

BIG MOVE #1: Align regulations to support AC44 implementation.

Description: The County’s Zoning Ordinance, Subdivision Code, and other development-related policies should be reviewed and updated regularly to reflect AC44’s Goals, support desired patterns of growth, and respond to evolving needs. Outdated, inconsistent, or overly complex regulations can create barriers to investment, lead to unpredictable outcomes, and undermine public confidence in the planning process. Modernizing these regulations will help align standards with current practices, clarify procedures, and improve coordination across departments.

Updates should ensure that regulations meet the needs and Goals defined in AC44, while removing unnecessary complexity, and are easy to understand and use – for County staff, applicants, decision-makers, and the broader community. These efforts include creating more user-friendly documents, consolidating and reorganizing content for better navigation, and incorporating visual aids and digital tools where appropriate. A more transparent and accessible regulatory framework will reduce delays, increase consistency in decision-making, and make it easier for all participants to engage in the development process.



Guiding Principle

Primary Work Project:
Zoning Modernization

FY24-28 Strategic Plan
Primary Goal: Infrastructure & Placemaking

Primary AC44 Chapters:
DALU, RALU, HOU

AC44 Chapter	Work Projects	Lead Groups	Objectives	Short-term Actions	Time-frames
DALU	Activity Center Plans; Zoning Modernization	CDD, EDO, ACPR	Increase density within the DAs; expand employment and housing within Activity Centers; increase tree coverage and green infrastructure.	1.1, 1.2, 1.5, 2.1, 2.3, 4.1	FY27-29
RALU	Rural Area Plan; Zoning Modernization	CDD	Protect and preserve environmental and cultural resources; support agriculture and forestry production; encourage adaptive reuse; support large and unfragmented rural properties; allow appropriately scaled and regulated non-residential uses.	2.1, 4.2, 4.3, 4.4, 4.5, 5.1, 6.1, 7.2, 7.3	TBD
TRANSP (DA)	Zoning Modernization; Multimodal Transportation Plan	CDD	Improve bike and pedestrian connectivity; expand public transit; increase transportation connectivity.	2.5, 3.5, 4.5	FY27-29
TE	Activity Center Plans; Zoning Modernization	CDD, EDO	Retain and expand target industries; reduce barriers to workforce participation; support the agricultural economy.	4.1, 6.1, 6.2, 7.2	TBD
HOU	Activity Center Plans; Zoning Modernization	CDD, Housing	Increase housing supply and variety; support housing affordability; expand workforce housing.	1.1, 1.2, 1.3, 2.1, 2.2, 3.3	TBD
ES	Rural Area Plan; Zoning Modernization	CDD, FES	Protect water quality and water supply; expand stormwater management; protect natural habitats.	1.4, 2.1, 2.6, 4.7	TBD
PR	Zoning Modernization; Multimodal Transportation Plan	CDD, ACPR	Expand the development of parks and greenways; improve trail networks; expand recreational programs and facilities.	2.3, 5.2, 7.2	FY27-29
CR	Zoning Modernization	CDD	Expand incentives for historic preservation; improve dark skies protection.	4.1, 6.1	FY27-29
CF	Activity Center Plans; Zoning Modernization	CDD	Improve access to health and affordable foods.	12.1	TBD

BIG MOVE #2: Increase affordable housing access and options.

Description: Ensure that people of all incomes, ages, and household types can find safe, stable, and affordable housing in the county by increasing the supply of diverse housing choices and preserving existing affordable homes. As housing costs rise and the region grows, it is critical to protect long-term affordability, prevent displacement, and meet the needs of low- and moderate-income households, essential workers, seniors, and others with limited housing choices.

This priority calls for a multi-pronged approach that includes updating zoning and land use regulations to allow a broader range of housing types – such as duplexes, small-scale multi-family, townhomes, and accessory dwelling units – and enabling greater density in locations with access to jobs, transit, schools, and services. Streamlining development review, offering incentives for affordable housing, and removing regulatory barriers are essential to accelerating the production of both income-restricted and naturally occurring affordable units.

Equally important is preserving the existing stock of affordable housing, which often serves as the most cost-effective and immediate way to maintain housing access. This includes identifying at-risk properties, supporting rehabilitation and weatherization programs, promoting tools such as community land trusts and housing trust funds, and working with nonprofit and mission-driven developers to acquire and protect affordable units. Anti-displacement strategies and tenant protections should be used to help residents stay in their homes and neighborhoods.

By combining preservation, production, and policy reform, the County can create a more inclusive and sustainable housing system that supports long-term community stability, economic opportunity, and quality of life for all residents.



