

DRAFT Rio29 Form-Based Code Overlay District

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Prepared for: Albemarle County Planning Commission
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SECTION 20C - Rio29 form-based code overlay district

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Sec. 20C.2 – Purpose and intent

The Rio29 form-based code (Rio29 FBC) overlay district is created to encourage a development pattern consistent with the Rio29 Small Area Plan vision. The Rio29 Small Area Plan envisions an area that embodies:

1. A multimodal hub with a connected network of complete streets, which are designed for all users;
2. A vibrant and diverse mixed-use community with interesting character and a human-scale built environment; and
3. A place enhanced through conservation of with a network of sustainable and usable public spaces that enrich community and preserve and enhance natural resources.

The Rio29 FBC is intended to support redevelopment of existing conventional suburban development to establish new, compact development patterns of massing and density at an urban scale, with a mixture of uses within close proximity to each other.

Further, the regulations within the Rio29 FBC are intended to:

1. Allow development that achieves the vision through a by-right process;
2. Establish clear expectations for residents, property owners, developers, and the County for new development;
3. Be applied upon adoption and allow the area to transition over time to meet the vision; and
4. Strike the appropriate balance between regulation to achieve the desired form and flexibility to accommodate market changes, creativity in design, and a mix of uses.

The purpose and intent of each section as outlined below is based on the vision. The provisions outlined will be used to inform the development of property within the Rio29 FBC and provide administrative guidance for waivers or exceptions to regulations in this section.

A. *Uses.* Regulation of uses in Rio29 is deemphasized in favor of street, site, and building forms, but uses are regulated to avoid negative impacts to residents and other uses.

B. *Streets.* Streets in Rio29 are designed as “complete streets” to balance the safety and needs of all forms of traffic: pedestrian, bicycle, transit and vehicular. A street’s designated character area(s) and function(s) determine the applicable design standards.

   Local streets within the Core prioritize walkability and pedestrian comfort, with automobile movement as a secondary focus.

C. *Building standards.* Building standards govern the physical form and mass of buildings in relation to one another by establishing basic parameters for development. These parameters include building height, ground floor ceiling height, block length and build-to range. The purpose of the building standards section is to support development that is well-connected, walkable, and human-scaled, and includes a high-quality public realm.

D. *Parking and loading standards.* Parking and loading standards promote a “park once” environment that enables people to conveniently access a variety of activities by walking, biking, and using transit. These standards encourage shared parking to reduce fragmented, inefficient, and single-purpose parking. Parking and loading standards provide access and walkability to activities within the Rio29 district, while preventing adverse parking impacts on the pedestrian environment, public spaces, and neighborhoods adjacent to developments.

   Short-term bicycle parking standards create convenient and accessible areas to park bicycles for customers and other visitors.

   Long-term bicycle parking standards create secure and weather-protected areas to park bicycles for employees, residents, commuters, and other visitors who generally stay at a site for several hours.

E. *Architectural design standards.* The physical design of buildings and neighborhoods contributes significantly to the overall image of a community. The distinctive characteristics of various buildings make streets interesting, and make neighborhoods satisfying places in which to live and work. Simplicity in design, honesty in expression, quality craftsmanship, human-scale proportions, and variety in compositions and details establish a comfortable environment, a positive character, and a valuable community asset.

Architectural design standards set parameters for the exterior design of buildings, addressing appearance using appropriate materials, configurations of building elements, and suitable building techniques. The purpose of the architectural standards section is to reinforce a human-scaled environment with active streets and visual interest and to establish a sense of place that is unique to the Rio29 area, while complementing the historic character of Albemarle County.

F. *Civic space standards.* Civic spaces are intended to provide spaces for community members to gather and engage in recreation, and they should improve sustainability through provision of green infrastructure services. Civic spaces include but are not limited to squares, plazas, greens, linear parks, pocket parks, natural areas, or indoor civic gathering spaces.

Sec. 20C.3 – Administration and general provisions

A. *Title*. This Code is known as the Rio29 Form-Based Code Overlay District (Rio29 FBC).

B. *Applicability*.

1. Properties located in the Rio29 FBC as designated on the regulating plan are eligible to develop in general accordance with the Rio29 FBC requirements. After such development, all uses permitted in the Rio29 FBC (section 20C.7) will be permitted on the property, subject to all regulations within this section.

2. The Rio29 FBC is an optional zoning tool and property owners retain the zoning rights under the existing zoning. Use of the Rio29 FBC is selected through the filing of an application for development under the Rio29 FBC. If the Rio29 FBC is used, development proposals must comply with all provisions of the Rio29 FBC.

3. If the owner develops property subject to the regulations of the Rio29 FBC, the regulations must be applied to the entire parcel. Parcels developed using the regulations of the Rio29 FBC may not subsequently develop subject to the district regulations of the underlying district.

4. Redevelopment of existing structures or incorporation of existing structures in the development of a parcel may occur in a phased manner by submitting a Redevelopment Plan showing such. Existing structures incorporated into a Redevelopment Plan are not required to meet all provisions herein, provided that any modifications to an existing building do not cause the building to become more non-conforming.

5. Wherever there is a variation or conflict between the Rio29 FBC and other sections of the Albemarle County Zoning and Subdivision Ordinances, the requirements set forth in the Rio29 FBC will prevail. For development standards not covered by this Rio29 FBC, applicable sections of the Albemarle County Zoning and Subdivision Ordinance will be used as the requirement. Similarly, all development must comply with all Federal, State or local regulations and ordinances including, but not limited to, Albemarle County Code Chapter 17 Water Protection Ordinance and other environmental regulations.

C. *Special exceptions.*

1. In addition to the provisions contained in section 33, special exceptions from the regulations of the Rio29 FBC may be granted by the Board of Supervisors for the following:

    a. The allowance of multi-family and single family attached dwellings on ground floor within Core character area that will occupy greater than 66 percent (two-thirds) of the ground floor street facing façade;

    b. The allowance of a single use artisan manufacturing building within the Edge character area with a footprint larger than 20,000 square feet;

    c. Building height below 2 stories for new construction;

    d. Design issues related to the inclusion of existing buildings.

2. Special exceptions from the regulations as listed in section 20.C.3.C.1 may be granted by the Board of Supervisors upon a finding that:

    a. Approval of the special exception furthers the purpose and intent of the Rio29 Form-Based Code District as described in section 20C.2 – Purpose and Intent;

    b. Approval of the special exception is consistent with the regulating plan; and

    c. Approval of the special exception is consistent with the Comprehensive Plan

D. *Application requirements and review process.*

1. *Submission requirements.* Owners opting to develop a parcel in accordance with the Rio29 FBC must submit a Rio29 Form-Based Code application and a site plan in accordance with Sec. 32.
2. *Redevelopment plan.* Where a phased redevelopment is proposed that will retain and/or reuse existing buildings, either temporarily or permanently, a Redevelopment Plan is required. The Redevelopment Plan will be submitted as part of the Initial Site Plan and must include the following:
    a. location of all new development on the site;
    b. the location, condition, and any renovation of existing buildings to be retained;
    c. any existing site improvements such as parking areas, landscaping, open space, etc. to be retained;
    d. a phasing plan showing phase lines and the proposed sequence of development;
    e. a summary of any modifications that are being requested to allow the incorporation of existing buildings.

Sec. 20C.4 – Definitions

The following definition apply only within the Rio 29 Form-Based Code District.

Affordable housing. "Affordable housing" means either "affordable housing (owner-occupied)" or "affordable housing (rental)" or a combination of both per the definitions listed in this Chapter.

