

Code of Development

The following is a Code of Development (“COD”) drafted in accordance with Section 20A.5 of Chapter 18 of the Code of Albemarle, Virginia. This COD is specific to tax map parcels 45-157, 45-158, 45-166, 45-167 and establishes the unifying design guidelines, specific regulations, and block characteristics within this Neighborhood Model District (NMD) known as 600 Rio Rd. The COD also provides certainty about the permitted uses, locations, and appearance of central features.

The proposed development consists of “Block 1” - the site shown below in Figure 1. It will include new residential units as well as five existing townhomes for a total of up to 153 total residential units. Parking, sidewalks, and amenity spaces will be provided onsite.

For purposes of building and street standards, this COD designates Rio Road W as the “primary street,” and Greenfield Terrace and Station Lane as “side streets.”

600 Rio Rd W | Code of Development

A Neighborhood Model District

ZMA2025-00001

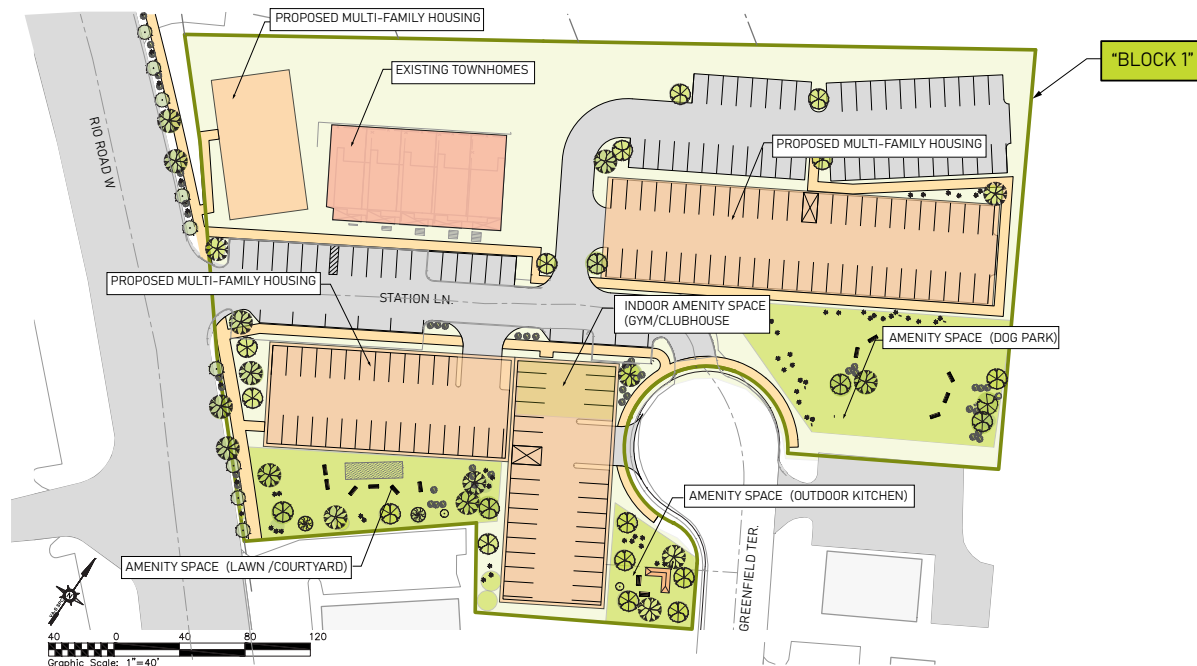


Figure 1: “Block 1” Concept Plan

Submitted 17 February 2025
Revised 31 July 2025
Revised 25 November 2025
Revised 5 February 2026

TABLE A. Uses	
	BLOCK 1
RESIDENTIAL	
Attached single-family dwellings such as two-family dwellings, triplexes, quadruplexes, townhouses, and townhouses with accessory apartments	BR
Multifamily	BR
Group Homes	BR
Boarding Houses	BR
Home Occupation Class A	BR
Single Family Detached	N
Family Day Home	BR
NON-RESIDENTIAL	
Office	BR
Light Industrial	N
Retail Sales and Service	BR
Barber, beauty shops	BR
Health Spas	BR
Child day centers (reference 5.1.06)	BR
Tailor, seamstress	BR
Restaurants	BR
Financial Institutions	BR
Religious Assembly Use	BR

“BR” = “By-right”

“SP” = “Special Use Permit”

“N” = “Not Permitted”

