

Phase 3 Prioritization

Albemarle County Board of Supervisors

March 4, 2026

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Zoning Modernization AC44 Action Priorities



Presentation Summary



Background



Phase 2 Review



AC44 Comprehensive Plan Actions Summary



Recommended Zoning Modernization Priorities



Next Steps

Zoning Modernization Background

PHASE 1 – FOUNDATION

- Completed with Berkley Group Aug '24
- Drafted 4 articles
- Established article pattern

PHASE 2 – FORMAT MODERNIZATION

- Currently underway
- Formatting, organizing, and rewriting
- Adoption Winter '26

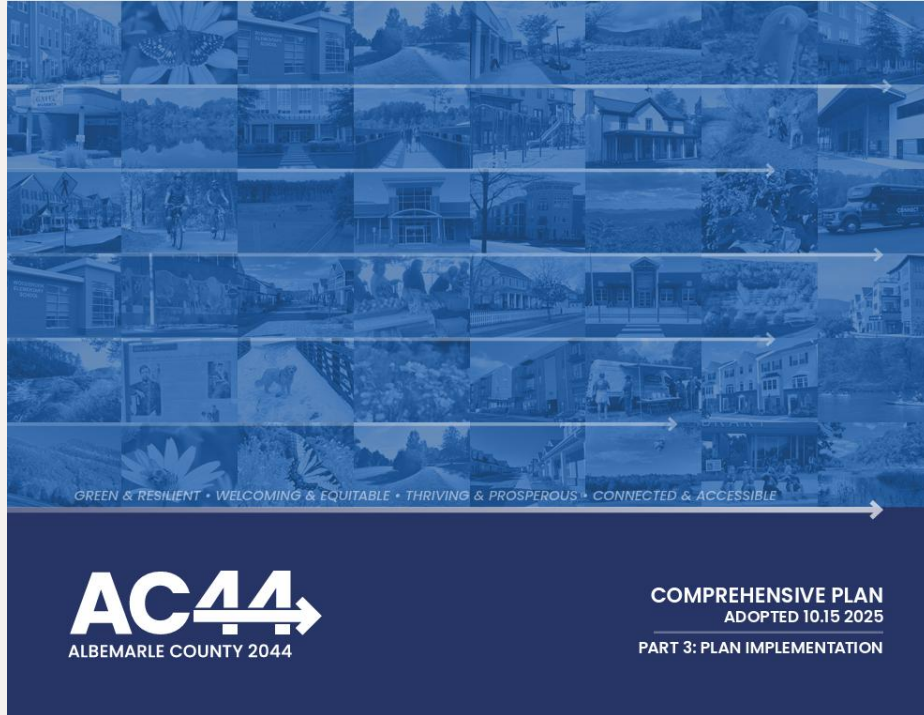
PHASE 3 – REGUATORY MODERNIZATION

- Currently underway
- Substantive regulatory work
- Enaction of AC44 Big Moves, goals, vision

Key Upcoming Dates



AC44 Comprehensive Plan



Local Centers

The Local Centers have the least intense commercial uses and are relatively small. They are typically geared toward providing limited commercial offerings to neighborhoods within a quarter-mile radius.

Building Height

1 story to 4 stories.

Multimodal Transportation

Bike and pedestrian connections to adjacent neighborhoods, Activity Centers, and Employment Centers. Transit stops are encouraged along transit routes.

Parking

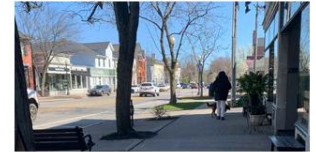
Parking is relegated to the side or rear of buildings or uses screening. On-street parking is encouraged.

Public Civic & Open Space

Interconnected publicly accessible spaces with active or passive recreational amenities. Examples include:

- Appropriately scaled plazas and seating areas (e.g., 5 to 10+ tables or benches) with large shade trees
- Pocket parks (typically 0.25 to 0.5 acres) with hardscape, landscaping, and a combination of passive recreational amenities (such as benches, picnic tables, and pavilions or shade shelters) and smaller active recreational amenities (such as exercise stations or playground equipment)
- Pollinator gardens
- Natural areas with public trails and educational signage
- Off-leash pet area with fencing, shade, water, and benches

Images show development patterns, built form, and environment associated with center type and are for illustrative purposes.



