

ALBEMARLE COUNTY VIRGINIA

ume of 50,000 cubic yards including all borrow

adoption date of this provision (reference

19. Manufactured homes on individual lots (reference [5.6](#)).
20. Commercial stable (reference [5.1.03](#)).
21. Stormwater management facilities shown on an approved final site plan or subdivision plat.
22. Tier I and Tier II personal wireless service facilities (reference [5.1.40](#)).
23. Farm worker housing, Class A (up to ten occupants and up to two sleeping structures) (reference [5.1.44](#)).
24. County store, Class A (reference [5.1.45](#)).
25. Small wind turbines (reference [5.1.46](#)).
26. (Repealed 11-12-14)
27. Farm stands (reference [5.1.47](#)).
28. Family day homes (reference 5.1.56).
29. Farm brewery uses, events, and activities authorized by [section 5.1.57](#)(a), (b), and (c)(2).
30. Events and activities at agricultural operations authorized by right under [section 5.1.58](#)(d).
31. Farm distillery uses, events, and activities authorized by [section 5.1.59](#)(a), (b), and (c)(2).
32. Group home (reference [5.1.07](#)).
33. Farmers' markets (reference [5.1.47](#) a—e)
34. Religious assembly use with assembly of not more than 200 persons.
35. Solar energy facilities with a fenced area of 21 acres or less (reference 5.1.66).

(§ 20-10.2.1, 12-10-80; 12-16-81; 7-6-83; 11-1-89; 11-8-89; 11-11-92; 5-12-93; Ord. 95-20(5), 11-15-95; § 18-10.2.1, Ord. 98-A(1), 8-5-98; Ord. 02-18(6), 10-9-02; Ord 04-18(2), 10-13-04; Ord. 06-18(2), 12-13-06; Ord. 08-18(7), 11-12-08; Ord. 09-18(11), 12-10-09; Ord. 10-18(3), 5-5-10; Ord. 10-18(4), 5-5-10; Ord. 11-18(1), 1-12-11; Ord. 12-18(3), 6-6-12; Ord. 13-18(5), 9-11-13; Ord. 14-18(4), 11-12-14; Ord. 15-18(10), 12-9-15; Ord. 17-18(1), 1-18-17; Ord. 17-18(4), 8-9-17; Ord. 18-18(1), 1-10-18; Ord. 18-18(2), 9-5-18; Ord. 19-18(3), 6-5-19; Ord. 19-18(6), 8-7-19; Ord. 19-18(8), 12-18-19; Ord. 25-18(2), 7-16-2025)

Sec. 10.2.2 - By special use permit.

modified

The following uses shall be permitted by special use permit in the RA district, subject to the applicable requirements of this chapter:

1. Community center (reference [5.1.04](#)).
2. Clubs and lodges (reference [5.1.02](#)).

ALBEMARLE COUNTY VIRGINIA

reference [5.1.09](#)).

reference [5.1.16](#)).

5. Private schools.
6. Energy and communications transmission facilities (reference [5.1.12](#)).
7. Child day centers (reference [5.1.06](#)).
8. (Repealed 3-5-86)
9. Manufactured home subdivisions (reference [5.5](#)).
10. (Repealed 11-11-92)
11. (Repealed 3-15-95)
12. Horse show grounds, permanent.
13. (Repealed 6-5-19)
14. Sawmills, planing mills and woodyards (reference [5.1.15](#) and subject to performance standards in [4.14](#)).
15. (Repealed 8-9-17)
16. (Repealed 11-15-95)
17. Commercial kennel (reference [5.1.11](#) and subject to performance standards in [4.14](#)).
18. Veterinary services, animal hospital (reference [5.1.11](#) and subject to performance standards in [4.14](#)).
19. Private airport, helistop, heliport, flight strip (reference [5.1.01](#)).
20. Day camp, boarding camp (reference [5.1.05](#)).
21. Sanitary landfill (reference [5.1.14](#)).
22. Country store, Class B (reference [5.1.45](#)).
23. Commercial fruit or agricultural produce packing plants.
24. (Repealed 11-8-89)
25. Flood control dams and impoundments.
26. (Repealed 11-8-89)
27. Restaurants, taverns, and inns that are:
 - a. Located on a site containing a structure that is a historic structure and/or site as defined in [section 3.1](#) or located on a site containing a structure that is identified as contributing to a historic district as defined in [section 3.1](#), provided: (i) the structure was historically used as a restaurant, tavern or inn or previously approved for such use by special use permit; and (ii) if renovation or restoration of the historic structure is proposed, such changes shall restore the structure as faithfully as possible to the architectural character

ALBEMARLE COUNTY VIRGINIA

d consistent therewith; and (iii) that any
ern or inn use existing within the historic

b. Nonconforming uses, provided the restaurant or inn is served by existing water and sewerage systems having adequate capacity for both the existing and proposed uses and facilities without expansion of either system.

