

# **Albemarle County Zoning Modernization**

LUPEC

March 17, 2023

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# Ordinance History



# Purpose and Scope

Comply	Comply with Code of Virginia
Clarify	Clarify Language
Address	Address Modern Zoning Issues
Consider	Consider Zoning Flexibility
Revise	Revise for Compatibility with Comprehensive Plan
Organize	Organize the Structure of the Ordinance

# Engagement Summary

- Decision Making Groups
  - Board of Supervisors
  - Planning Commission
- Sub-committee Groups
  - Specific groups tasked with technical and policy issues
  - Include 2 Planning Commissioners, 1 Board Supervisor, Albemarle County staff
- Focus Groups
  - Topic-specific groups
  - CADRE, Blue Ridge Home Builders Association, PEC, ADA advocacy, Chamber of Commerce, architects, realtors, non-profit developers, etc.
- General Public
  - Surveys, workshops, open houses, public hearings

# Project Phases

## Phase 1

### Articles:

- General
- Administration
- Permits and Applications
- Nonconformities

## Phase 2

### Design Standards:

- Lighting
- Landscaping
- Signs
- Parking
- Entrance Corridors

## Phase 3

### District Standards:

- Setbacks
- Building Height
- Stepbacks
- Lot Size
- Density
- Map Updates

## Phase 4

### Uses:

- Use Permissions & Matrix
- Performance Standards
- Housing Types
- Rural Area Uses

## Phase 5

Final Compilation  
Public Input  
Review  
Adoption

# Crosswalk - Excerpt

Albemarle Table of Contents Crosswalk - Current Location to Proposed Location				
Section	Section Number	Section Content	Proposed Location/Change	BG Notes
Section 23 - Commercial Office - CO	Sec. 23.1	Intent, where permitted	Article IV, Division 1	
	Sec. 23.2	Permitted uses	Article VI, Division 2	
	Sec. 23.2.1	By right	Article VI, Division 2	
	Sec. 23.2.2	By special use permit	Article VI, Division 2	
	Sec. 23.3	Additional requirements	Delete	This is a reference to section 21. After reorganization this will not be needed.
Section 24 - Highway Commercial - HC	Sec. 24.1	Intent, where permitted	Article IV, Division 1	
	Sec. 24.2	Permitted uses	Article VI, Division 2	
	Sec. 24.2.1	By right	Article VI, Division 2	
	Sec. 24.2.2	By special use permit	Article VI, Division 2	
	Sec. 24.3	Minimum frontage, shape of district	Article IV, Division 6	
	Sec. 24.4	Additional requirements	Delete	This is a reference to section 21. After reorganization this will not be needed.
Section 25 - Planned Development - Shopping Centers, PD SC	Sec. 25.1	Intent, where permitted	Article IV, Division 1	
	Sec. 25.2	Permitted uses	Article VI, Division 2	
	Sec. 25.2.1	By right	Article VI, Division 2	
	Sec. 25.2.2	By special use permit	Article VI, Division 2	
	Sec. 25.3	Area required for creation of PD-SC districts	Article IV, Division 8	
	Sec. 25.4	Site planning— External relationships	Article IV, Division 8	
	Sec. 25.4.1	Vehicular access	Article IV, Division 8	
	Sec. 25.4.2	Orientation	Article IV, Division 8	
	Sec. 25.5	Site planning— Internal relationships	Article IV, Division 8	
Sec. 25.6	Additional requirements	Article III, Division 2		
Section 25 - Planned Development - Mixed Commercial - PD-MC	Sec. 25A.1	Intent, where permitted	Article IV, Division 1	
	Sec. 25A.2	Permitted uses	Article VI, Division 2	
	Sec. 25A.3	Area required for creation of PD-MC district	Article IV, Division 8	
	Sec. 25A.4	Site planning - External relationships	Article IV, Division 8	
	Sec. 25A.5	Site planning - Internal relationships	Article IV, Division 8	
	Sec. 25A.6	Additional requirements	Article III, Division 2	