Source: DRPT Multimodal Systems Design Guidelines.

AC44 Comp Plan Actions

OBJECTIVE	RALU 1. <i>Develop and implement policies for protecting rural land-use conservation, agriculture, and forestry, while prioritizing large parcels.</i>
ACTION	
1.1	Develop and adopt a Rural Area Land Use Plan to provide recommendations for the Rural Area, including agriculture, forestry, and rural communities. The Rural Area Land Use Plan shall include: • Recognize multiple geographic areas within the Rural Area with specific conservation values. • Provide recommendations for conserving and restoring native ecosystems, and healthy water supplies. • Provide recommendations for protecting the Rural Area to maintain agricultural operations as well as rural landscape contexts for historic resources. • Include a geographic analysis of conservation needs in the Rural Area across the Rural Area. • Include a map of rural focus areas identifying conservation priorities.
1.2	Develop location standards for renewable energy land uses in the Rural Area, while protecting forests and other important landscapes.
1.3	Establish routine annual meetings with the University of Virginia to review plans for the University of Virginia Foundation (Area B) for compliance with AC44.
OBJECTIVE	RALU 2. <i>Protect natural systems, water supplies, and historic and cultural area preservation, adaptive reuse, historic preservation, and education.</i>
ACTION	

Topic areas contain implementation actions

Narrative and illustrations contain vision

~40 actions related to zoning

Actions grouped into priorities

Implementation of AC44 and BOS priorities

Additional Regulatory Steps

Neighborhood Residential

Description	Primarily residential with some neighborhood-scale commercial, retail, and institutional uses.
Primary Land Uses	Residential, typically at a density of 3-6 units/acre. Encouraged housing types: townhomes, single-family attached, single-family detached, accessory units.
Secondary Land Uses	Neighborhood-scale non-residential uses such as schools and childcare, commercial, retail, religious assembly, and institutional uses.
Building Form	Buildings are generally 1 to 3 stories. Building footprints for non-residential uses are typically less than 20,000 square feet. Non-residential uses are encouraged to be located within smaller-scale buildings or as part of mixed-use buildings with small shop-fronts along streets.
Ground Floor Use	Not applicable.



Images show built form and environment associated with land use. (Most images shown are from Albemarle County.)

Goals and vision embedded within text and illustrations

Not explicitly listed as implementation actions

Includes underlying frameworks of density, mixed use, community design, and environmental protection

Additional Regulatory Steps



Neighborhood Residential



Description

Primarily residential with some neighborhood-scale commercial, retail, and institutional uses.

residential uses are encouraged to be located within smaller-scale buildings streets.



Ground Floor Use

Not appli

Requires additional non-residential uses in lower density residential zoning districts



Images show built form and environment associated with land use. (Most images shown are from Albemarle County.)

Prioritization Criteria

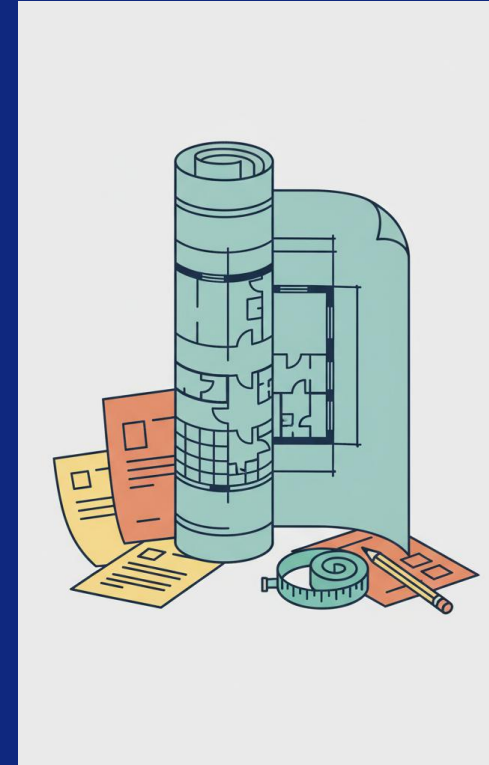
- Alignment with highest AC44 priorities
- Impact on multiple community goals
- Readiness for implementation
- Frequency of requests or waivers
- Ability to leverage ongoing work
- Immediate improvement of regulatory gaps