Affordable housing (owner-occupied). "Affordable housing (owner-occupied)" means safe, decent housing where the sales price does not exceed 65% of the federal HOME Program's 1-Unit Purchase Price Limit for Existing Housing for Albemarle County;

Affordable housing (rental). "Affordable housing (rental)" means safe, decent housing where maximum rents are equal to 25% of 1/12 of 65% of area median income as determined by the U.S. Department of Housing and Community Development and adjusted by factors for a given unit size minus an allowance for tenant provided utilities, according to the VHDA Utility Allowance Schedule.

Alley. "Alley" means a narrow, one-lane road with provisions to access utilities and loading areas.

Articulation of a façade. "Articulation of a façade" (or "façade articulation") means changes in the depth of the surface of a building face or façade such as attached columns, recessed windows or window bays, horizontal banding, or decorative cornices. Articulation gives texture to the building surface.

Artisan manufacturing. "Artisan manufacturing" means the production, display, and sale of individually crafted tangible goods such as artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven article, baked or prepared food and drink, watercraft, and similar items. Artisan manufacturing does not include industrial-scale mass production.

Avenue. "Avenue" means a two-lane, medium-capacity street with provisions to serve both local and through pedestrian, bicycle, and automobile traffic, as well as transit. Berkmar Drive and Hillsdale Drive are Avenues.

Block. "Block" means an increment of land circumscribed and not traversed by streets (Alleys and Pedestrian Pathways excepted). Block length is measured along the edge of a street right-of-way along parcel frontages from one corner of a street right-of-way to the next.

Boulevard. "Boulevard" means a four-lane, high-capacity street with provisions to serve both local and through pedestrian, bicycle, and automobile traffic, as well as transit. Rio Road is a Boulevard.

Build-to range. "Build-to range" means a set building range located on the front(s) of a lot where the structure must be located, measured from the rear edge of the right of way or external civic space. The building's street façade wall must be located within the build-to range. Façade articulation, such as window or wall recesses and covered porches, balconies chimneys, eaves and like architectural projections are not counted as the building façade line.

Civic space. "Civic space" means an area dedicated to public use that is designated for gathering, socializing, and recreation. Civic space is usually in the form of open outdoors space, it may also be in the form of indoor civic gathering spaces.
Commercial parking. "Commercial parking" means the rental, lease, or sale of surface or structured parking.

Community facility. "Community facility" means a public or private recreational, safety, cultural, or religious use or facility such as camps, volunteer fire/rescue, religious assembly uses, museums, community centers, or similar facilities.

Cultural amenity space. Cultural amenity space means a museum, art gallery or other cultural facility located within a structure. This type of facility must be open to the public on a regular basis.

Façade segment length. “Façade segment length” means the length of a building façade without horizontal or vertical plane articulation.

Development site. “Development site” means property to be developed in accordance with the Rio29 FBC.

Indoor civic space. “Indoor civic space” means an indoors gathering space that provides public access and cultural, horticultural, or other indoor amenities, designed to accommodate recreation functions including but not limited to public meeting spaces, sitting, relaxing, picnicking, or education.

Institutional uses. “Institutional uses” means public or private health or educational uses and facilities such as schools, training centers, universities, hospitals, assisted living facilities, skilled nursing facilities, children’s residential facilities, or similar facilities.

Landscaped separation zone. “Landscaped separation zone” means the area between the sidewalk and right-of-way that is designed according to the Streetscape elements standards in section 20C.8.C.

Light industrial uses. “Light industrial uses” (LI) means small scale processing, fabricating, assembly, or disassembly of items that take place wholly within an enclosed building and that are compatible with, and do not detract from, surrounding uses. Light industrial uses may involve use of tools or machinery, though mass production of materials, large scale storage or warehousing of materials, or uses that require use or storage of volatile materials is not considered LI.

Linear park. “Linear park” means a long, narrow park within an urban area that features a Shared Use Path (SUP) linking the greenway with other amenities and trails, designed to accommodate recreation functions including but not limited to walking, running, cycling, sitting, and relaxing.

Live-work dwelling unit. “Live-work dwelling unit” means a dwelling unit that consists of both a residence and a commercial or manufacturing space. Commercial or manufacturing use of the unit is conducted by at least one resident of the unit.

Local street. “Local street” means a two-lane, low-speed street with provisions to serve local pedestrian, bicycle and automobile traffic.

Natural area. “Natural area” means a vegetated outdoor civic space of a minimum of 0.5 acres with little to no impervious surfaces, designed to accommodate wildlife habitats and recreation functions including but not limited to walking, jogging, biking, relaxing, or picnicking.

Pedestrian passages. “Pedestrian passage” means a pedestrian-only street with provisions to serve local pedestrian traffic safely and conveniently. Pedestrian passages are open to the sky, except for canopies and trellises.

Plaza. “Plaza” means a primarily open outdoor civic space of 0.25 – 2 acres surrounded on all sides by buildings or roads, designed to accommodate recreation functions including but not limited to relaxing, sitting or strolling, as well as casual gatherings, picnics or organized events.

Pocket park. “Pocket park” means a small park embedded within an urban or suburban neighborhood of 0.2 – 0.5 acres, designed to accommodate recreation opportunities for residents and employees of nearby developments, including but not limited to relaxing, sitting, strolling, gardening, dog-walking, playing, or casual gatherings. The park may help the meet needs for public or private open space and stormwater management.

Public green. “Public green” means an open outdoor civic space of 0.5 – 5 acres surrounded on all sides by buildings or roads, designed to accommodate recreation functions including but not limited to relaxing, sitting or strolling, casual gatherings, or organized events.

Public art. “Public art” means the application of creativity by artists to the production of tangible objects, including, but not limited to: paintings, carvings, collages, sculptures, frescoes, mosaics, site-specific installations, mobiles, engravings, bas-reliefs and murals. Architects and landscape architects are not considered artists under this definition.

Redevelopment plan. “Redevelopment Plan” means a plan that delineates the overall scheme of redevelopment of a site to be developed under the Rio29 FBC and which includes existing buildings, or site features to be retained or reused, permanently or temporarily.

Rideshare. “Rideshare” means a transportation service in which a passenger travels in a private vehicle driven by the vehicle’s owner, for free or for a fee, especially as arranged by means of a website or a phone app.

Sidewalk clear zone. “Sidewalk clear zone” means a contiguous, unobstructed portion of the sidewalk that allows the safe and convenient passage of pedestrians.

Square. “Square” means a large, primarily hardscaped outdoor civic space of a minimum of ½ block in size, designed to accommodate a variety of functions, including but not limited to farmers’ markets, outdoor games, food truck sales, concerts, social gatherings, civic gatherings, outdoor learning spaces, pop-up businesses, and passive recreation.

Street façade. “Street façade” means the building elevation facing a street or civic space. Building walls facing private interior courts, common lot lines, alleys or pedestrian passages are not street façades.

Through corridor. “Through corridor” means a high-capacity, high speed street with provisions to serve local and regional traffic. Route 29/Seminole Trail is a Through Corridor.

Transparency. “Transparency” means the amount of glass in windows and/or doors (including any mullions, muntins and frames), as a percentage of the building façade. Glass must have low reflectivity. Semi-transparent, opaque, frosted, etched, and mirrored glass do not qualify as transparent glass.

Sec. 20C.5 – Character areas

Establishment of character areas. The Rio29 Form-Based Code (FBC) District establishes three character areas: Core, Flex and Edge. Designated character areas determine the appropriate uses and forms of development on the properties within each designated character area. The uses and forms of development are intended to implement the adopted Rio29 Small Area Plan.

