



The following is a summary of work intended for the Albemarle County Zoning Ordinance update facilitated by the Berkley Group. The project is being broken up into five different phases of work and is expected to last between three and four years. Timing of phases may shift based on the County's review and update of the Comprehensive Plan. The phases include:

Phase 1: Administrative Provisions

1. Ordinance Diagnostic
2. Proposed Table of Contents
3. Draft articles for:
 - a. General
 - b. Administration
 - c. Permits and Applications
 - d. Nonconformities

Phase 2: Community Design Standards

1. Draft articles addressing Community Design Standards with potential zoning ordinance updates covering such items as:
 - a. Lighting standards
 - b. Landscaping standards
 - c. Tree preservation
 - d. Entrance corridors
 - e. Historic preservation
 - f. Additional community design standards as may be identified

Phase 3: District Standards

1. Draft articles addressing District Standards with potential zoning ordinance updates covering such items as:
 - a. Setbacks
 - b. Building height
 - c. Stepbacks
 - d. Lot size
 - e. Density
 - f. Map updates

Phase 4: Uses and Use Standards

1. Draft articles addressing Uses and Use Standards with potential updates covering such items as:
 - a. Use permissions
 - b. Performance standards for specific uses
 - c. Housing types to include missing middle
 - d. Accessory dwelling units
 - e. Potential changes to Rural Area uses, based on Comp Plan and community engagement

Phase 5: Final Compilation and Review

1. Compilation of all draft articles into a consolidated draft ordinance
2. Public review and hearings on the draft ordinance leading to adoption



Phase I Schedule