28. Divisions of land as provided in [section 10.5.2.1](#).
29. Boat livery.
30. Permitted residential uses as provided in [section 10.5.2.1](#).
31. (Repealed 1-12-11)
32. Cemetery.
33. Crematorium.
34. (Repealed 3-21-01)
35. Religious assembly use with assembly of more than 200 persons.
36. Gift, craft and antique shops.
37. Public garage.
38. Exploratory drilling.
39. Hydroelectric power generation (reference [5.1.26](#)).
40. Borrow area, borrow pit not permitted under section 10.2.1.18.
41. Convent, Monastery (reference [5.1.29](#)).
42. Temporary events sponsored by local nonprofit organizations which are related to, and supportive of the RA, rural areas, district (reference [5.1.27](#)).
43. Agricultural Museum (reference [5.1.30](#)).
44. Theatre, outdoor drama.
45. (Repealed 11-12-14)
46. Off-site parking for historic structures or sites (reference [5.1.38](#)) or off-site employee parking for an industrial use in an industrial zoning district (reference [5.1.39](#)).
47. Animal shelter (reference [5.1.11](#)).
48. Tier III personal wireless service facilities (reference [5.1.40](#)).
49. Historical centers, historical center special events, historical center festivals (reference [5.1.42](#)).
50. Special events (reference [5.1.43](#)).
51. Farm worker housing, Class B (more than ten occupants or more than two sleeping structures) (reference [5.1.44](#)).

ALBEMARLE COUNTY VIRGINIA

with a country store, Class A or Class B

53. Farm winery uses, events, and activities authorized by [section 5.1.25\(c\)\(3\)](#).

54. Farmers' markets (reference [5.1.47](#) a—d).

55. Farm brewery uses, events, and activities authorized by [section 5.1.57\(c\)\(3\)](#).

56. Events and activities at agricultural operations authorized by special use permit under [section 5.1.58\(d\)](#).

57. Farm distillery uses, events, and activities authorized by [section 5.1.59\(c\)\(3\)](#).

58. Solar energy facilities with a fenced area of greater than 21 acres (reference 5.1.66).

59. Landscape contractors on lots three acres or more in size that do not otherwise qualify as an authorized home occupation under [section 5.2A](#).

60. Battery energy storage facilities (reference [5.1.66](#)).

(§ 20-10.2.2, 12-10-80; 3-18-81; 2-10-82; 4-28-82; 7-6-83; 3-5-86; 1-1-87; 12-2-87; 11-8-89; 6-10-92; 11-11-92; Ord. 95-20(1), 3-15-95; Ord. 95-20(3), 10-11-95; Ord. 95-20(5), 11-15-95; § 18-10.2.2, Ord. 98-A(1), 8-5-98; Ord. 99-18(4), 6-16-99; Ord. 00-18(6), 10-18-00; Ord. 01-18(2), 3-21-01; Ord. 02-18(6), 10-9-02; Ord. 04-18(1), 5-5-04 effective 7-1-04; Ord. 04-18(2), 10-13-04; Ord. 05-18(7), 6-8-05; Ord. 05-18(8), 7-13-05; Ord. 06-18(2), 12-13-06; Ord. 08-18(7), 11-12-08; Ord. 10-18(3), 5-5-10; Ord. 10-18(4), 5-5-10; Ord. 11-18(1), 1-12-11; Ord. 14-18(4), 11-12-14; Ord. 15-18(10), 12-9-15; Ord. 16-18(7), 12-14-16; Ord. 17-18(1), 1-18-17; Ord. 17-18(2), 6-14-17; Ord. 17-18(4), 8-9-17; Ord. 18-18(1), 1-10-18; Ord. 18-18(2), 9-5-18; Ord. 19-18(3), 6-5-19; Ord. 19-18(8), 12-18-19; Ord. 20-18(2), 9-2-20; Ord. 25-18(2), 7-16-2025; Ord. 25-18(2) CORRECTED, 9-24-25)

Sec. 10.3 - Application of regulations for development by right.

⋮

The following provisions shall apply to any parcel of record at 5:15 p.m., the tenth day of December, 1980 (reference 6.5).

(§ 20-10.3, 12-10-80; 11-8-89; § 18-10.3, Ord. 98-A(1), 8-5-98)

Sec. 10.3.1 - Conventional development.

⋮

Regulations in [section 10.5](#) governing development by right shall apply to the division of a parcel into five or fewer lots of less than 21 acres in area and to the location of five or fewer dwelling units on any parcel in existence at the time of adoption of this ordinance (reference [section 1.3](#)). The aggregate acreage devoted to such lots or development shall not exceed 31 acres, except in such case where this aggregate acreage limitation is precluded by other