

WHAT IS AN URBAN DEVELOPMENT AREA (UDA)?

VIRGINIA UDA REQUIREMENTS

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“Urban Development Area” means areas designated by a locality that are:

- (1) To the extent feasible, to be used for redevelopment or infill development
- (2) Sufficient to accommodate 10 - 20 years of projected growth
- (3) Designed to meet UDA density requirements

The following density requirements are for jurisdictions with less than 130,000 population:

- 4 single family residences per acre
- 6 townhouses per acre
- 12 apartment/condo units per acre
- Floor area ratio of at least 0.4 per acre for commercial development

Also, UDA's must:

- (1) Be identified in the Town's Comprehensive Plan
- (2) Allow **Traditional Neighborhood Development** principals in the zoning ordinance

TRADITIONAL NEIGHBORHOOD DEVELOPMENT

- Pedestrian-friendly road design
- Interconnection of local streets and roads
- Preservation of natural areas
- Mixed-use neighborhoods, including mixed housing types
- Reduction of building setbacks, street widths and turning radii

UDA BENEFITS

- Minimize infrastructure expenditures
- Preserve undeveloped farm, forest and natural features
- Present development patterns that respond to demographic shifts
- Provide pedestrian-friendly transportation options