Guiding Principle

Primary Work Project:

Activity Center Plans

FY24-28 Strategic Plan

Primary Goal: Quality of Life

Primary AC44 Chapters:

DALU, HOU

AC44 Chapter	Work Projects	Lead Groups	Objectives	Short-term Actions	Time-frames
DALU	Activity Center Plans; Multimodal Transportation Plan	CDD	Increase density in the DAs.	1.1	FY27-29
HOU	Activity Center Plans; Zoning Modernization	CDD, Housing	Increase housing supply and variety; support housing affordability; expand workforce housing; preserve existing housing; reduce energy costs for existing housing; increase housing affordability and access.	1.1, 1.2, 1.3, 1.6, 1.8, 2.1, 2.2, 3.3, 3.5, 4.3, 5.1, 7.1, 7.2	TBD

BIG MOVE #3: Invest resources in compact and connected Development Areas with an emphasis on Activity Centers.

Description: Encourage smart, fair, and long-lasting growth by focusing on new public and private investments to create urban places that are compact, walkable, and inviting. These places also take advantage of existing infrastructure such as roads, utilities, and public services and allow for redevelopment of older commercial areas that are typically over-parked. They support a variety of housing types and increase access to nearby jobs. With daily needs located closer together, people can walk, bike, or take shorter car trips, saving time and reducing traffic. This approach uses resources wisely, protects the environment, and improves residents' overall quality of life by limiting ineffective growth.



Guiding Principle

Primary Work Project:

Activity Center Plans

FY24-28 Strategic Plan

Primary Goal: Infrastructure & Placemaking

Primary AC44 Chapters:

DALU, TRANSP (DA), PR

AC44 Chapter	Work Projects	Lead Groups	Objectives	Short-term Actions	Time-frames
DALU	Activity Center Plans; Zoning Modernization; Multimodal Transportation Plan	CDD, Housing, EDO	Increase density in the DAs; expand employment and housing in Activity Centers; increase multimodal connectivity and access.	1.1, 1.2, 1.4, 1.5, 1.10, 2.1, 2.3, 3.1, 3.2	FY27-29
TRANSP (DA)	Multimodal Transportation Plan	CDD	Create and expand multimodal connections; improve bike and pedestrian connectivity; reduce vehicle emissions.	1.1, 2.1, 2.2, 7.4	FY27-29
TE	Activity Center Plans; Zoning Modernization	CDD, EDO	Ensure the supply of land and infrastructure to support economic uses.	2.1	TBD
PR	Activity Center Plans; Zoning Modernization	CDD, ACPR	Plan for parks and recreation needs; expand the development of parks and greenways; improve trail networks; create new strategies for funding parks and greenways.	1.5, 2.3, 5.2, 7.2	FY27-29
HOU	Activity Center Plans; Zoning Modernization	CDD, Housing	Support housing affordability; expand workforce housing.	2.2, 3.3	TBD
CR	Activity Center Plans; Zoning Modernization	CDD	Preserve the scenic character of county roadways.	5.6	FY27-29

BIG MOVE #4: Drive innovation and expand economic opportunity.

Description: Providing the best environment for diverse economic activity requires the implementation of long-term and short-term strategies. With its 20-year vision, AC44 provides a strong foundation for long-term economic vibrancy. The County's Economic Development Strategic Plan (EDSP) has a shorter time horizon of five years. Together, AC44 and the EDSP complement each other and work together to expand economic opportunities. AC44 can maximize the benefits of public participation in the local economy by integrating and advancing the EDSP alongside other County priorities.

The importance of AC44's long-term role in economic diversity starts with establishing a strong land use foundation. Land use policies such as zoning regulations, infrastructure planning, and development strategies directly influence the types of businesses, industries, and housing that can exist in each area. When land is used in a way that supports mixed-use development, accessible transportation, and varied housing options, it fosters a broader range of economic activities and employment opportunities. By thoughtfully managing land use, communities can encourage innovation, attract diverse industries, and build more equitable and adaptable local economies. The EDSP recognizes the value of these long-term efforts and includes its own shorter-term goals and strategies related to regulatory review, support for affordable housing, and placemaking.

Access to diverse economic opportunities is an essential component to a high quality of life. Together, implementation of AC44 and the EDSP ensures greater opportunity and expanded access to the local economy.



Guiding Principle

Primary Work Project:

Activity Center Plans

FY24-28 Strategic Plan

Primary Goal: Quality of Life

Primary AC44 Chapters:

DALU, RALU, TE

AC44 Chapter	Work Projects	Lead Groups	Objectives	Short-term Actions	Time-frames
DALU	Zoning Modernization; Multimodal Transportation Plan	CDD, Housing, EDO	Increase density in the DAs; expand employment and housing in Activity Centers; increase multimodal connectivity and access.	1.1, 1.2, 2.1, 3.1, 3.2	FY27-29
RALU	Rural Area Plan; Zoning Modernization	CDD, EDO	Protect rural land uses, including agriculture, forestry, and conservation; support agriculture and forestry production; encourage adaptive reuse; allow appropriately scaled and regulated non-residential uses.	1.1, 4.2, 4.4, 4.5, 5.1, 7.2, 7.3	TBD
TE	Activity Center Plans; Zoning Modernization	CDD, EDO	Implement the EDSP; ensure the supply of land and infrastructure to support economic uses; support Rivanna Station and Rivanna Futures; expand access to job training and career development; support the agricultural economy.	1.1, 2.1, 3.1, 3.2, 3.3, 5.2, 7.3	TBD
PR	Activity Center Plans; Multimodal Transportation Plan	CDD, ACPR	Improve trail networks and blueways.	5.7	FY27-29

BIG MOVE #5: Support development of agriculture and forestry uses in the Rural Area while preserving rural character and conserving environmentally sensitive resources.

Description: The County is dedicated to supporting agriculture and forestry as key land uses in the Rural Area in alignment with the Growth Management Policy. These working lands are essential not only for producing food, but also for preserving the county's rural character, cultural heritage, and environmental health.

This focus on developing the county's agricultural, recreational, and forestal uses may mean that some portions of the Rural Area will experience more intensive non-residential land uses and associated increased impacts, such as traffic. In planning for these changes, it is critical to balance this development with the need to protect the rural character of the Rural Areas. Moreover, the priority focus is protecting environmentally sensitive areas such as wetlands, forests, wildlife corridors, and watersheds.



Guiding Principle

Primary Work Project:
Rural Area Plan

FY24-28 Strategic Plan
Primary Goal: Resilient, Equitable, & Engaged

Primary AC44 Chapters:
RALU, ES

AC44 Chapter	Work Projects	Lead Groups	Objectives	Short-term Actions	Time-frames
RALU	Rural Area Plan; Zoning Modernization	CDD, EDO	Protect rural land uses, including agriculture, forestry, and conservation; protect and preserve environmental and cultural resources; support agriculture and forestry production; encourage adaptive reuse; support large and unfragmented rural properties; allow appropriately scaled and regulated non-residential uses.	1.1, 2.1, 4.2, 4.3, 4.4, 4.5, 5.1, 6.1, 7.2, 7.3	TBD
TRANSP (RA)	Multimodal Transportation Plan		Invest in transportation projects in the RA.	1.2	TBD
TE	Rural Area Plan; Zoning Modernization	CDD, EDO	Support the agricultural economy.	7.2, 7.3	TBD
ES	Rural Area Plan; Zoning Modernization	CDD, FES	Protect water quality and water supply; expand stormwater management; protect natural habitats; prepare for impacts of climate change.	1.4, 2.1, 2.3, 2.6, 4.2, 4.4, 4.7, 6.9, 6.10, 7.1	TBD
PR	Rural Area Plan; Multimodal Transportation Plan	CDD, ACPR	Improve trail networks and blueways.	4.4, 5.4	FY27-29
CF	Rural Area Plan; Zoning Modernization	CDD, ACPR	Provide services and infrastructure in an efficient manner; provide water and sewer infrastructure consistent with the Growth Management Policy.	1.7, 2.8	TBD
CR	Rural Area Plan; Zoning Modernization	CDD	Investigate incentives to preserve and protect historic and scenic resources and character.	4.1	FY27-29

BIG MOVE #6: Mitigate and prepare for the impacts of climate change.

Description: The County has an opportunity to protect public health, safety, and quality of life by proactively preparing for the impacts of climate change and reducing local greenhouse gas emissions. Through proactive planning, community-wide action, and long-term investment, the region will strengthen its ability to withstand climate-related shocks while contributing to a sustainable future. More frequent heatwaves and wildfires, stronger storms, and drought and flooding events demand that the County adapt critical infrastructure and emergency systems to safeguard lives, especially those most at risk. Upfront investments in resilience and energy efficiency reduce future costs related to disaster recovery, infrastructure failure, and health care impacts from pollution and heat. Additionally, making these investments before a disaster is generally more cost effective and helps the community bounce back quicker. Healthy natural systems such as wetlands, forests, and urban tree canopies are good investments because they absorb carbon, manage stormwater, and reduce urban heat, offering low-cost, high-impact climate protection. This priority embraces a dual mission: to mitigate the drivers of climate change by reducing emissions and resource use, while also preparing for its unavoidable impacts through informed land use, infrastructure upgrades, and equitable community investment.