	BLOCK 1
Hotel	N
Farmers' markets (reference §18-5.1.47)	BR
Car Washes	N
Automobile, Truck Repair Shops	N
Machinery and equipment sales, service, and rental	N
Manufactured home and trailer sales and service	N
Motor vehicle sales, service and rental	N
Wholesale Distribution	N
Sale of major recreational equipment and vehicles	N
Storage Yards	N
Drive-through windows	N
Water, sewer, energy and communications distribution facilities	BR
Accessory uses and buildings including storage buildings	BR
Temporary construction headquarters and temporary construction storage yards (reference §18-5.1.18)	BR
Temporary industrialized buildings (reference §18-5.8)	N
Public Uses (reference §18-5.1.12)	BR
Tier I and Tier II Personal wireless (reference §18-5.1.40)	BR
Stand alone parking	N
Notes to Table A: 1. Accessory uses and buildings including storage buildings must be connected to an allowed onsite usage. No offsite residents or businesses shall be allowed accessory uses. 2. Any use not expressly permitted by Table A may be permitted upon a determination by the zoning administrator pursuant to Sec. 18-8.5.5.2(c)1 of the Albemarle County Zoning Ordinance.	

“BR” = “By-right”

“SP” = “Special Use Permit”

“N” = “Not Permitted”

Submitted 17 February 2025
Revised 31 July 2025
Revised 25 November 2025
Revised 5 February 2026

ZMA2025-00001

TABLE B. SQUARE FOOTAGE	
	BLOCK 1
MIN Non-Residential Square Footage	0
MAX Non-Residential Square Footage	20,000
Notes to Table B: 1. Pursuant to Sec 20A.8.b, each district is required to have at least two different general use classifications. Since non-residential square footage is proposed as allowed but not required, a waiver is requested for this requirement. All residential units on the property will be within 1/4 mile of existing commercial development.	

TABLE C. RESIDENTIAL DENSITY	
	BLOCK 1
Approximate Block Area (AC)	3.2
MIN Residential Units	28
MAX Residential Units	153
MAX Block Density (DUA)	48

ZMA2025-00001

TABLE D. GREENSPACE & AMENITIES	
	BLOCK 1
Approximate Block Area (AC)	3.2
Amenity Area MIN SF	22,303
Amenity Area MIN %	16.0%
Amenity Characteristics	Passive & active recreational opportunities; dog park, outdoor kitchen, walking paths, courtyard
Green Space MIN SF	27,878
Green Space MIN %	20.0%
Green Space Characteristics	Grass/other vegetation, landscaped areas, required yards, community garden, sitting garden, landscape buffers

Notes to Table D:

1. Amenities listed in Table D provide an overview of potential amenity improvements; this list is not exhaustive and final amenities will be determined at site plan.
2. Per Section 3.1 of the Albemarle County Zoning Ordinance, uses in green space may include, but are not limited to, stormwater areas, wooded slopes, graded & revegetated slopes of 25% to 50%, required yards on both residential & non-residential lots, landscaped areas, landscaped islands in parking lots, and other land covered in vegetation. Where areas for amenities are vegetated, amenities, such as in parks and playgrounds, shall be included in required greenspace calculations.

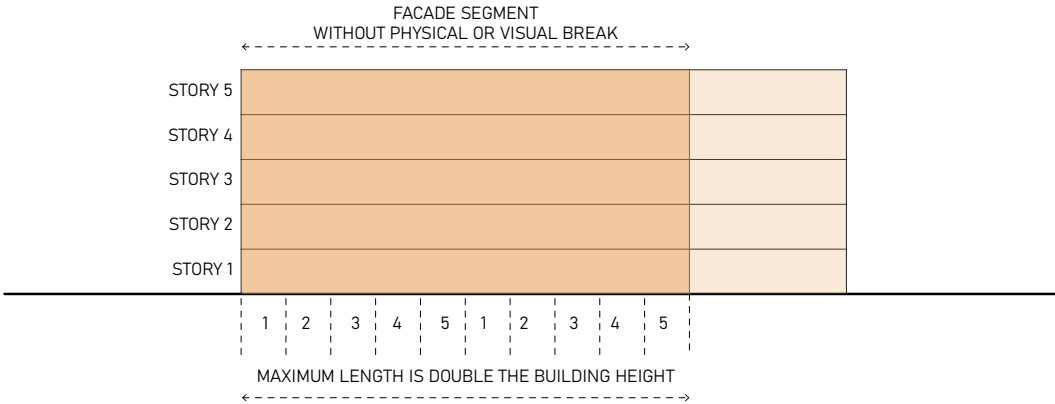
TABLE D1. RECREATIONAL EQUIPMENT & FACILITIES ALTERNATIVES	
Section 4.16.2 Minimum Facilities	Alternative Facilities
Minimum 2,000 sq. ft. tot lot	• Outdoor Kitchen • Dog Park • Outdoor Terrace
1/2 basketball court	• Active Recreation Areas • Fitness Center • Public Green
Notes to Table D1: 1. The alternative equipment & facilities provided are non-exhaustive and are meant to provide a general framework for potential equipment & facilities substitutions that may be pursued at site plan.	