A. *Core.* The Core character area has the highest intensity and most urban form of development within the District. Development encompasses a mixture of uses and an active street life, encouraged by taller ceiling heights on the ground floor of buildings, transparent facades, and non-residential uses on the ground floor of buildings. Well-designed civic spaces enhance an urban and pedestrian-friendly experience. People can easily walk, bike and use transit to reach their destinations within and outside of the Core.

B. *Flex.* The Flex character area accommodates a range of building forms and uses to transition from higher intensity urban development in the Core to the lower intensity development along the Edge. The Flex physically connects the Core and the Edge and has a variety of building heights and block sizes. This connection is enhanced through a network of civic spaces as well as pedestrian, bike, and transit options.

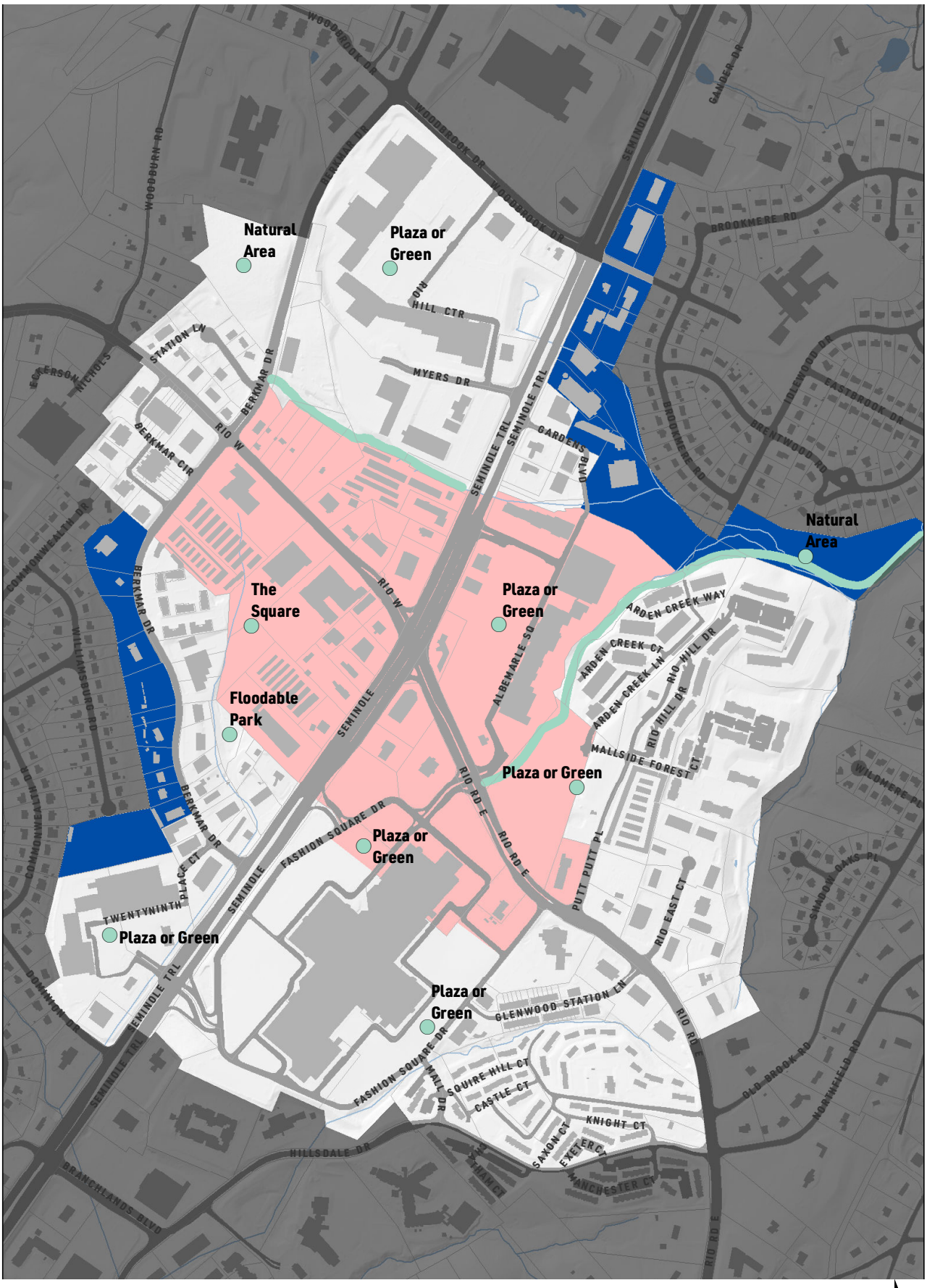
C. *Edge.* The Edge character area exhibits less intense development than the Core and Flex given its location next to existing residential neighborhoods. Buildings are expected to have lower heights and smaller forms, while continuing to provide neighborhood services and a mixture of uses.

Sec. 20C.6 – Regulating plan

The regulating plan indicates the designated character area for each property within the Rio29 Form-Based Code District. It also includes the locations of required civic spaces that are required to be dedicated to the County within the District.

The Rio29 Small Area Plan includes a Future Connectivity Plan (pg. 15), which proposes an interconnected network of different street types (see section 20C.7 Street standards). When developing a site plan, refer to the Future Connectivity Plan. While redevelopment and new development will determine the actual location of streets, site plans should provide direct multi-modal connections that will allow people to easily walk, bike and use transit to reach their destinations within and outside of the Rio29 area.

Figure I: Regulating Plan



Sec. 20C.7 – Uses

A. *Permitted uses.* The uses permitted in each character area are listed in Table [number] below. Accessory uses are permitted unless explicitly prohibited in Table [number].

USE CATEGORY	CHARACTER AREA			
	Core		Flex	Edge
	Ground floor	Upper floors		
RESIDENTIAL – DWELLING UNIT TYPES				
Multiple-family dwellings	P	P	P	P
Live-work dwelling units	P	P	P	P
Single-family attached dwellings	P	P	P	P
Single-family detached dwellings	N	N	N	SE
COMMERCIAL, INDUSTRIAL, and FLEX USES				
Retail sales and service	P	P	P	P
Restaurants, hotels, and lodging	P	P	P	P
Entertainment and recreation	P	P	P	P
Office	P	P	P	P
Artisan manufacturing	P	P	P	P
Commercial parking	P	P	P	N
Fuel pump canopies	N	N	SP	SP
Drive-through windows	N	n/a	SP	SP
Light industrial	SP	SP	P	SP
PUBLIC and INSTITUTIONAL USES				
Public and institutional uses	P	P	P	P
Community facility uses	P	P	P	P
Fire, ambulance and rescue squad stations (reference 5.1.09).	P	P	P	P
Cultural amenity space	P	P	P	P
Public art	P	P	P	P
SHORT-TERM USES				
Temporary uses	P	P	P	P
Temporary construction uses and temporary storage yards	P	P	P	P
Interim uses	P	P	P	P
UTILITIES				
Electric, gas, oil and communication facilities, excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility. Water distribution and sewerage collection lines, pumping stations and appurtenances owned and operated by the Albemarle County Service Authority. Except as otherwise expressly provided, central water supplies and central sewerage systems in conformance with Chapter 16 of the Code of Albemarle and all other applicable law. Public water and sewer transmission, main or trunk lines, treatment facilities, pumping stations and the like, owned and/or operated by the Rivanna Water and Sewer Authority (reference section 5.1.12).	P	P	P	P
Stormwater management facilities	P	P	P	P
Tier I and Tier II personal wireless service facilities (reference section 5.1.40).	P	P	P	P
Tier II personal wireless service facilities (reference section 5.1.40).	SP	SP	SP	SP

