



Albemarle County

Legislation Details (With Text)

File #: 19-107 **Version:** 1 **Name:**
Type: Resolution **Status:** Consent Agenda
File created: 12/12/2018 **In control:** Board of Supervisors
On agenda: 1/9/2019 **Final action:**
Title: Resolution of Intent Zero Lot Line ZTA.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Attach. A - Zero Lot Line ROI

Date	Ver.	Action By	Action	Result
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AGENDA DATE: 1/9/2019

TITLE:
Zero Lot Line ZTA

SUBJECT/PROPOSAL/REQUEST: Resolution of Intent to amend the residential district setback and building separation regulations.

ITEM TYPE: Consent Action Item

STAFF CONTACT(S): Richardson, Walker, Kampfner, Herrick, Graham, McCulley, Brumfield

PRESENTER (S): N/A

LEGAL REVIEW: Yes

REVIEWED BY: Jeffrey B. Richardson

BACKGROUND: Currently, minimum non-infill side setbacks in residential districts are 0 feet. Building separations for non-infill residential structures are 10 feet unless a building shares a common wall. Additionally, in R-10 and R-15 districts, if the abutting lot is zoned residential other than R-10, R-15, RA, or Monticello Historic District, the building separation increases by 1 foot for every 1 foot the building exceeds thirty-five feet in height.

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: The current requirements for non-infill side setbacks and building separations result in an unbalanced advantage of lot utilization to the property owners who develop their lots before their neighbors. Additionally, a building placed too close to a shared lot line can result in trespass onto a neighboring property, either during the building's construction or during maintenance of the property. An amendment of County Code

§ 18-4.19 to require minimum side setbacks for non-infill residential development would eliminate this unfair lot utilization and unintended trespass. If the Board adopts the attached Resolution of Intent (Attachment A), staff would bring a proposed zoning text amendment to the Planning Commission and the Board of Supervisors in 2019. Because this is a focused issue, staff does not anticipate the need for an extensive public engagement process outside of that for the zoning text amendment.

BUDGET IMPACT: Staff does not anticipate that adopting the Resolution will result in the need for additional staff or funding.

RECOMMENDATION:

Staff recommends that the Board adopt the attached Resolution of Intent (Attachment A).

ATTACHMENTS:

A - Resolution of Intent - Zero Lot Line ZTA