

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

AC44 Chapter	#	Action
1. Affordable housing initiatives		
DALU	1.2	Update the Zoning Ordinance to allow residential uses in commercial zoning districts by-right in some locations, especially in Activity Centers.
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]
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]
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]
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.
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]
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]

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2. Activity Center initiatives		
DALU	1.1	Update the Zoning Ordinance to support infill, adaptive reuse, and redevelopment, especially in Activity Centers.
DALU	1.2	Update the Zoning Ordinance to allow residential uses in commercial zoning districts by-right in some locations, especially in Activity Centers.
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.
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.
DALU	UL	Investigate mixed-use zoning districts in Activity Centers
Big Moves	UL	Coordinate with Long Range Planning on development of the Activity Centers planning process
3. Economic Development initiatives		
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.

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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).
4. Modernize and streamline development review process		
TE	4.1	Modernize and streamline the development review processes to improve timeliness and efficiency of reviews.
TE	UL	Review regularly approved Board-reviewed special exceptions for standard conditions to allow uses by-right with supplementary conditions.
5. Increase density across the Development Area		
DALU	1.2	Update the Zoning Ordinance to allow residential uses in commercial zoning districts by-right in some locations, especially in Activity Centers.
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]
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.
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]
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]

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DALU	UL	Investigate increasing density by-right in existing high-density residential zoning districts, such as R-10 and R-15
TE	UL	Compare comprehensive plan buildout analysis projections and existing zoning designation building analysis projections to determine whether further density increases in low and medium-density residential districts are necessary to achieve projected housing needs
6. Increase mixed-use accessibility across the Development Area		
DALU	1.2	Update the Zoning Ordinance to allow residential uses in commercial zoning districts by-right in some locations, especially in Activity Centers.
DALU	UL	Update residential zoning districts to permit recommended non-residential uses by special use permit with supplementary regulations to ensure non-residential uses integrate with the characteristics of the surrounding neighborhood.
7. Rural Area special topics		
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.
RALU	UL	Investigate the creation of a use similar to Historic Restaurants, Taverns, and Inns to permit similar uses on registered historic properties residential or agricultural properties, to allow potential revenue streams to aid the preservation of these historic resource properties.
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.

AC44 Chapter	#	Action
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).

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
- UL – Unlisted regulatory steps necessary to achieve AC44 goals