P= Permitted by right SE = Special exception required N = Not permitted SP = Special use permit required

B. *Use provisions.*

1. *General provisions.*
    a. Any materials stored outdoors, with the exception of outdoor display for advertisement, must be hidden behind an opaque fence to screen the ground-level view from any public right of way or of any residential use, and materials may not be piled or staked higher than the opaque fence; and
    b. Any use producing noise, vibrations, glare and heat, or electrical disturbance, as provided in section 4.14, must be conducted within an enclosed building.
2. *Multiple-family dwellings and single family attached dwellings.*
    a. Multiple family dwellings and single family attached dwellings may locate on the ground floor of the Core character area, provided that:
        i. Only 66 percent (two-thirds) of the ground floor street facing façade may be occupied by multiple-family or single family attached residential uses. This standard is applied to each individual Development Site and does not apply to Route 29.
        ii. The construction and design of the ground story must allow for future conversion to a commercial use, including sprinklering as required for commercial uses in the Virginia Construction Code.
        iii. Temporary false floors or drop ceilings are permitted to allow shorter ground floor ceiling heights provided that future conversion is possible to allow compliance with section 20C.8.
3. *Live-work dwelling units.*
    a. The nonresidential use of a live-work dwelling unit must be conducted by one or more residents of the unit;
    b. Any nonresidential use of a live-work dwelling unit must comply with all performance standards as outlined in section 4.14;
    c. The nonresidential use of a live-work dwelling unit must obtain a zoning clearance prior to commencing the use;
    d. The commercial or manufacturing space in a live-work dwelling unit must have a minimum 12 feet ceiling height;
    e. The residential and commercial or manufacturing spaces in a live-work dwelling unit may not be sold, rented, or subleased separately; and
    f. Live-work dwelling units may have a maximum floor area of 3,000 square feet.
4. *Artisan manufacturing.*
    a. Any individual artisan manufacturing establishment may not employ more than 20 full-time employees or the equivalent part-time employees;
    b. Any materials stored outdoors, with the exception of outdoor display for advertisement, must be hidden behind an opaque fence to screen the ground-level view from any public right of way or of any residential use, and materials may not be piled or staked higher than the opaque fence; and
    c. An artisan manufacturing use may hold workshops, classes, or events related to the manufacturing use, provided they are accessory to the manufacturing use.
    d. An artisan manufacturing use within the Edge character area must provide a certified engineers report to demonstrate compliance with the noise provisions outlined in section 4.18
    e. Single use buildings containing an artisan manufacturing use within the Edge character area may not exceed a building footprint of 20,000 square feet, unless granted by special exception from the Board.
5. *Light industrial*
    a. Any materials stored outdoors, with the exception of outdoor display for advertisement, must be hidden behind an opaque fence to screen the ground-level view from any public right of way or of any residential use, and materials may not be piled or staked higher than the opaque fence; and

b. A light industrial use may hold workshops, classes, or events related to the manufacturing use, provided they are accessory to the manufacturing use.
c. A light industrial use must provide a certified engineers report to demonstrate compliance with the performance standards outlined in section 4.14.

6. *Public art.*
   a. The following will not be considered public art: reproductions or unlimited copies of original artwork; art objects which are mass produced; overall architectural design of a building; architectural rehabilitation or historic preservation; logos or interpretations of logos.
   b. Public art must be located outside of buildings and completely visible from the public right-of-way or on a publicly viewable façade. It must be permanently fixed, outside of sight distance triangles.
7. *Temporary uses.*
   a. Temporary uses in the Rio29 Form-Based Code character areas may request a temporary sign as provided in section 4.15.6 for a period of up to 180 days.
8. *Interim uses.*
   a. Interim uses are permitted in structures in the Rio29 Overlay District built before [date of adoption], and in the following structures as permitted by the Building Code:
      i. Modular buildings or shipping containers of less than 256 square feet as approved by the Virginia Construction Code;
      ii. Modular buildings or shipping containers of less than 800 square feet each on a permanent foundation. A permanent foundation may include asphalt rated to bear the load as approved by the Virginia Construction Code; or
      iii. Trucks and trailers located in place for more than 2 hours.
   b. Interim uses must renew their zoning clearance permits annually, for up to five years. An extension for up to five additional years may be granted by special exception from the Board.
   c. Interim uses are exempt from sections 20C.8, 20C.9, 20C.11, 20C.12, and 20.C13.
   d. Interim uses must comply with performance standards in section 4.14 and sign regulations listed in section 4.15.
   e. Parking standards in section 20C.10 apply to interim uses in the Rio29 Overlay District.
   f. Interim uses are as follows:
      i. Retail sales and service
      ii. Restaurants
      iii. Entertainment and Recreation
      iv. Office
      v. Artisan manufacturing
      vi. Public and Institutional
      vii. Community facilities
      viii. Cultural amenity spaces
9. *Uses not specifically listed.*
   a. The Zoning Administrator, after consultation with the Planning Director and other appropriate officials, may permit as by right a use not specifically permitted, provided that such use are be similar to uses permitted by right in general character and more specifically, similar in terms of locational requirements, operational characteristics, visual impact and traffic generation. Appeals of the Zoning Administrator's decision will be as generally provided in section 34.

Sec. 20C.8 – Street standards

A. *Street locations.*
   1. Each street must be configured provide an interconnected network of streets consistent with the vision identified in the Rio29 Small Area Plan.
   2. New street locations must be determined in collaboration between the property owner, the Planning Director, and VDOT.
   3. Streets must be configured to provide a network of blocks with block lengths as provided in section 20C.9.
   4. Streets must be coordinated as to location, width, grades and drainage with other streets, as follows: (i) by coordinating with existing or planned streets within the general area of the development site, and (ii) by continuing the streets to planned, existing, or platted streets into adjoining areas by dedication or reservation of right of way adequate to accommodate continuation of the streets.
   5. All streets within a development site must be extended and constructed to the abutting property lines to provide vehicular and pedestrian interconnections to existing or future development on adjoining properties.

