

**RESOLUTION OF INTENT**

**WHEREAS**, setback and yard regulations in the Zoning Ordinance establish the minimum distances from lot lines and street lines to structures; and

**WHEREAS**, the Comprehensive Plan was amended in 2001 to incorporate principles of traditional neighborhood development (the "Neighborhood Model") which, among other things, encourages the reduction of building setbacks and yards; and

**WHEREAS**, in order to better achieve the goals and objectives of the Neighborhood Model and to make it easier for development to achieve the Neighborhood Model form of development, it is desired to amend the setback and yard regulations for certain residential zoning districts (R-2, R-4, R-6, R-10 and R-15) by reducing the minimum side yard setback and yard requirements within those districts and making related amendments associated with those reductions.

**NOW, THEREFORE, BE IT RESOLVED THAT** for purposes of public necessity, convenience, general welfare and good zoning practices, the Albemarle County Planning Commission hereby adopts a resolution of intent to amend Zoning Ordinance §§ 14, 15, 16, 17 and 18 and any other regulations, including district regulations, of the Zoning Ordinance deemed appropriate to achieve the purposes described herein.

**BE IT FURTHER RESOLVED THAT** the Planning Commission shall hold a public hearing on the zoning text amendment proposed by this resolution of intent, and make its recommendation to the Board of Supervisors, at the earliest possible date.

\* \* \* \* \*