

Zoning Modernization AC44 Implementation Priorities
Attachment B - Complete AC44 Zoning Regulations Actions list
Albemarle County Board of Supervisors Work Session March 4, 2026

AC44 Chapter	#	Action	ZMOD Phase	ZMOD Tier
DALU	1.2	Update the Zoning Ordinance to allow residential uses in commercial zoning districts by-right in some locations, especially in Activity Centers.	Phase 3	1
DALU	1.1	Update the Zoning Ordinance to support infill, adaptive reuse, and redevelopment, especially in Activity Centers.	Phase 3	1
DALU	2.1	Reduce or eliminate vehicle parking requirements, especially for non-residential land uses and in designated Activity Centers. Investigate parking maximums and shared parking requirements, especially in Regional Centers.	Phase 3	1
DALU	2.3	Update the County's residential bonus density requirements to remove the minimum lot size and street frontage requirements to allow for additional open/natural/recreational space to be retained and for amenity-oriented lots.	Phase 3	2
DALU	4.1	Update the street tree requirements in the Zoning Ordinance to provide appropriate spacing, soil volume, and buffers, and to require native species and increase biodiversity to ensure street trees can thrive and are more resilient to pests and disease.	Phase 3	2
DALU	4.2	Develop and apply tiered standards for tree coverage that are tiered based on residential density and intensity of non-residential uses.	Phase 3	2
DALU	4.3	Create grading and tree preservation requirements and incentives for new development and update the tree replacement requirements.	Phase 3	2
DALU	3.1	Allow small-scale commercial uses along major off-road connections and greenways used by pedestrians and bicyclists. Small-scale commercial uses could include kiosks, food/drink stands, mobile libraries, and food trucks.	Phase 2	3

AC44 Chapter	#	Action	ZMOD Phase	ZMOD Tier
DALU	1.5	Update the County's lighting requirements to reduce light spillover, glare, and excessive brightness, prioritizing a safe environment for all individuals and property, especially in mixed-use areas such as Activity Centers.	Phase 3	1
RALU	4.2	Update zoning regulations to allow appropriately scaled rural light industrial and commercial uses that support local processing and retail sales for local agriculture and forestry on properties with agricultural and silvicultural uses.	Follows additional planning project	3
RALU	4.5	Revise the regulations for 'special events' so they are possible on registered historic properties or heritage properties with property ingress and egress onto public roads. Review and update noise regulations to limit the impacts of amplified sound from permitted events.	Phase 3	1
RALU	5.1	After conducting community engagement through the Zoning Ordinance Modernization project, allow updated uses in existing non-residential structures in rural communities, prioritizing adaptive reuse of existing older structures and small-scale commercial uses that provide services and meet daily needs for rural residents. Examples of land uses include health care (including small-scale doctors/dentist offices and mobile clinics), fire-rescue and police services, job training programs, community gathering spaces, country stores/small-scale markets, local artisans/crafters, daycare, post offices, emergency shelters, and access to food. Small-scale uses should be similar in building height and footprint as existing non-residential buildings in the Rural Area, such as existing country stores and offices. Buildings should generally be 1 to 2 stories and have a building footprint of 5,000 square feet or smaller. When the proposed accessory use is a restaurant, the following considerations should be used when weighing appropriateness: 1) impact on existing water and sewer facilities; 2) road capacity; and 3) impacts on adjacent neighborhoods and surrounding rural character. These uses may be informed by performance standards. Use the considerations in the 'Rural Area Land Use Approach' for updating the Zoning Ordinance to guide which uses are appropriate to allow. Allowed uses should either have performance standards or be allowed by the special use permit process to address and mitigate impacts. Some uses should be prohibited.	Follows additional planning project	3

AC44 Chapter	#	Action	ZMOD Phase	ZMOD Tier
RALU	2.1	Update ordinance requirements for permitted by-right residential development to encourage maintenance and restoration of native forest vegetation and vegetated stream buffers per the Stream Health Initiative.	Phase 3	3
RALU	4.4	Update the Zoning Ordinance to permit warehouse and distribution facilities for locally produced goods in the Rural Area.	Follows additional planning project	3
RALU	6.1	Add small-scale, outdoor recreation uses (not to include indoor lodging) that have minimal impact on natural resources, infrastructure, and adjacent properties to the list of uses permitted in the Rural Area Zoning District, especially where these uses can co-exist with rather than replace existing agricultural and silvicultural uses.	Follows additional planning project	3
RALU	7.3	Review and update existing commercial and industrial zoning for properties in the Rural Area. The process should prioritize land use and zoning opportunities to support agricultural, recreational, silvicultural, and related/supporting industries in these locations.	Follows additional planning project	3
RALU	4.3	Increase opportunities for by-right farm worker housing in support of agricultural and forestry production and develop performance standards that meet or exceed state and federal requirements.	Phase 3	3
TRANSP (DA)	2.5	Require bike parking for multi-family and non-residential site plans and subdivisions.	Phase 3	2
TRANSP (DA)	4.5	Require development that minimally uses cul-de-sacs and disconnected streets. Where cul-de-sacs are necessary, they should include pedestrian and bicycle connections to nearby streets.	Phase 3	3
TE	3.2	Establish a Military Overlay Zoning District to provide uses and activities compatible with the Rivanna Station military facility.	Follows additional planning project	3