B. *Street sections and plans.*

Figure II: Boulevard Streets

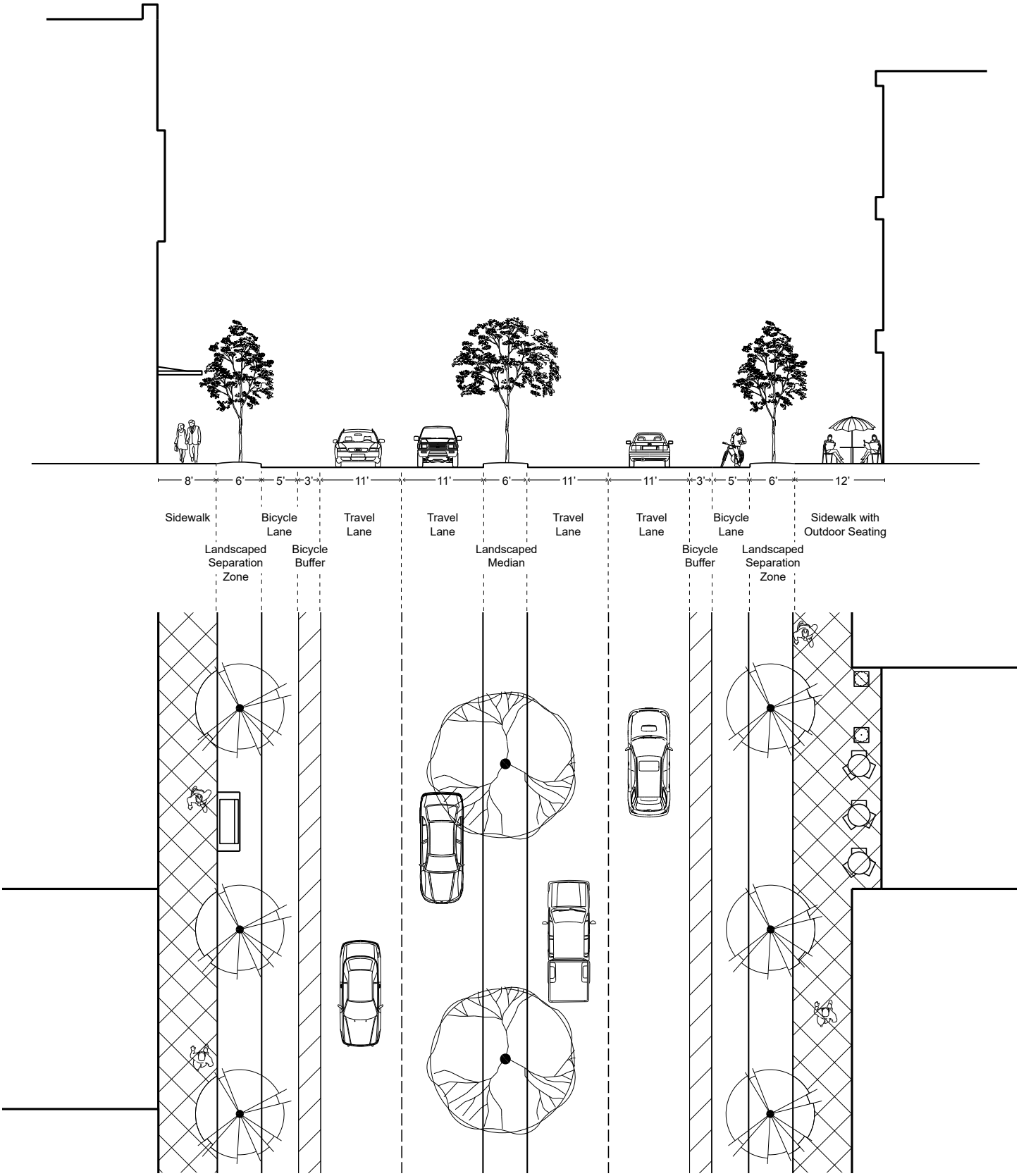


Figure III: Avenue Streets

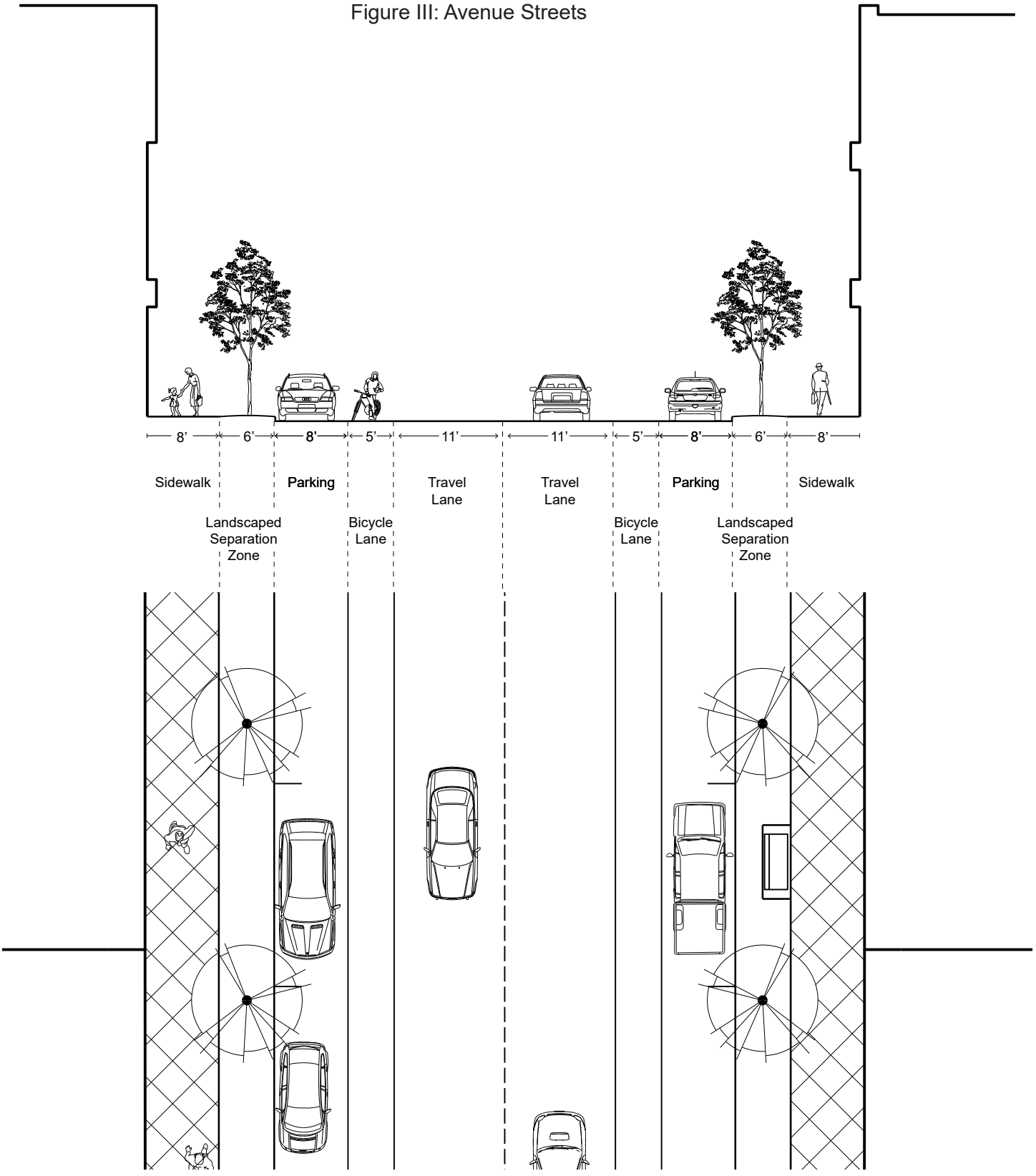


Figure IV: Local Streets (Core)

