

How to report a possible code violation.

If you have observed conditions on any property within Albemarle County that you feel may be a violation of County code, you are urged to report it so that we may investigate. The best way to file your complaint is to call our Complaint Hotline at 434-296-5834 and speak to the Zoning Technician or leave a detailed message providing us with as much information as possible. We ask that you also provide us with your name and contact information so that the Code Enforcement Officer may contact you should He / She need more information about the complaint. Rest assured that all of your personal information will be kept confidential and will not be released under any circumstances.



Albemarle County

Zoning



County of Albemarle
Community Development



What Zoning and Code Enforcement means to me,
the residential property
owner.



COUNTY OF ALBEMARLE
COMMUNITY DEVELOPMENT DEPT.

ZONING AND CURRENT DEVELOPMENT

401 McIntire Road
Charlottesville, Virginia
22902-4596

Phone: 434-296-5832
Fax: 434-972-4126

401 McIntire Road (434) 296-5832
Charlottesville, VA 22902-4596 Fax: (434) 972-4126
www.albemarle.org

Mission Statement

The mission of the Zoning and Code Enforcement Team is to enforce the Albemarle County Code professionally and consistently for the community in which we live and work in order to enhance the quality of life and preserve the County's natural resources



Purpose of Brochure

The main objective of this brochure is to help educate the public about the Division of Zoning and Code Enforcement and our efforts to enforce the Albemarle County Code. Also, we hope that this literature will give the general public a better understanding of what to look out for within their own community that may be a violation of County Ordinance, as well as let you know what is expected of you as a responsible property owner.

Division of Zoning and Code Enforcement

The Division of Zoning and Code Enforcement enforces Albemarle County ordinances that apply to both commercial and residential properties. A few of the ordinances that we investigate are:

Albemarle County Code:

- 1) Inoperable motor vehicles — Chapter 9-500
- 2) Trash and debris — Chapter 13-200

Albemarle Zoning Code, Chapter 18 of County Code:

- 1) Accessory apartments — Sec. 3.1
- 2) Home Businesses — Sec. 3.1
- 3) Advertising vehicles — Sec. 4.15.7
- 4) Kennels — Sec. 3.1
- 5) Number of occupants in a home — Sec. 3.1
- 6) Building Setbacks — Sec. 4.6
- 7) Fencing — Sec. 4.11
- 8) Accessory structures — Sec. 4.11

What happens if there is a code violation?

Voluntary compliance is the County's ultimate goal and many properties come into compliance in a relatively short period of time. However, it may take months, even years for a parcel to become compliant. This is largely due to the nature of the violation and the willingness of the property owner to cooperate. Here is a brief example of the process:

1. Code Enforcement Officer makes a thorough investigation of the complaint.
2. If a violation does exist, every effort is made to work with the property owner.
3. If the owner is not cooperative, a Notice of Violation letter, with a deadline for compliance is issued.
4. If significant progress toward compliance is not made, the County will begin legal action.
5. Fines for non-compliance range from \$200 for the first to \$500 for each additional penalty and can be filed as often as every 10 days until compliance is achieved.