ALBEMARLE COUNTY ZONING ORDINANCE

Modernized Structure — Outline of Articles & Divisions

ARTICLE 1
General Provisions

1 – Enactment and Authority
2 – Ordinance Conflicts and Interpretation
3 – Zoning Districts Map
4 – Transition of Regulations After Adoption

ARTICLE 2
Administration

1 – Zoning Administrator and Subdivision Agent
2 – Planning Commission
3 – Board of Zoning Appeals
4 – Architectural Review Board
5 – Enforcement
6 – Fees
7 – Taxes and Expenses Paid

ARTICLE 3
Permits and Applications

1 – In General
2 – Zoning Text and Map Amendments
3 – Conditional Zoning and Proffers
4 – Special Use Permits
5 – Special Exception Permits
6 – Variances
7 – Site Plans
8 – Certificate of Appropriateness
9 – Zoning Permits
10 – Building Permits, Grading Permits, and Certificates of Occupancy
11 – Temporary Permits
12 – Waivers and Modifications
13 – Written Determinations
14 – Appeals
15 – Public Hearings and Notifications

ARTICLE 4
Primary Zoning Districts

1 – Establishment and Purpose
2 – General District Standards
3 – Comprehensive Plan Connection
4 – Rural Districts Dimensional Standards
5 – Residential Districts Dimensional Standards
6 – Commercial Districts Dimensional Standards
7 – Industrial Districts Dimensional Standards
8 – Planned Development Dimensional Standards
9 – Historic and Special Districts Standards

ARTICLE 5
Overlay Zoning Districts

1 – Establishment and Purpose
2 – RIO29 Form-Based Code Overlay
3 – EC Entrance Corridor
4 – AIA Airport Impact Area
5 – FH Flood Hazard
6 – NR Natural Resource Extraction
7 – SS Scenic Streams
8 – Steep Slopes

ARTICLE 6
Use Matrix

1 – General
2 – Primary Districts Use Table(s)
3 – Overlay Districts Use Table(s)

ARTICLE 7
Use Performance Standards

1 – General
2 – Agricultural Use Standards
3 – Residential Use Standards
4 – Public/Civic/Recreation Use Standards
5 – Business Use Standards
6 – Industrial Use Standards
7 – Miscellaneous Use Standards

ARTICLE 8
Community Design Standards

1 – Grading
2 – Visibility Clearance
3 – Lighting
4 – Landscaping and Screening
5 – Walls and Fences
6 – Streets and Sidewalks
7 – Parking
8 – Loading
9 – Signs
10 – Open Space

ARTICLE 9
Form-Based Community Design

Divisions to be determined during drafting

ARTICLE 10
Nonconforming Uses, Lots, and Structures

1 – General
2 – Nonconformities

ARTICLE 11
Definitions

1 – Word Usage
2 – Definitions