Submitted 17 February 2025
Revised 31 July 2025
Revised 25 November 2025
Revised 5 February 2026

Architectural Standards (Sections 20A.5g)

ZMA2025-00001

Form, Massing, and Proportion of Structures	Maximum Facade Segment Length	No building facade adjacent to a primary or side street, or amenity area may extend for more than twice the height of the building, measured horizontally, without a physical break or visual break in the plane of the facade
	Permitted Options for Articulating a Facade	Physical breaks in the plane of the facade (such as wall recesses and vertical and horizontal projections)
		Visual breaks in the plane of the facade, including material changes, texture changes, and detailing
		Roofline breaks, balconies, arcades, awnings, and canopies
Facade Treatments	Visibly discernible stories shall be achieved through the use of windows and/or building entries on each story, using varied building materials, special ground-floor design treatments, and other facade elements or other architectural details	
Building Facades in Block 1	Building facades facing Rio Rd shall be designed as front building facades with a street facing entry features unless a landscape screening buffer is provided in accordance with §18-32.7.9.7. A street-facing entry must provide ingress and egress pedestrian access to the ground story.	
Prohibited Building Facade Materials	Aluminum siding, vinyl siding, unfinished/untreated wood siding, prefabricated panel brick and tilt-up brick textured paneling, plywood siding, scored stucco that imitates brick or stone.	
Notes to Architectural Standards: 1. 'Building facade' pertains to a series of attached structures or one singular structure.		



Submitted 17 February 2025
Revised 31 July 2025
Revised 25 November 2025
Revised 5 February 2026

ZMA2025-00001

TABLE E. LOT & BUILDING REGULATION	
	BLOCK 1
Building Height	
Stories	1 Min - 5 Max
Height	60'
Building Stepbacks (Rio Rd.)	15' stepback above four stories or 50'
Building Footprint (MAX)	
Residential	
Attached single-family dwellings such as two-family dwellings, triplexes, quadruplexes, townhouses, and townhouses with accessory apartments	2,000 SF
Multifamily/multiplexes	16,000 SF
Non-Residential + Mixed Use	16,000 SF
Commercial/retail	16,000 SF
Office/institutional	16,000 SF
Setbacks	
Front (Primary Street)	0' Min/15' Max
Front (Side Street)	0' Min/25' Max
Side	5' Min
Rear	10' Min
Minimum Lot Frontage	16' minimum frontage on either a public or private street
Minimum Lot Area	1,000 SF minimum area
Transparency	
Ground Story Minimum	35%
Upper Story Minimum	20%

Notes to Table E:
Continued on the next page

Submitted 17 February 2025
Revised 31 July 2025
Revised 25 November 2025
Revised 5 February 2026

1. For purposes of this COD Rio Road W is designated as the “primary street,” and Greenfield Terrace and Station Lane are designated as “secondary streets.”
2. Side setbacks apply unless the building shares a common wall.
3. Front setbacks shall be measured from the edge of the right-of-way or the exterior edge of the sidewalk, if the sidewalk is outside of the right-of-way.
4. Building separation shall comply with all applicable USBC regulations & Section 4.11 of the Zoning Ordinance.
5. Minimum and maximum building story ranges provided are for above grade stories.
6. Accessory structures (such as porches, decks, and window wells) shall be permitted to project up to 4’ within the required setback.
7. Setback distance may be increased by the width of an easement when there is an existing easement within the setback zone.
8. Transparency is to be measured between two feet and eight feet above finished floor.
 - a. Ground Story Transparency is applicable to the lowest story of habitable space of a building that has its finished floor elevation at or within five feet above or below the average grade along the primary or secondary street.
 - b. Where podium parking occupies the ground story along a street or amenity space, ground story transparency shall be measured from the finished floor of the lowest habitable story above the parking level.
 - c. Where podium parking occupies the ground story along a street or amenity space, the podium parking shall include one or more of the following facade treatments:
 - i. architectural screening with materials consistent with upper stories
 - ii. decorative metal grilles, art, or green walls
 - d. Transparency is not applicable to existing structures as of the date of the adoption of this zoning request, however the transparency of existing structures cannot be reduced beyond current transparency levels.

