

## Code of Albemarle

### Chapter 18

#### 1.4 PURPOSE AND INTENT

This ordinance, insofar as is practicable, is intended to be in accord with and to implement the Comprehensive Plan of Albemarle County adopted pursuant to the provisions of Title 15.2, Chapter 22, Article 3, Code of Virginia, 1950, as amended, and has the purposes and intent set forth in Title 15.2, Chapter 22, Article 7.

As set forth in section 15.2-2200 of the Code, this ordinance is intended to improve public health, safety, convenience and welfare of citizens of Albemarle County, Virginia, and to plan for the future development of communities to the end that transportation systems be carefully planned; that new community centers be developed with adequate highway, utility, health, educational and recreational facilities; that the needs of agriculture, industry and business be recognized in future growth; that residential areas be provided with healthy surroundings for family life; that agricultural and forestal land be preserved; and that the growth of the community be consonant with the efficient and economical use of public funds.

Therefore be it ordained by the Board of Supervisors of Albemarle County, Virginia, for the purposes of promoting the health, safety, convenience and general welfare of the public and of planning for the future development of the community, that the zoning ordinance of Albemarle County, together with the official zoning map adopted by reference and declared to be a part of this ordinance, is designed:

- 1.4.1 To provide for adequate light, air, convenience of access and safety from fire, flood and other dangers;
- 1.4.2 To reduce or prevent congestion in the public streets;
- 1.4.3 To facilitate the creation of a convenient, attractive and harmonious community;
- 1.4.4 To facilitate the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports and other public requirements;
- 1.4.5 To protect against destruction of or encroachment upon historic areas;
- 1.4.6 To protect against one or more of the following: overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation, or loss of life, health, or property from fire, flood, panic or other dangers;
- 1.4.7 To encourage economic development activities that provide desirable employment and enlarge the tax base;

- 1.4.8 To provide for the preservation of agricultural and forestal lands and other lands of significance for the protection of the natural environment;
- 1.4.9 To protect approach slopes and other safety areas of licensed airports, including United States government and military air facilities;
- 1.4.10 To include reasonable provisions, not inconsistent with the applicable state water quality standards to protect surface water and groundwater defined in section 62.1-44.85(8) of the Code of Virginia; and
- 1.4.11 To promote affordable housing.