**, **CX-5**, and **CX-8**, allowing a mix of office, commercial, and residential uses at base levels of 3, 5, or 8 stories.

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

NEW & PROPOSED DEVELOPMENTS

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

- 1300 Wertland St - University Quad Apartments
- 1010 Wertland St - 6-story Affordable Apartments
- 1609 Gordon Ave - 9-unit Multifamily Dwelling
- 64 University Way - 16 Apartment Units (renovation)
- 2030 Barracks Rd - 24 Residential Units
- 1117 Preston Ave - 16-unit Apartment Building

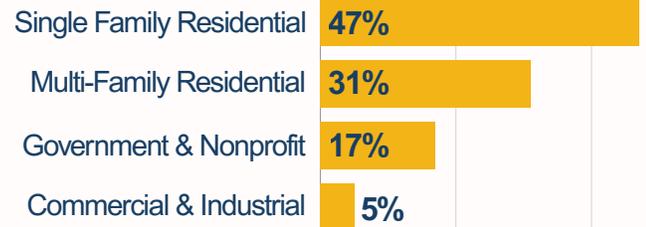
NEW & FUTURE TRAFFIC PROJECTS

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

- Preston Ave & Cabell Rd - Rapid flashing beacon
- 10th @ Page - Crosswalk, rapid flashing beacon
- Emmet at University - Crosswalk improvements
- Rugby/Grady - Crosswalk improvements

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

CURRENT LAND USE



NEIGHBORHOOD GROUPS

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

- Venable Neighborhood Association
 - www.venableneighborhood.org
 - Quarterly meetings at the Gordon Ave Library

NEIGHBORHOOD EVENTS

- Annual Spring Fling - The April weekend before Foxfield Races, at Trailblazer Elementary School