Overview

Albemarle County is updating the zoning ordinance using a phased approach. Phase 1 consists of:

- Analyzing current setback requirements;
- Providing setback recommendations for each zoning district;
- Analyzing current land use terms and definitions; and,
- Providing proposed land use terms and definitions based on best practices.

The entire zoning ordinance update process will be guided by County staff, the Planning Commission, and the Board of Supervisors.

Agenda

The June 28, 2022, worksession will focus on reviewing the consolidation and modernization of uses and use definitions.

1. Progress to Date – 5 minutes
2. Land Use Terms & Definitions
    a. Presentation – 10 minutes
    b. Discussion – 40 minutes
3. Next Steps – 5 minutes

1. Progress to Date

Progress to date includes:

- Benchmarking and Analysis – The project kicked off on January 6, 2022, after which, Berkley Group gathered benchmarking data and compiled setback and use recommendations in a Phase 1 diagnostic report.
- Diagnostic Report Presentation – On April 26, 2022, staff presented the Phase 1 diagnostic report, and Planning Commission provided feedback on the district setback standards.
- Setback Revisions – The Berkley Group is currently drafting revised setbacks and will be preparing accompanying illustrations for Planning Commission review. These changes will be available for Planning Commission review at subsequent worksessions.

2. Land Use Terms & Definitions

A primary focus of the Phase 1 update is to streamline and modernize land use terminology and definitions. Proposed land use terms have been drafted to align the land use terms with today's economy, provide flexibility to adapt to new uses, and enhance overall clarity within the ordinance. Proposed land

use terms and accompanying definitions were provided as an appendix to the Phase 1 diagnostic report and are shared again as **Attachment A,** Proposed and Current Uses and Definitions Crosswalk**.** This crosswalk has not changed since the presentation of the diagnostic except for the addition of a comment column. The comment column includes notes and background information, mostly from staff, to aid in the consideration of the consolidation of use terms. The comment column also notes uses that we are seeking additional Zoning Administrator feedback.

Additionally, **Attachment B**, Current/Proposed Uses and Permissions, is provided to aid in the consideration of consolidation of terms. While the focus for this meeting will be on the use terms and definitions, there are permission impacts that must also be considered as a result of changes to terms and definitions. These considerations are outlined below, with supplemental discussion questions provided in the following section.

1. **Broadened Terms** – The current ordinance contains many specific and niche uses. Where possible, such uses have been broadened to allow greater flexibility and adaption over time, or removed if no longer applicable. These changes may necessitate changes to district permissions.
2. **Consolidated Terms** – Similar land uses can often be combined to streamline the ordinance and enhance usability. However, consolidations may necessitate changes to district permissions where similar terms currently have different district permissions. These uses may have been limited to a particular district but combining could open them up to additional districts and/or additional intensity.
3. **Modernized Terms** – New terms may be needed to address new technology or needs not previously considered in the current ordinance. In addition, some archaic terms may be better described with more modern land use terms. Any new terms will need assigned district permissions within the use matrix.

3. Planning Commission Discussion

During the worksession discussion the Berkley Group will be looking for feedback on:

1. Broadening / consolidation of terms.
2. Proposed definitions.
3. Preferred method of addressing use matrix changes (e.g., supply as SUP in district, add use standards, etc.).

Specific questions for consideration include:

1. Do any niche uses proposed for consolidation need to remain as a standalone use?
2. Is expansion of the use, as a result of consolidating similar uses or broadening terminology, reasonable and appropriate for the district(s)?

3. Should the consolidated/broadened use be controlled in certain districts by requiring a Special Use Permit and/or providing use standards?
4. Should any uses proposed for consolidation remain separate due to the specific nature or impacts in certain districts?

   Should any additional uses be further consolidated or broadened?

3. Next Steps

Based on Planning Commission feedback during this worksession, the land use terms and definitions will be refined, and the land use matrix will be drafted for Planning Commission review and recommendation. Based on Planning Commission recommendation, the draft will be edited, and the recommended materials will be taken to the Board of Supervisors for review and consideration.

A worksession will be scheduled to discuss revised setback regulations.