

2026 Development Code Cleanup Subcommittee – Public Summary

The Development Code Cleanup Subcommittee held its kickoff meeting on May 19, 2026, to begin work on the 2026 round of Development Code adjustments. This year's effort focuses on clarifying language, making technical corrections, and refining standards to improve how the code functions in day-to-day use.

Purpose of the 2026 Cleanup

The subcommittee is shifting away from the previous “tiered” system and instead concentrating on identifying and addressing clarifications, technical fixes, and practical refinements. Broader or more policy-heavy topics will be collected and forwarded to the City's Long Range Planning work program for future efforts.

Key Topics Under Review

Members discussed several areas where the code could benefit from clearer language or more flexible standards, including:

- Code organization and clarity, such as improving notations and table of contents structure
- Outdoor amenity space requirements, including how they apply in a dense community
- Build-to lines, setbacks, and active depth standards, and how they affect building and site design
- Bike parking requirements for hotels and other commercial uses
- Food truck regulations, which may need separation or updated guidance
- Sight-distance and access standards, including impacts on parking and alignment with AASHTO/VDOT
- Utility spacing and easement requirements, especially on constrained sites and sublots
- Tree canopy requirements, including monitoring state-level changes
- Special Exceptions (SEPs) and opportunities to improve clarity and flexibility
- Streetscape waiver process, where consistency and expectations may need refinement

Items that fall outside the scope of “cleanup” may be routed to different processes or discussed in future planning cycles.

Public Engagement and Communications

While these adjustments are primarily technical, the City is working with Communications staff to create a Connect Charlottesville page and other educational materials to help the public understand the process and track progress.

Project Timeline

The subcommittee reviewed the anticipated schedule for 2026–2027, which includes:

- Planning Commission work sessions through summer and fall
- Subcommittee meetings in August and September
- Staff briefings to City Council and the Housing Advisory Committee in November
- Planning Commission public hearing in December 2026
- City Council public hearing in early 2027
- Target effective date of March 2027 for adopted amendments

This schedule helps minimize versioning issues and keeps updates consolidated within a predictable cycle.

Ongoing Work

The subcommittee will continue gathering items through July. Drafting of proposed code refinements will begin in August, with staff also developing a two-year work plan that captures both cleanup items and longer-term planning priorities