600 Rio Rd W | Code of Development

A Neighborhood Model District

ZMA2025-00001

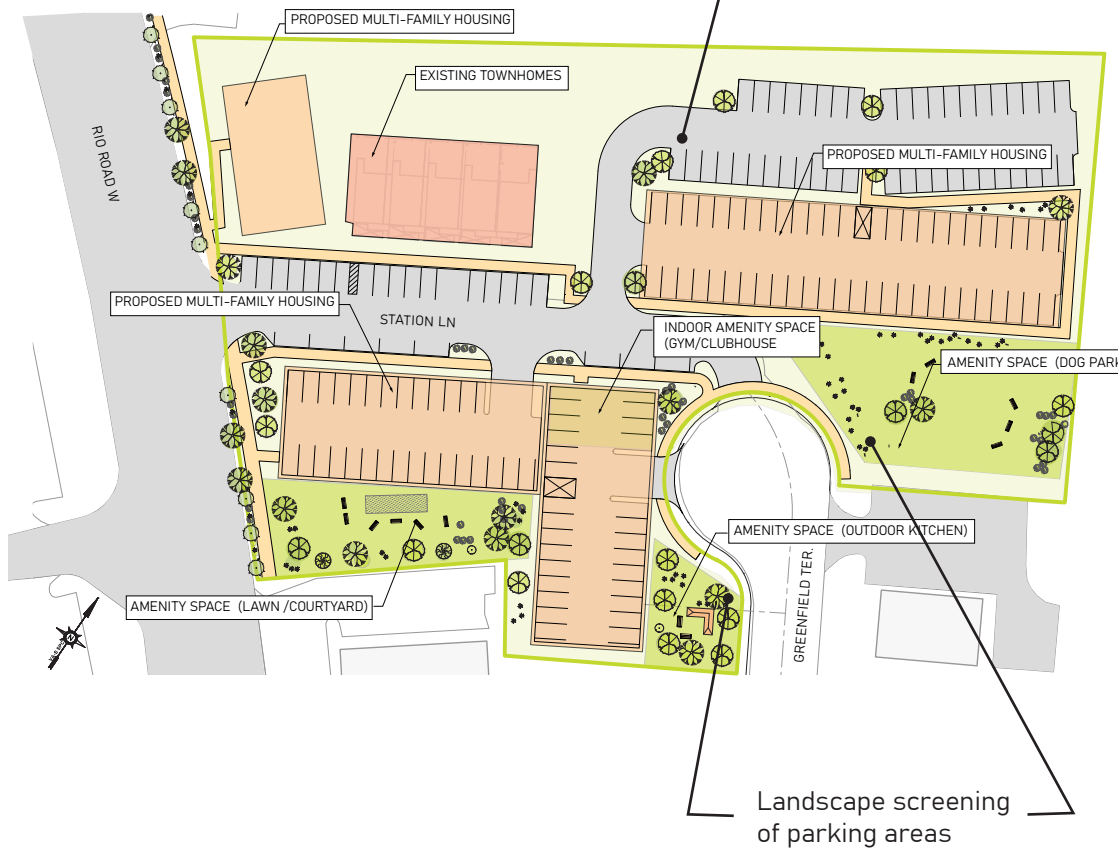
Figure 4

600 Rio Rd W | Code of Development

A Neighborhood Model District

ZMA2025-00001

Parking area relegated from
Rio Road W



Parking Areas (Section 20A.5i(8))

Parking shall be generally located as shown in Figure 4. Parking will be relegated from Rio Road. There will be parking visible from Greenfield Terrace, and the visibility of those parking areas will be mitigated with screening.

Bike Parking

Bike parking shall be generally located within or adjacent to the proposed building envelopes. A minimum of one long term bike space shall be provided per four units, and a minimum of one short term bike space shall be provided per six units. Long term bicycle parking must be covered, and short term bicycle parking must be visible from roadways.

Landscape Treatments (Section 20A.5h)

Landscaping and screening shall be provided in accordance with Section 32.7.9 of the Albemarle County Code. Plantings may be provided in the Virginia Department of Transportation right-of-way only as permitted by VDOT. Both evergreen and deciduous trees and shrubs of varying sizes will create a natural buffer along the Rio Road frontage and will be subject to Architectural Review Board approval.

