



# Albemarle County

## Legislation Details (With Text)

**File #:** 17-258      **Version:** 1      **Name:**  
**Type:** Resolution      **Status:** Consent Agenda  
**File created:** 3/15/2017      **In control:** Board of Supervisors  
**On agenda:** 4/5/2017      **Final action:**  
**Title:** Zoning Text Amendments

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Attach.A Summary, 2. Attach.B Introduction ROI, 3. Attach.C Conv Res Dist ROI, 4. Attach.D Conv Comm Dist ROI, 5. Attach.E Setbacks and Yards ROI, 6. Attach.F Bonus Densities ROI, 7. Attach.G Cluster Developments ROI, 8. Attach.H Lots ROI, 9. Attach.I Off-street Parking ROI, 10. Attach.J Parking Structures ROI, 11. Attach.K Definitions and Rules of Construction ROI, 12. Attach.L Signs ROI, 13. Attach.M Manufactured Homes ROI, 14. Attach.N Nonconforming Uses ROI, 15. Attach.O Planned Districts ROI, 16. Attach.P Site Plans ROI, 17. Attach.Q Flood Hazard Overlay District ROI, 18. Attach.R Leg Zoning Actions Processes Proffers ROI, 19. Attach.S Religious Institutions in the RA District ROI, 20. Attach.T Commercial Recreation in the RA District ROI, 21. Attach.U Residential Densities ROI

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**AGENDA DATE:** 4/5/2017

**TITLE:**

Zoning Text Amendments

**SUBJECT/PROPOSAL/REQUEST:** Resolutions of Intent to Amend the Zoning Ordinance

**ITEM TYPE:** Consent Action Item

**STAFF CONTACT(S):** Walker, Kamptner, Blair, Graham, Gast-Bray, McCulley

**PRESENTER (S):** N/A

**LEGAL REVIEW:** Yes

**REVIEWED BY:** Douglas C. Walker

**BACKGROUND:** To facilitate preparing a recodified version of the Zoning Ordinance for the Board's consideration in 2018, staff will be working on a number of zoning text amendments before then that will amend the substance and form of the current zoning regulations. This approach will ensure that specific proposed substantive changes can be fully evaluated and discussed by staff, the public, the Commission, and the Board in a transparent manner.

**STRATEGIC PLAN:** Mission: To enhance the well-being and quality of life for all citizens through the provision of the highest level of public service consistent with the prudent use of public funds; and  
Quality Government Operations: Ensure County government's capacity to provide high quality service that

achieves community priorities.

**DISCUSSION:** Virginia Code § 15.2-2286(A)(7) requires that a zoning text amendment be initiated by a resolution adopted by the Board, or by a motion adopted by the Planning Commission (by County practice, the Commission initiates zoning text amendments by resolution, not by motion).

The zoning text amendments for which resolutions of intent are proposed are briefly explained in Attachment A. The zoning text amendments for which resolutions are adopted will be brought to the Planning Commission and the Board of Supervisors at various times, depending on the urgency for amending the regulations, the complexity of the amendment, and the need for public engagement and work sessions by the Commission and the Board before public hearings are scheduled.

**BUDGET IMPACT:** Staff does not anticipate that adopting the Resolutions would result in the need for additional staff or funding.

**RECOMMENDATION:**

Staff recommends that the Board adopt the attached Resolutions of Intent (Attachments B through U).

**ATTACHMENTS:**

- A - Summaries of Proposed Zoning Text Amendments
- B - Resolution of Intent: Section 1
- C - Resolution of Intent: Conventional Residential Districts
- D - Resolution of Intent: Conventional Commercial Districts
- E - Resolution of Intent: Setbacks and Yards
- F - Resolution of Intent: Bonus Densities
- G - Resolution of Intent: Cluster Developments
- H - Resolution of Intent: Lots
- I - Resolution of Intent: Off-street Parking, Stacking and Loading
- J - Resolution of Intent: Parking Structures
- K - Resolution of Intent: Definitions and Rules of Construction
- L - Resolution of Intent: Signs
- M - Resolution of Intent: Manufactured Homes on Individual Lots, Manufactured Home Parks, Manufactured Home Subdivisions, and Temporary Manufactured Homes
- N - Resolution of Intent: Nonconforming Uses, Structures, and Lots
- O - Resolution of Intent: Planned Districts
- P - Resolution of Intent: Site Plans
- Q - Resolution of Intent: Flood Hazard Overlay District
- R - Resolution of Intent: Legislative Zoning Actions, Processes, and Proffers
- S - Resolution of Intent: Religious Institutions in the Rural Areas Zoning District
- T - Resolution of Intent: Commercial Recreational Activities in the Rural Areas Zoning District
- U - Resolution of Intent: Residential Densities