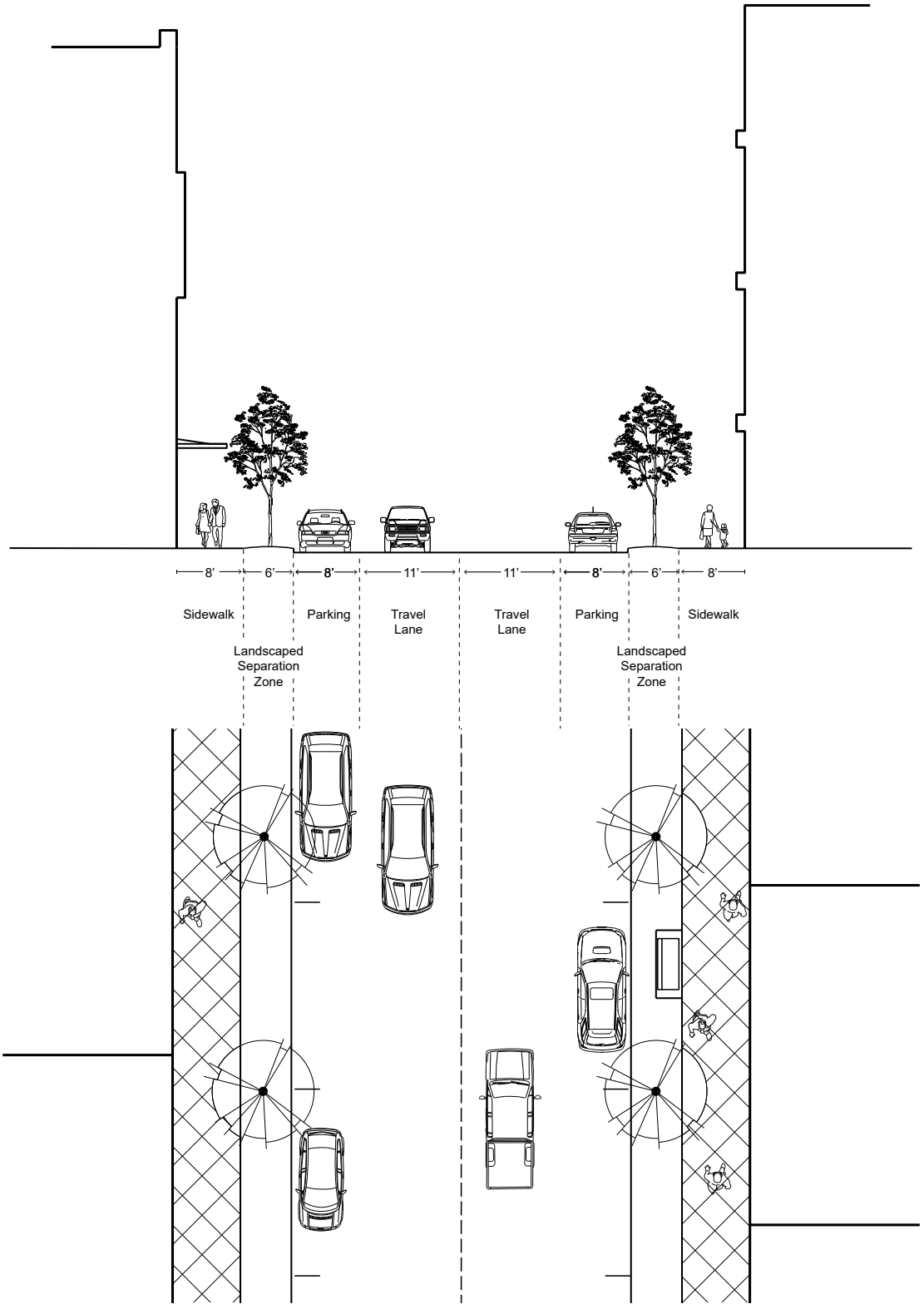


Figure V: Local Streets (Flex/Edge)