Zoning Modernization AC44 Implementation Priorities
Attachment C - Prioritized AC44 Zoning Regulations Actions list
Albemarle County Board of Supervisors Work Session March 4, 2026

AC44 Chapter	#	Action
1. Affordable housing initiatives		
DALU	1.2	Update the Zoning Ordinance to allow residential uses in commercial zoning districts by-right in some locations, especially in Activity Centers.
HOU	1.1	Update the County's Zoning Ordinance to incorporate and enact an Affordable Dwelling Unit (ADU) Program as developed by the Office of Housing and allowed under Virginia Code Section 15.2-2304. [H.A. 5a, 5b]
HOU	1.2	In single-family neighborhoods, achieve greater housing supply and diversity by allowing small-scale residential structures such as duplexes, triplexes, and fourplexes that align with the scale of the existing neighborhood. [H.A. 1a, 8b]
HOU	1.3	In residential zoning districts, allow external accessory units (AUs), developing a set of performance standards to ensure proposed accessory units integrate with the characteristics of the surrounding neighborhood. [H.A. 1a, 8b]
HOU	2.1	Update the Zoning Ordinance to expand the allowance for modular or manufactured homes by-right in some residential and mixed-use Zoning Districts.
HOU	2.2	Update the Zoning Ordinance to allow, by right and encourage the construction of innovative housing types and creative infill development, prioritizing increased density in the Development Areas and building 'up instead of out' to preserve environmental features/open space. [H.A. 8c]
HOU	3.3	In all residential and mixed-use zoning districts, reduce residential minimum lot sizes, setback requirements, and minimum parking requirements to allow for more affordable and workforce housing development and residential densities consistent with future land use designations, with a focus on sustainable and climate-resilient design. [H.A.2c, 3b, 8a, 8b]

Recommended Prioritization

- | | |
|---------------|--|
| Tier 1 | High priority, implement in Zoning Modernization Phase 3 |
| Tier 2 | Requires additional technical research or may be stand-alone text amendments |
| Tier 3 | Will follow additional planning efforts |



Recommended Tier 1 Priorities

Affordable
housing
initiatives

Activity Center
initiatives

Economic
Development
initiatives

Modernize and
streamline the
development
review process

Increase density
across the
Development Areas

Increase mixed-
use accessibility
across the
Development Areas

Rural Area
special topics

Affordable housing initiatives

Development Areas Land Use Chapter

1.2 Allow residential uses in commercial districts

Housing Chapter

1.1 Incorporate Affordable Dwelling Unit Program into Z0

1.2 Allow duplexes, triplexes, fourplexes in SF neighborhoods

1.3 Allow external accessory units

2.1 Expand allowance of modular or manufactured homes

2.2 Allow innovative housing types and creative infill

3.3 Reduce minimum lot sizes, setbacks, parking requirements

Rural Area special topics

Rural Area Land Use Chapter

4.5 Revise regulations for special events

Additional - Investigate uses for registered historic properties

Thriving Economy Chapter

7.2 Enable small/appropriately sized agriculture-related businesses

7.3 Allow additional revenue streams for agribusinesses

Phase 3 Next Steps



Board of Supervisors

Review staff recommended prioritization

Provide feedback on priority topics list and Phase 3 plans



General Engagement

Podcast series

Community learning series

Website & newsletter updates



Topic Groups

Build groups with expertise and experience

Listening sessions with potential consultant assistance



Drafting

Staff drafting with potential consultant assistance

Topic work sessions with PC & BOS



Draft Review

Internal County review

Expert stakeholder review

PC & BOS review

Questions & Discussion

Request: Provide feedback on priority topics list in Attachment C and Phase 3 plans