Dumpsters and Dumpster Pads on the Property shall be screened pursuant to Section 4.12.19 of the Zoning Ordinance.

TABLE F. Parking Required	
	PARKING REQUIRED
RESIDENTIAL USES	One and one tenth (1.1) spaces per unit
NON-RESIDENTIAL USES	PARKING REQUIRED
Office	One space per 400 square feet of net office floor area
Retail Sales and Service	One space per 200 square feet of net retail floor area
Barber, beauty shops	One space per 400 square feet of gross floor area
Health Spas	One space per 400 square feet of gross floor area
Child day centers (reference 5.1.06)	One space per ten children enrolled in the major class or shift plus one space per employee.
Tailor, seamstress	One space per 400 square feet of gross floor area
Restaurants	12 spaces per 2,000 square feet of gross floor area
Financial Institutions	One space per 300 square feet of gross floor area.
Religious Assembly Use	One space per eight fixed seats or per 150 square feet of area of assembly
Notes to Table F: 1. The term “net office floor area” shall be deemed to be: (1) 80 percent of the gross floor area; or (2) at the request of the applicant, the actual net office floor area as shown on floor plans submitted by the applicant, delineating the actual net office floor area, which plans shall be binding as to the maximum net floor area used.	

Sidewalks & Pedestrian Paths (Section 20A.5i(5))

Sidewalks and pedestrian paths shall be generally located per Figure 5. Exact location of sidewalks and pedestrian paths will be determined at site plan.

Sidewalks within the NMD must be constructed, at minimum, to VDOT standards. Sidewalks will be located generally as shown in Figure 5 of this Code of Development and as provided for in the Application Plan however, final sidewalk locations will be determined at site plan. Modifications to general sidewalk locations may be pursued at site plan so long as pedestrian connections providing comparable connectivity to the connections shown in Figure 5 are provided. The “comparable connectivity” of any modifications to the general location of sidewalk connections shown in Figure 5 shall be determined by the Director of Planning or its designee. In addition to the general locations shown in Figure 5 sidewalks will be constructed to provide safe and convenient pedestrian connections between parking areas and building entrances.

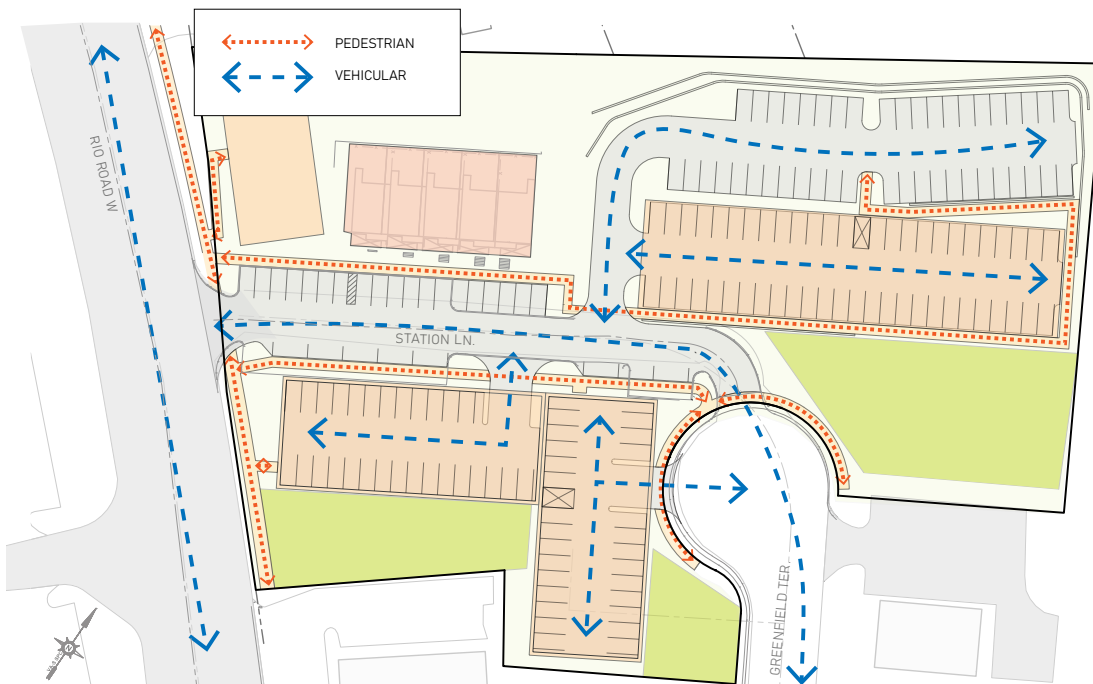


Figure 5

Submitted 17 February 2025
Revised 31 July 2025
Revised 25 November 2025
Revised 5 February 2026

