

ALBEMARLE COUNTY ZONING ORDINANCE

Modernized Structure — Outline of Articles & Divisions

ARTICLE 1

General Provisions

- 1 – Enactment and Authority
- 2 – Ordinance Conflicts and Interpretation
- 3 – Zoning Districts Map
- 4 – Transition of Regulations After Adoption

- 3 – Comprehensive Plan Connection
- 4 – Rural Districts Dimensional Standards
- 5 – Residential Districts Dimensional Standards
- 6 – Commercial Districts Dimensional Standards
- 7 – Industrial Districts Dimensional Standards
- 8 – Planned Development Dimensional Standards

ARTICLE 2

Administration

- 1 – Zoning Administrator and Subdivision Agent
- 2 – Planning Commission
- 3 – Board of Zoning Appeals
- 4 – Architectural Review Board
- 5 – Floodplain Administrator
- 6 – Enforcement
- 7 – Fees
- 8 – Taxes and Expenses Paid

ARTICLE 5

Overlay Zoning Districts

- 1 – Establishment and Purpose
- 3 – EC Entrance Corridor
- 4 – AIA Airport Impact Area
- 5 – FH Flood Hazard
- 6 – NR Natural Resource Extraction
- 7 – SS Scenic Streams
- 8 – Steep Slopes

ARTICLE 3

Permits and Applications

- 1 – In General
- 2 – Zoning Text and Map Amendments
- 3 – Conditional Zoning and Proffers
- 4 – Special Use Permits
- 5 – Special Exception Permits
- 6 – Variances
- 7 – Site Plans
- 8 – Certificate of Appropriateness
- 9 – Zoning Permits
- 10 – Building Permits, Grading Permits, and Certificates of Occupancy
- 11 – Temporary Permits
- 12 – Waivers and Modifications
- 13 – Written Determinations
- 14 – Appeals
- 15 – Public Hearings and Notifications

ARTICLE 6

Use Matrix

- 1 – General
- 2 – Agricultural Districts Use Table
- 3 – Residential Districts Use Table
- 4 – Commercial Districts Use Table
- 5 – Industrial Districts Use Table
- 6 – Neighborhood Model District Uses

ARTICLE 7

Use Performance Standards

- 1 – General
- 2 – Agricultural Use Standards
- 3 – Residential Use Standards
- 4 – Public/Civic/Recreation Use Standards
- 5 – Business Use Standards
- 6 – Industrial Use Standards
- 7 – Miscellaneous Use Standards

ARTICLE 4

Primary Zoning Districts

- 1 – Establishment and Purpose
- 2 – General District Standards

ARTICLE 8

Community Design Standards

- 1 – General
- 2 – Grading

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- 3 – Visibility Clearance
- 4 – Lighting
- 5 – Landscaping and Screening
- 6 – Walls and Fences
- 7 – Streets and Sidewalks
- 8 – Parking
- 9 – Loading
- 10 – Signs
- 11 – Riparian Buffer
- 12 – Green Space
- 13 – Recreation

ARTICLE 9

Form-Based Community Design

Divisions to be determined during drafting

ARTICLE 10

Nonconforming Uses, Lots, and Structures

- 1 – General
- 2 – Nonconformities

ARTICLE 11

Definitions

- 1 – Word Usage
- 2 – Definitions