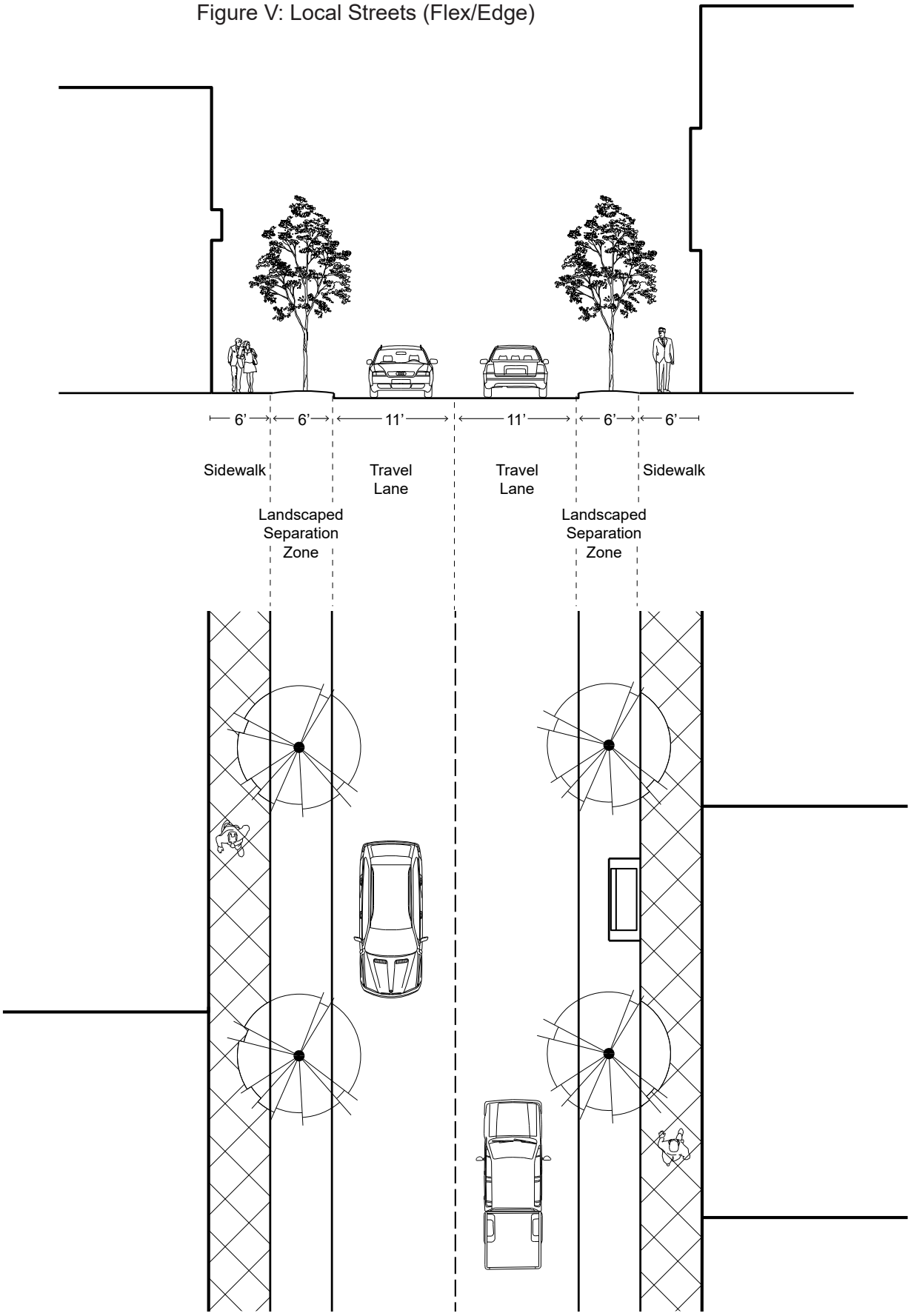


Figure VI: Through Corridor

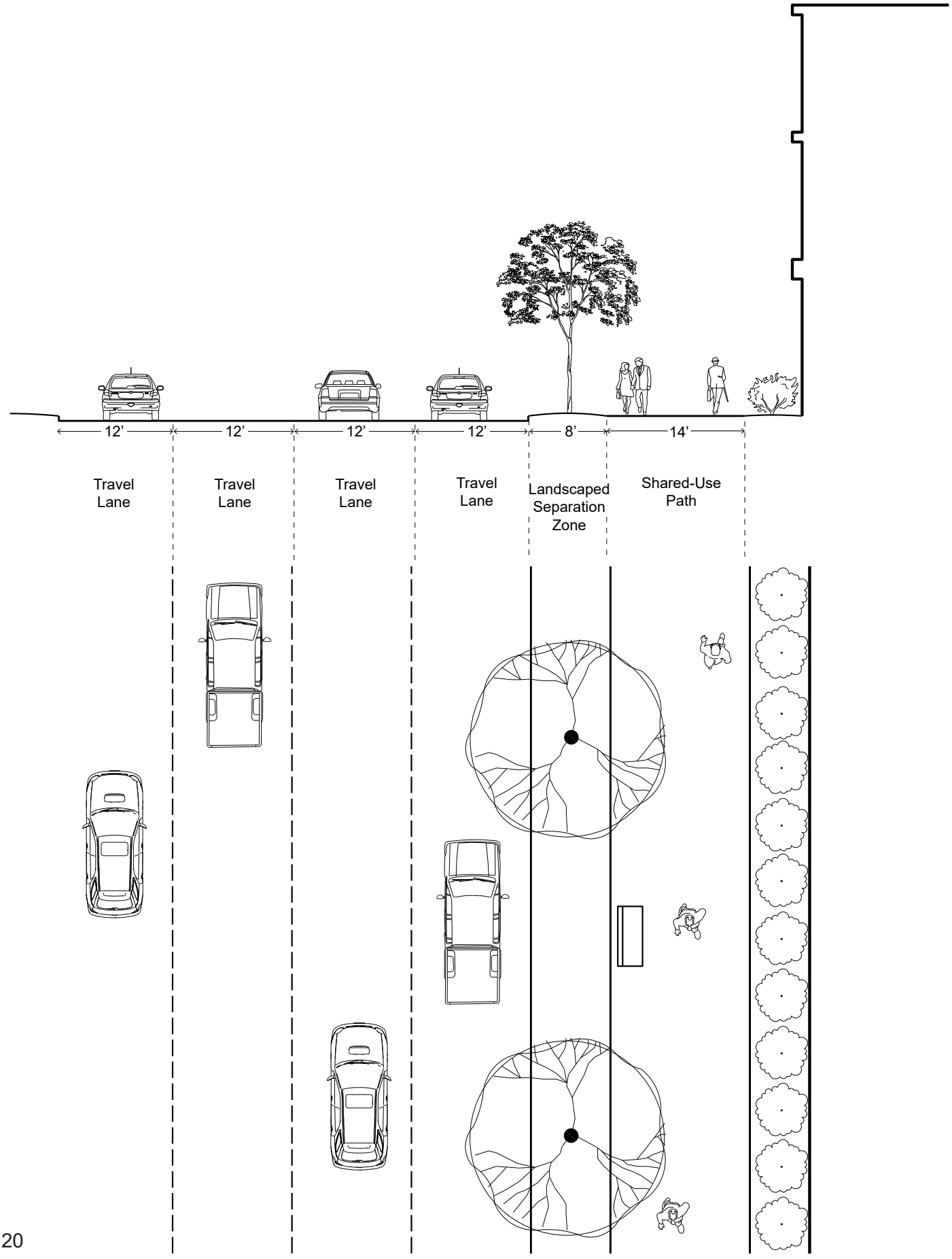
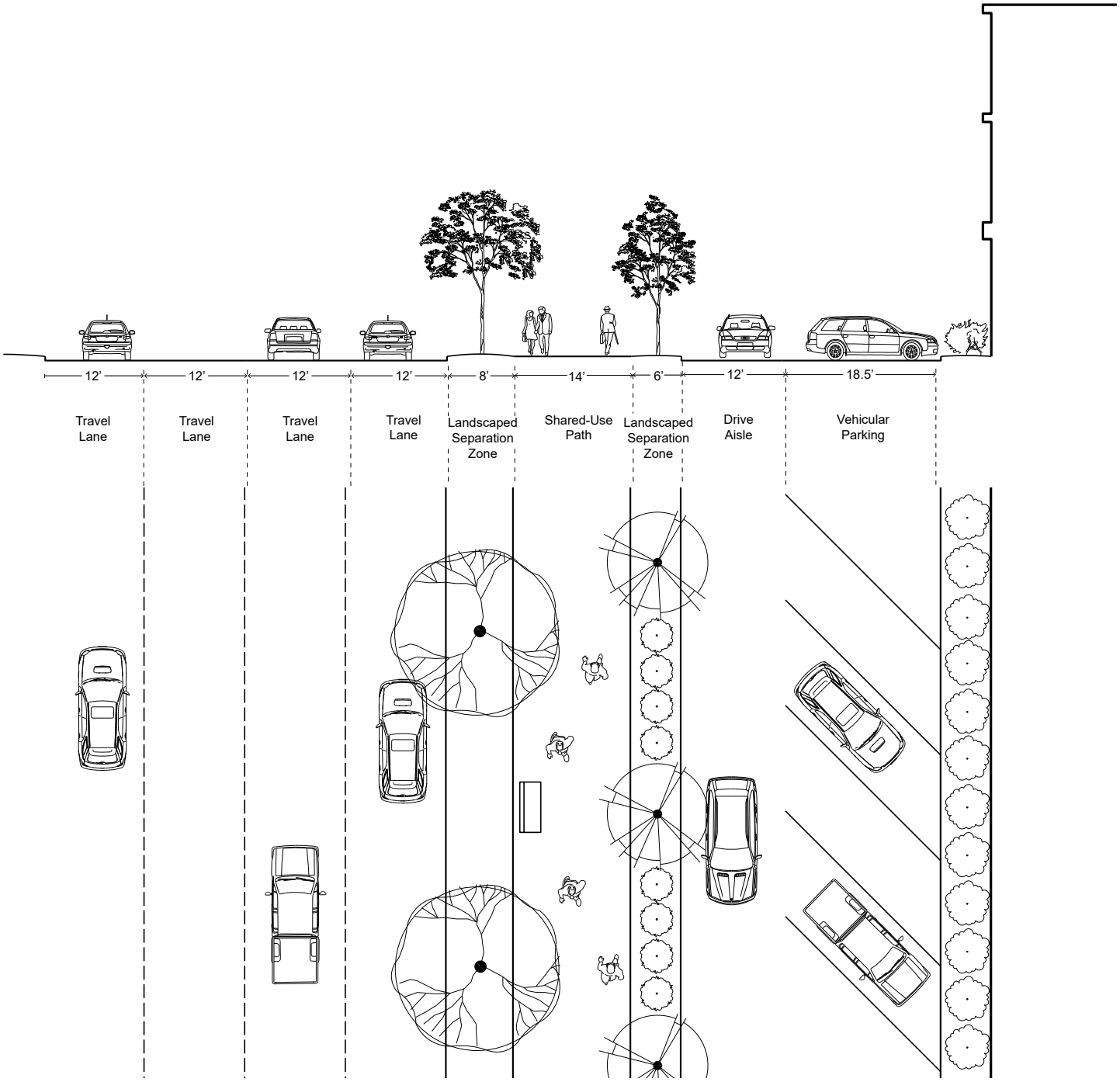


Figure VII: Through Corridor (with Parking and Drive Aisle)



C. *Street standards.*

1. Streets within the Rio29 FBC area platted after [date of adoption] must comply with the following standards:
    a. Rio Road must comply with Boulevard street standards;
    b. Hillsdale Drive and Berkmar Drive, including extensions and future sections as shown on the Rio29 Future Connectivity Plan (see Rio29 Small Area Plan), must comply with Avenue street standards.
    c. All other streets must comply with Local street standards.
    d. Pedestrian passages and alleys are optional street types that may be provided at the discretion of the developer and, where provided, must comply with standards provided herein.
    e. Streets must be designed to meet block standards per section 20C.9 – Building Standards.
2. Streets must be designed to meet the standards below in collaboration with the Virginia Department of Transportation (VDOT). Standards vary by street type and character area. Lane width and design must be determined in conjunction with VDOT and Fire Rescue staff, and must comply as closely as feasible with street sections shown in the Rio29 Small Area Plan.