Utilities and Stormwater Management

Conceptual utilities and stormwater management will be located generally as shown in Figure 6 of this Code of Development and as provided for in the Application Plan. Final locations will be determined at site plan.

Stormwater will be managed through a series of roof drains and underground detention systems. The locations of the storm infrastructure will be designed to avoid potential conflicts with the buildings during future excavation and maintenance. Due to the urban nature of the site, building foundations may need to be extended deeper to avoid conflicts with structures.

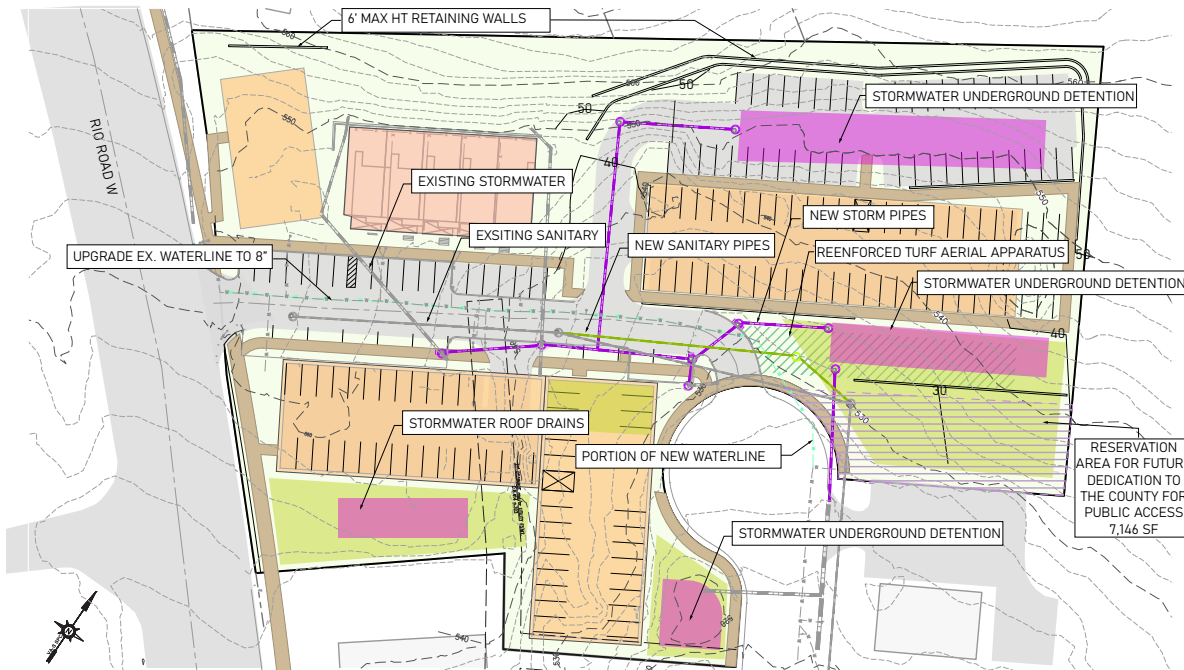


Figure 6

Submitted 17 February 2025
Revised 31 July 2025
Revised 25 November 2025
Revised 5 February 2026

AFFORDABLE HOUSING

The Owner shall establish and maintain, for a period of thirty (30) years (the “Affordable Term”), affordable rental dwelling units equal to twenty percent (20%) of the total residential units constructed on the Property (the “Affordable Units”).

The Affordable Units shall be affordable to households earning up to sixty percent (60%) of the Area Median Income (“AMI”), based on the AMI as published and annually updated by the U.S. Department of Housing and Urban Development.

The maximum rent to be charged for a for-rent Affordable Unit, exclusive of tenant paid utilities, will be no greater than the maximum rent amounts established annually by the Albemarle County Office of Housing. Maximum rents for Affordable Dwelling Units are calculated by multiplying factors per unit size provided in Housing Albemarle, or subsequently adopted housing policy documents for Albemarle County.