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TE	3.3	Consider a Defense Production Zone (VA State Code § 58.1-3853) for Rivanna Futures.	Follows additional planning project	3
TE	4.1	Modernize and streamline the development review processes to improve timeliness and efficiency of reviews.	Phase 2	1
TE	7.2	Explore land use and zoning policies and regulations to enable small/appropriately scaled agriculture-related businesses and support services consistent with the County's Growth Management Policy.	Phase 3	1
TE	7.3	Consider modifications to expand opportunities for diverse revenue streams for agribusinesses (e.g., lodging, food service, recreation, agritourism activities related to the primary agricultural use).	Phase 3	1
TE	6.1	Update the Zoning Ordinance to reduce barriers to land uses providing essential support services for workers, such as childcare, and implement essential transportation and infrastructure improvements needed to access employment opportunities (e.g. transit, bike, and sidewalk improvements).	Phase 3	2
TE	6.2	Update the Zoning Ordinance to reduce barriers for home occupations with minimal impacts on surrounding properties. Engage with community members, including prospective and current business owners, to identify barriers and possible solutions.	Phase 3	3
HOU	1.1	Update the County's Zoning Ordinance to incorporate and enact an Affordable Dwelling Unit (ADU) Program as developed by the Office of Housing and allowed under Virginia Code Section 15.2-2304. [H.A. 5a, 5b]	Phase 3	1

AC44 Chapter	#	Action	ZMOD Phase	ZMOD Tier
HOU	2.2	Update the Zoning Ordinance to allow, by right and encourage the construction of innovative housing types and creative infill development, prioritizing increased density in the Development Areas and building 'up instead of out' to preserve environmental features/open space. [H.A. 8c]	Phase 3	1
HOU	1.2	In single-family neighborhoods, achieve greater housing supply and diversity by allowing small-scale residential structures such as duplexes, triplexes, and fourplexes that align with the scale of the existing neighborhood. [H.A. 1a, 8b]	Phase 3	1
HOU	1.3	In residential zoning districts, allow external accessory units (AUs), developing a set of performance standards to ensure proposed accessory units integrate with the characteristics of the surrounding neighborhood. [H.A. 1a, 8b]	Phase 3	1
HOU	2.1	Update the Zoning Ordinance to expand the allowance for modular or manufactured homes by-right in some residential and mixed-use Zoning Districts.	Phase 3	1
HOU	3.3	In all residential and mixed-use zoning districts, reduce residential minimum lot sizes, setback requirements, and minimum parking requirements to allow for more affordable and workforce housing development and residential densities consistent with future land use designations, with a focus on sustainable and climate-resilient design. [H.A.2c, 3b, 8a, 8b]	Phase 3	1
ES	4.7	Revise the County's lighting ordinance requirements to minimize the impacts of lighting on the health of animals, plants, and humans; to provide safe lighting for multimodal transportation options; and to protect and enhance dark skies using best practices such as recommendations from Dark Sky International, the Illuminating Engineering Society, and the DesignLights Consortium LUNA Program. Collaborate with the City of Charlottesville, the University of Virginia, and local authorities where possible to limit the effects of lighting spillover.	Phase 3	3

AC44 Chapter	#	Action	ZMOD Phase	ZMOD Tier
PR	2.3	Evaluate and update recreation and open space requirements for new development, zoning, subdivision, site plan, and other changes in land use projects to better provide on-site recreation opportunities and to better contribute to and connect with the county-wide parks and recreation system. Establish a standard, streamlined process to allow alternatives to recreation requirements for residential and mixed-use development.	Phase 3	2
PR	5.2	Update open space requirements for development to prioritize the usability and accessibility of open and recreational space and to require connections to the existing or planned public open space network of trails and parks.	Phase 3	2
CF	12.1	Update the Zoning Ordinance to allow farmers markets, produce stands, urban agriculture, community gardens, and related opportunities in more locations.	Phase 3	2
CF	8.2	Require allocation of space for compost and recycling bins in site design for multifamily residential and commercial development, where feasible.	Phase 3	3

AC44 Comprehensive Plan Chapters Key

- DALU – Development Area Land Use
- RALU – Rural Area Land Use
- TRANSP - Transportation
- TE – Thriving Economy
- HOU – Housing
- ES – Environmental Stewardship
- PS – Parks, Recreation, & Open Space
- CR – Cultural Resources
- CF – Community Resources & Infrastructure