

Summaries of Proposed Zoning Text Amendments

- Introduction: Amend County Code § 18-1, which states the County's authority for, and the purpose and intent of, the Zoning Ordinance, and related provisions, to reorganize the section and to update the text. (Attachment B)
- Conventional Residential Districts: Amend Albemarle County Code §§ 18-12 through 18-18 to amend the statements of purpose of each district as necessary, update text, place by right and special uses for all districts in a single table and consolidate use classifications into use groups when possible, place bulk, height, density regulations for all districts in a single table, and amend related regulations as appropriate. (Attachment C)
- Conventional Commercial Districts: Amend Albemarle County Code §§ 18-21 through 18-24 to amend the statements of purpose of each district as necessary, update text, place by right and special uses for all districts in a single table and consolidate use classifications into use groups when possible, and amend related regulations as appropriate. (Attachment D)
- Setbacks and Yards: Amend Albemarle County Code §§ 18-2, 18-3.1, 18-4.11, 18-4.19, and 18-4.20 to consolidate the setback and yard regulations and amend related regulations as appropriate. (Attachment E)
- Bonus Densities: Amend Albemarle County Code §§ 18-2 and 18-12 through 18-18 to consolidate the bonus density regulations to eliminate repetitive text, eliminate bonus densities for incentives that are now requirements, and to amend related regulations as appropriate. (Attachment F)
- Cluster Developments: Amend Albemarle County Code §§ 18-2, 18-10, and 18-12 through 18-18 to consolidate the cluster development regulations without amending the standards themselves. (Attachment G)
- Lots: Amend Albemarle County Code §§ 18-2 and 18-4.6 to consolidate the lot regulations and amend related regulations as appropriate. (Attachment H)
- Off-street Parking, Stacking, and Loading: Amend Albemarle County Code §§ 18-2 and 18-4.12 to consolidate the off-street parking, stacking, and loading regulations and to amend the regulations as appropriate. (Attachment I)
- Parking Structures: Amend Albemarle County Code §§ 18-4.12, 18-5.1.41, 18-15 through 18-18, 18-20 through 18-20B, and 18-22 through 18-26 to add performance standards for parking structures, to allow parking structures by right in certain zoning districts, and to amend related regulations as appropriate. (Attachment J)
- Definitions and Rules of Construction: Amend Albemarle County Code §§ 18-2, 18-3, 18-4.12, 18-4.15, 18-30.2, 18-30.3 and other sections to consolidate existing definitions and rules of construction, clarify existing definitions, add new definitions, delete obsolete definitions, and to amend the existing rules of construction. (Attachment K)
- Signs: Amend Albemarle County Code § 18-4.15 to further clarify the sign regulations and to evaluate the appropriate number of signs allowed to meet the stated purposes for the sign regulations. (Attachment L)

Attachment A

- Manufactured Homes on Individual Lots, Manufactured Home Parks, Manufactured Home Subdivisions, and Temporary Manufactured Homes: Amend Albemarle County Code §§ 18-5.3 through 18-5.8 to ensure that they are current with state and federal laws and consistent with other applicable policies and standards. (Attachment M)
- Nonconforming Uses, Structures, and Lots: Amend Albemarle County Code § 18-6 to incorporate recent amendments to state law, to clarify certain requirements, and to amend other requirements to facilitate implementation. (Attachment N)
- Planned Districts: Amend Albemarle County Code §§ 18-8, 18-11, 18-19, 18-20, 18-20A, 18-25, 18-25A, and 18-29 to consolidate Albemarle County Code § 18-8 with the other planned district regulations and to reorganize and amend the text as appropriate. (Attachment O)
- Site Plans: Amend Albemarle County Code § 18-32 to remove Albemarle County Code § 18-32 from the Zoning Ordinance and to re-adopt it as a new chapter in the Albemarle County Code, and to move, as appropriate, development standards currently in Albemarle County Code § 18-4 to the new site plan chapter. The primary enabling authority for site plans is in the state's subdivision laws, although there is also some enabling authority under the state's zoning laws. Having the site plan regulations in the Zoning Ordinance has created some uncertainty because the powers of the County and its officers and employees, and the rights of the development community and the community at large, are different under the state's subdivision and zoning laws. (Attachment P)
- Flood Hazard Overlay District: Amend Albemarle County Code § 18-30.3 to clarify that a special use permit is required for fill in the floodplain, to define "fine grading" or provide an alternative concept, to amend the types of engineered structures allowed by special use permit in the floodway and floodway fringe, and to amend related regulations as appropriate. (Attachment Q)
- Legislative Zoning Actions, Processes, and Proffers: Amend Albemarle County Code § 18-33 to reorganize the section; to expressly enable the planning director to require an applicant to provide studies to identify impacts to roads, schools, public safety, and parks in conjunction with an application for a zoning map amendment; to require that notice be provided to holders of open space or conservation easements when an application for a zoning map amendment or special use permit has been filed pertaining to the eased property; to clarify the purpose of the community meeting and the consequences for an applicant's refusal to hold a community meeting; to clarify what is required for an application to be deemed complete; to amend the requirements to extend a deferral; and to amend related regulations as appropriate. (Attachment R)
- Religious Institutions in the Rural Areas Zoning District: Amend Albemarle County Code § 18-10 to allow religious institutions serving as a place of worship to have sanctuaries for up to 200 persons by right in the Rural Areas zoning district and to amend related regulations as appropriate. (Attachment S)
- Commercial Recreational Activities in the Rural Areas Zoning District: Amend Albemarle County Code § 18-10 to implement the Rural Area Chapter of the Comprehensive Plan by removing "swim, golf, tennis, or similar athletic facilities" as a use permitted by special use permit in the Rural Areas zoning district because those uses are no longer consistent with the County's policies and objectives for the Rural Area, but to grandfather existing swim, golf, tennis, and similar athletic facilities. (Attachment T)
- Residential Densities: Amend Albemarle County Code §§ 18-10 and 18-12 through 18-20B to amend the district regulations so that residential density is determined by net density rather than gross density. (Attachment U)