Guiding Principle

Primary Work Project:

Multimodal
Transportation Plan

FY24-28 Strategic Plan

**Primary Goal: Resilient,
Equitable, & Engaged**

Primary AC44 Chapters:

DALU, ES, CF

AC44 Chapter	Work Projects	Lead Groups	Objectives	Short-term Actions	Time-frames
DALU	Activity Center Plans; Zoning Modernization	CDD, Housing, EDO, FES	Expand employment and housing in Activity Centers; increase multimodal connectivity and access; increase tree coverage and green infrastructure.	2.2, 4.1, 4.2, 4.3	FY27-29
RALU	Rural Area Plan	CDD	Protect rural land uses, including agriculture, forestry, and conservation.	1.1	TBD
HOU	Activity Center Plans; Zoning Modernization; Rural Area Plan	CDD, Housing	Support housing affordability; expand workforce housing; reduce energy costs for existing housing.	2.2, 3.3, 5.1	TBD
ES	Rural Area Plan	CDD, FES	Protect natural habitats; prepare for impacts of climate change; reduce emissions.	4.2, 6.1, 6.9, 6.10, 7.1	TBD
PR	Activity Center Plans; Multimodal Transportation Plan; Rural Area Plan	CDD, ACPR	Increase the environmental resilience of parks and greenways; improve trail networks and blueways.	4.4, 5.4	FY27-29
CF	Activity Center Plans	CDD, FES	Provide water and sewer infrastructure consistent with the Growth Management Policy; improve energy efficiency; reduce waste streams and increase recycling and composting; improve access to healthy and affordable foods.	1.7, 7.2, 8.2, 12.1, 12.2	TBD

BIG MOVE #7: Strengthen social connection and community well-being.

Description: As more people experience social isolation, the County has an opportunity to invest in social connection. Fostering genuine connection among community members is fundamental to building a resilient, inclusive, and thriving community. Social connection is a deliberate outcome embedded in the County's land use, transportation, and development strategies. AC44 prioritizes environments where residents can come together, share experiences, and build a sense of belonging. By investing in public parks, trails, Activity Centers, Community Resilience Hubs, schools, and cultural facilities, the County can provide inclusive spaces that support social engagement across generations, backgrounds, and interests. By prioritizing multimodal transportation options, the County can get more people to these spaces. This priority aims to reduce social isolation, uplift local identity, and empower people to co-create the community they envision.



Guiding Principle

Primary Work Project:
Activity Center Plans

FY24-28 Strategic Plan
Primary Goal: Quality of Life

Primary AC44 Chapters:
TRANSP (DA), HOU, ES, PR

AC44 Chapter	Work Projects	Lead Groups	Objectives	Short-term Actions	Time-frames
DALU	Activity Center Plans; Zoning Mod.; Multimodal Transportation Plan	CDD, EDO, Housing, ACPR	Increase density in the DAs; expand employment and housing in Activity Centers; increase multimodal connectivity and access.	1.5, 2.3, 3.1, 3.2, 3.6	FY27-29
RALU	Zoning Modernization; Rural Area Plan	CDD, EDO	Encourage adaptive reuse; support large and unfragmented rural properties; allow appropriately scaled and regulated non-residential uses.	5.1, 6.1, 7.2	TBD
TRANSP (DA)	Multimodal Transportation Plan	CDD	Create and expand multimodal connections; improve bike and pedestrian connectivity; increase transportation efficiency; expand public transit; improve safety; increase transportation connectivity.	1.1, 2.1, 2.5, 3.5, 4.5, 6.2, 7.4	FY27-29
TRANSP (RA)	Multimodal Transp. Plan; Rural Area Plan	CDD, ACPR	Improve walking and biking opportunities in the RA.	4.1	TBD
TE	Activity Center Plans; Zoning Modernization	CDD, EDO	Expand access to job training and career development; reduce barriers to workforce participation.	5.2, 6.1, 6.2	TBD
HOU	Activity Center Plans; Zoning Modernization; Rural Area Plan	CDD, Housing	Increase housing supply and variety; expand workforce housing; preserve existing housing; reduce energy costs for existing housing; increase housing affordability and access.	1.1, 1.2, 1.3, 1.8, 3.5, 4.3, 5.1, 7.1, 7.2	TBD
ES	Rural Area Plan; Multimodal Transportation Plan	CDD, FES	Protect water quality and water supply; protect natural habitats; prepare for impacts of climate change.	2.3, 4.2, 4.4, 4.7, 6.1, 6.9, 6.10	TBD
PR	Activity Center Plans; Multimodal Transportation Plan	CDD, ACPR	Plan for parks and recreation needs; expand the development of parks and greenways; increase environmental resilience of parks and greenways; improve trail networks; create new strategies for funding parks and greenways.	1.5, 2.3, 5.2, 5.3, 5.4, 5.7, 7.2	FY27-29
CR	Zoning Modernization; Rural Area Plan	CDD	Inventory historic resources; expand incentives for historic preservation; improve dark skies protection.	2.2, 2.5, 2.8, 4.1, 6.1	FY27-29
CF	Activity Center Plans	CDD, FES	Provide services and infrastructure in an efficient manner; improve energy efficiency; achieve affordable and adequate broadband access; improve access to healthy and affordable foods.	1.7, 6.1, 7.2, 12.1, 12.2	TBD