

Urban Development Areas (UDA)

§15.2-2223.1, Code of Va.

Mandatory Requirements



- By July 1, 2011, 57 counties, 12 cities and 47 towns must include one or more UDA in their comprehensive plan.
 - Applies to those with population of 20,000 + 5% decennial growth rate; or
 - 15% decennial growth rate.
 - Results of 2010 census may change the number of local governments affected.
- Any other county, city or town may. . .



- UDA must provide for reasonably compact development at minimum densities of:
 - 4 residential dwelling units per gross acre, and
 - 0.4 FAR per gross acre for commercial development.

- UDA must be large enough to meet projected residential & commercial growth for at least 10 years but not more than 20 years.
 - Based on estimates of the Cooper Center for Public Service at UVA, or “other official government sources.”
 - Growth in UDA may be phased in over decade.

- Boundaries and size of UDA must be reexamined and revised, if necessary, every 5 years along with comprehensive plan and using most recent population growth estimates and projections.
- Comprehensive plan must describe financial & other incentives to encourage development in the UDA.

- Comprehensive plan must include “new urbanism” and “TND” principles, such as:
 - Pedestrian-friendly road design; street interconnection; connectivity of road/pedestrian networks; natural area preservation; stormwater management; mixed-use neighborhoods & housing types, reduced building setbacks; and reduced subdivision street width/turning radii.



- Local governments cannot limit or prohibit by-right development or refuse a rezoning request based solely on the fact that the property is located outside of a UDA.



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Optional Provisions



- UDA may be designated for redevelopment or infill development.
- Local governments may certify that their existing comprehensive plan “...accommodates growth in a manner consistent with (the UDA statute).”
- A county may designate UDA within a town if the town’s UDA requirements are the same as the county’s.

- “To the extent possible,” state and local funding for transportation, housing, and economic development must be directed toward the UDA.
- A locality may exclude urban development areas from any road impact fee ordinance. (§ 15.2-2330, Code of Va.).