**Current Ordinance – Sec. 30 – Overlay Districts**

30.5.5 – Permitted uses by right and by special use permit

30.5.6 – Area and bulk regulations and options for bonus factors

30.6 – Entrance corridor overlay district

30.6.1 – Purpose and Intent

30.6.2 – Boundaries of the district

**Current Ordinance – Sec. 30 – Overlay Districts**

Article III, Division 7

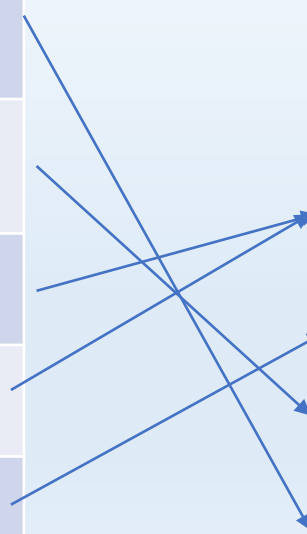
Article V, Division 1

Article V, Division 3

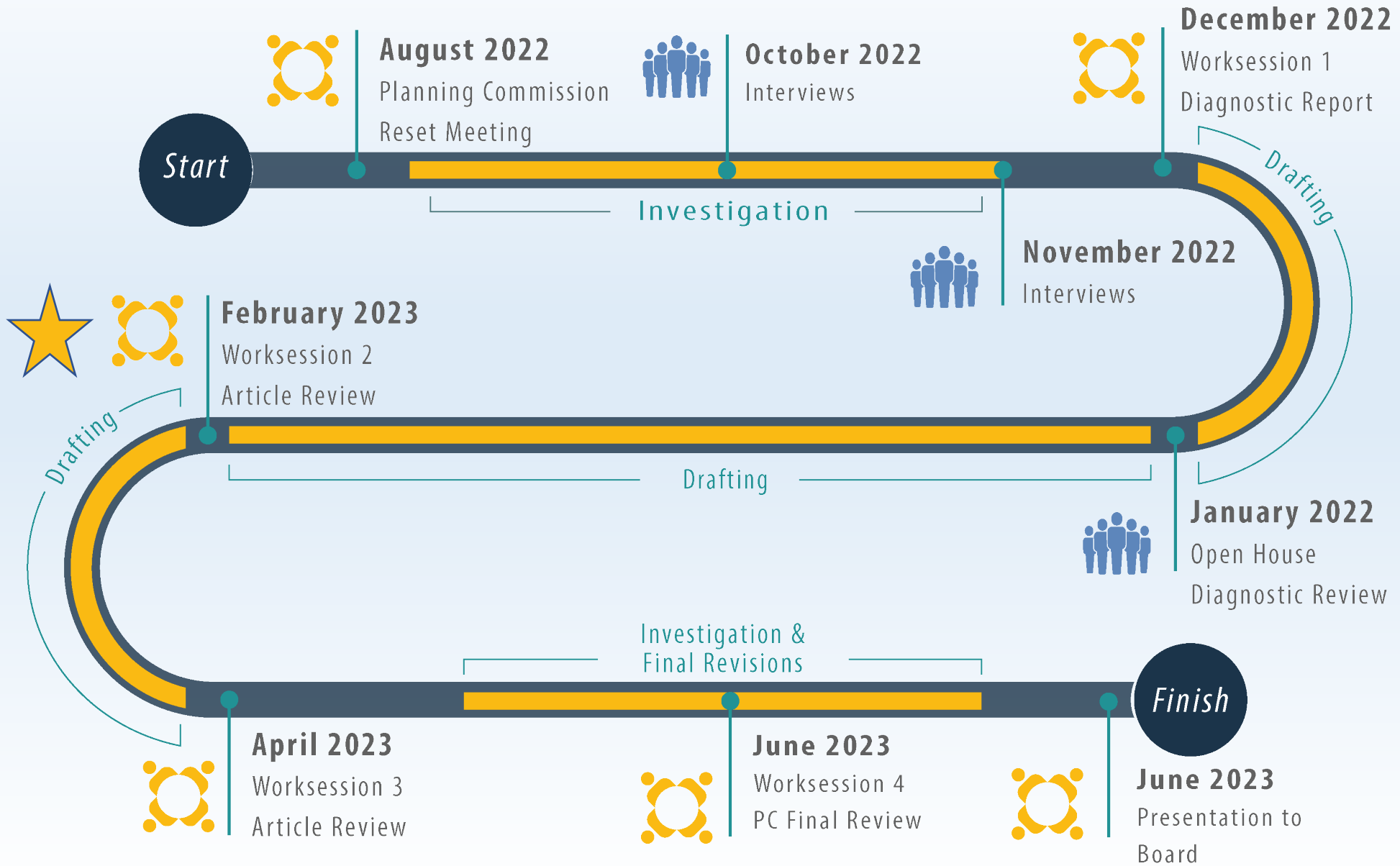
Article V, Division 7

Article VI, Division 3

Article VI, Division 7



# Phase Schedule





# Focus Group Summary

Community  
Development  
Staff

Planning  
Commission

Charlottesville  
Area  
Development  
Roundtable



## Key Highlights/Themes

- Complex Ordinance
- Application Submissions Inconsistent
- Lengthy Approval Processes
- More By-Right Uses
- Increase Density and Building Height
- Reevaluate Neighborhood Model

# Discussion

- Collaboration on new uses and regulations (e.g. homestays, mobile food vendors)?
- Transportation and land use consistency?
- Regional and district climate change goals and programs?
- Other areas of collaboration and information sharing?