



Rivanna Futures

SE-2025-00033 –Building
Height

SE-2025-00034 –Stepback

Board of Supervisors

November 5, 2025



Sec. 26.4 Structure height.

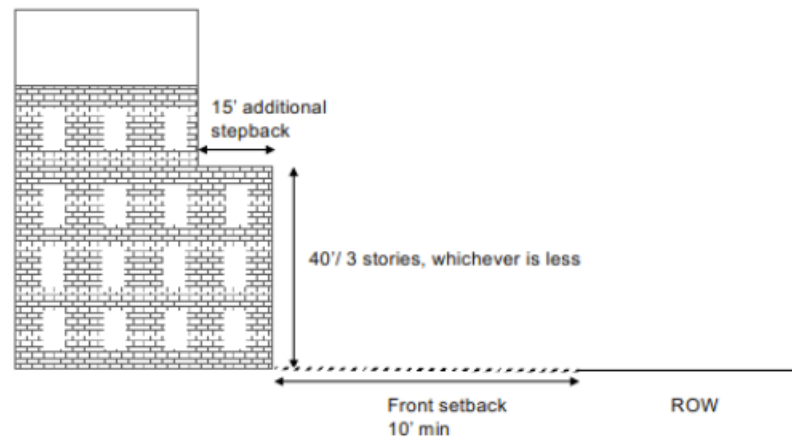
Except as otherwise provided in section 4.10, or as authorized by special exception, structures may be erected to a height not to exceed 65 feet. The minimum stepback requirements for any story that begin above 40 feet in height or for each story above the third story, whichever is less, in height shall be as provided in section 4.20.



Setback and Stepback Requirements

Figure 6

Conventional Industrial Districts, Front Stepback (side view)



Side and Rear-Maximum	None
Stepbacks	
Front	For each story that begins above 40 feet in height or for each story above the third story, whichever is less, the minimum stepback shall be 15 feet
Side and Rear	None

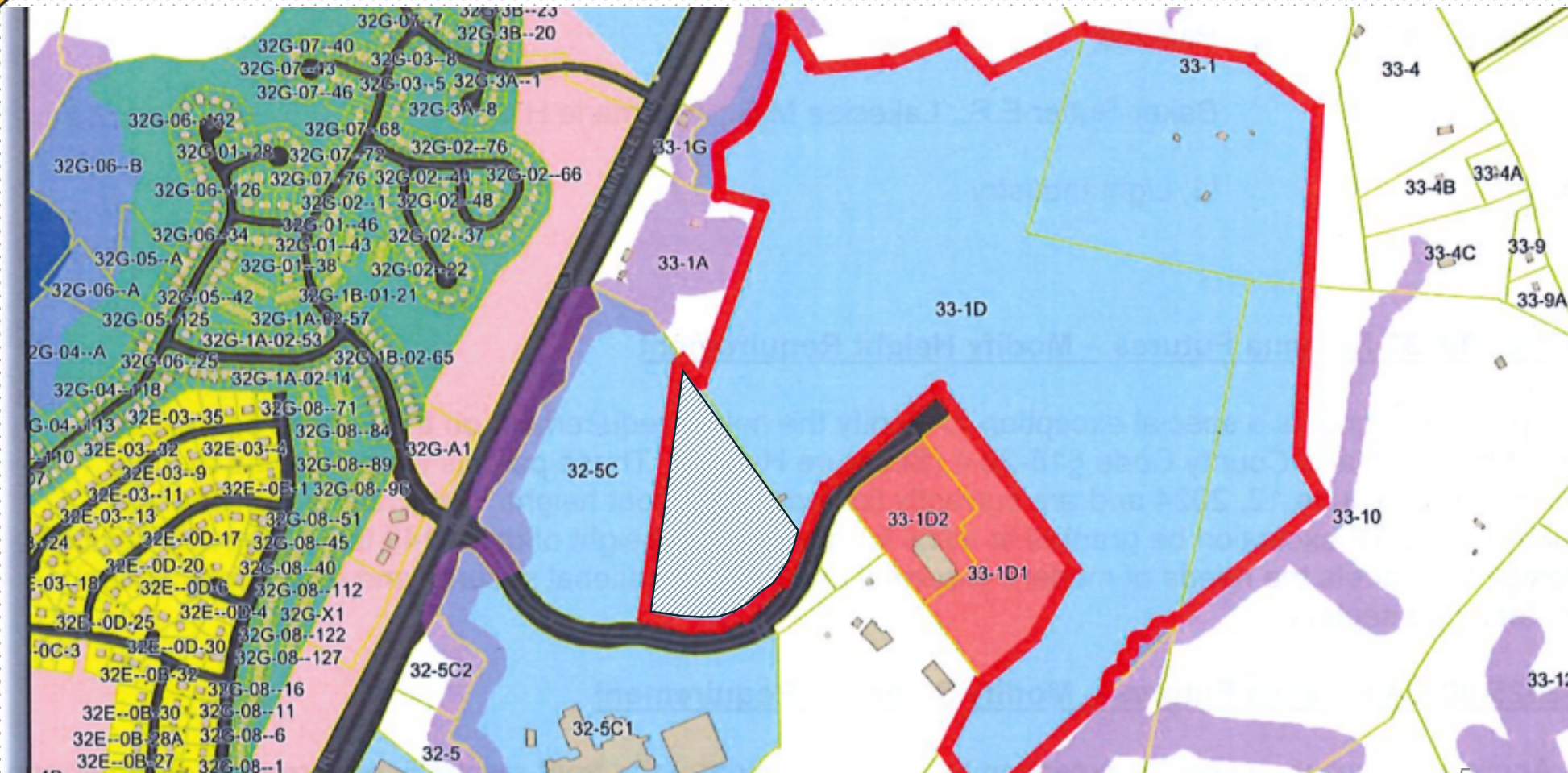
dewalk if the sidewalk is outside of the right-of-way; for off-street
ght-of-way

l areas, or the Monticello Historic district: (i) no portion of any structure,
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mary structure shall be constructed and separated in accordance with the







Questions



Recommended Motion

SE-2025-00033 – Rivanna Futures Building Height

Should the Board of Supervisors **choose to approve** this special exception:

I move to adopt the resolution of approval included as Attachment A4.



Recommended Motion

SE-2025-00034 – Rivanna Futures Stepback

Should the Board of Supervisors **choose to approve** this special exception:

I move to adopt the resolution of approval included as Attachment A5.