	Boulevard	**Avenue**	**Local streets (Core)**	**Local streets (Flex/Edge)**	**Through corridor (Route 29)**	**Pedestrian passages**	**Alleys**
Minimum sidewalk width	8 ft	8 ft	8 ft	6 ft	14 ft (Shared use path standard)	10 ft minimum pedestrian travel way	Not required
Landscaped separation zone	6 ft	6 ft	6 ft	6 ft	8 ft	18 in minimum distance from buildings	Not required
Bicycle lane	5 ft	5 ft	Not required	Not required	Not required	Not required	Not required
Bicycle buffer	3 ft	n/a	n/a	n/a	n/a	n/a	n/a
Landscaped median	6 ft minimum	n/a	n/a	n/a	n/a	n/a	n/a
Parking	n/a	8 ft	8 ft	8 ft (optional)	n/a	n/a	n/a

3. *Street standards generally*.
4. *Sidewalk width.* Sidewalks wider than the minimum standards are permitted at the property owner's discretion. Wider sidewalks may be used to accommodate outdoor cafés, other seating associated with ground story uses, or small displays outside of pedestrian entrances, so long as a five-foot wide sidewalk clear zone is maintained.
5. *Shared use paths.* Shared use paths may not be used to a
Maintenance of sidewalks. If sidewalk is provided beyond the minimum sidewalk width, or if sidewalk beyond the five-foot wide clear zone is used to accommodate outdoor cafés, other seating associated with ground story uses, or small displays outside of pedestrian entrances, the sidewalk must be maintained by the property owner.

D.

1. *Modifications to street standards.*
2. The Planning Director may approve modifications to street standards as listed below, provided that the resulting street still meets the purpose and intent of this section and provides for continuity with existing or planned streets on adjacent properties.
3. A Shared-Use Path (SUP) or 2-way cycle track may be provided in lieu of bicycle/pedestrian facilities if deemed appropriate by County Transportation Planning staff and VDOT and can provide for appropriate transition to adjacent facilities. SUPs must be designed and constructed in accordance with the Albemarle County Design Standards Manual.
4. The Bicycle Buffer may be reduced in width where a physical barrier is provided and where appropriate transitions are provided to adjacent properties, if deemed appropriate by VDOT and County Transportation Planning staff.
5. Appropriate locations for on-street parking should be determined in collaboration with County Transportation Planning and VDOT staff during project design. On-street parking is not required for the entire length of Local Streets in the Flex/Edge character areas.

E. The landscape separation zone may be reduced in width on local streets where street trees are planted within grates along sidewalks, provided that the landscape design includes adequate soil volumes below the pavement and a minimum five-foot wide sidewalk clear zone is maintained along the sidewalk.

1. *Street ownership and maintenance.*
    a. *Public streets.*
    b. All Boulevards, Avenues, and Local Streets must be public streets and be dedicated to public use upon acceptance by VDOT.
    c. *New Streets.* The property owner is responsible for the construction of new public streets and associated streetscape elements to serve their site as required herein.
        i. *Existing Streets.* The property owner is responsible for the construction of facilities or dedication of land along the entire frontage of existing public streets along where the development site fronts as follows:
        ii. Construction of street or intersection improvements as required by VDOT to safely accommodate traffic to serve the site; and
        iii. Construction of sidewalks, landscaping, and other streetscape elements along the development site frontage as required by this section; and
    d. Reservation of land for future dedication along the development site frontage for future street widening to accommodate on-street facilities such as bicycle lanes, bicycle buffers, and/or medians, as required by this section. Land reserved for on-street facilities such as bicycle lanes, bicycle buffers, and/or medians must be dedicated to the County upon demand of the County.
2. *Streetscape elements.* The owner must dedicate to the County all required streetscape elements between their lot line and the back of curb upon the demand of the County. Any streetscape elements that VDOT does not agree to maintain will be owned by the County, and maintained by the County or a third party designated by the County, unless otherwise specified in this section.

a. *Privately owned and maintained streets.*
b. *Pedestrian passages and alleys.* Pedestrian passages and alleys are optional street types that will be owned and maintained by the property owner, unless other parties agree to maintain them.
c. *Perpetual easement.* The owner must ensure public access through a perpetual easement covering any portions of streetscape elements and/or pedestrian passages that are privately owned and maintained.

Instrument assuring maintenance. The owner must submit an instrument assuring the perpetual maintenance of the streetscape elements, alleys, and/or pedestrian passages. The instrument will be subject to review and approval by the County Attorney and must be in a form and style so that it may be recorded in the office of the Circuit Court of the County.

F.

1. *Streetscape elements.*
2. Streetscape elements must be provided according to the table below.

	Boulevard	**Avenue**	**Local Streets (Core)**	**Local Streets (Flex/Edge)**
Street lighting	R	R	R	R
Street trees	Refer to section 20C.11.E Minimum Planting Requirements	Refer to section 20C.11.E Minimum Planting Requirements	Refer to section 20C.11.E Minimum Planting Requirements	Refer to section 20C.10.E Minimum Planting Requirements
Street furniture	At least 1 bench (or 4 seats) every 100-ft	O	At least 1 bench (or 4 seats) every 100-ft	O
Trash & recycling receptacles	1 trash and 1 recycling receptacle every 250-ft and at least 2 corners of each intersection	O	1 trash and 1 recycling receptacle every 250-ft and at least 2 corners of each intersection	O
Street signage	Refer to section 4.15-Signs	Refer to section 4.15-Signs	Refer to section 4.15-Signs	Refer to section 4.15-Signs
Pedestrian accommodations	Required at all intersections. Required at mid-block unsignalized locations according to Virginia Supplement to the 2009 MUTCD	Required at all intersections. Required at mid-block unsignalized locations according to Virginia Supplement to the 2009 MUTCD	Required at all intersections. Required at mid-block unsignalized locations according to Virginia Supplement to the 2009 MUTCD	Optional Utilize Virginia Supplement to the 2009 MUTCD to determine if marked crosswalks are required.
Enhanced transit stop	R	R	R	R
Green infrastructure / stormwater control measures	O	O	R	O
R = Required; O = Optional				

G. Modifications to streetscape elements.
   1. The Planning Director may grant substitutions or modifications to streetscape standards as listed below, provided that the resulting streetscape still meets the purpose and intent of this section and provides for continuity with streetscapes of existing or planned adjacent streets.
   2. *Streetscape elements.* Reduction or modification in number or frequency of required streetscape elements may be granted by the Planning Director if VDOT standards or the presence of existing overhead or underground utilities, fire hydrants, curb cuts, or other existing features prevent the compliance with the standards in this section.
   3. *Landscape separation zone*. The Planning Director may allow an alternative design and reduced width of landscape separation zones, provided that the landscape design includes adequate soil volumes below the pavement.

H. *Streetscape elements generally.*
   1. *How to measure.* Spacing of streetscape elements may be measured on an average distance along the site frontage to meet the requirements listed in section 20C.8(G). Clustering of streetscape elements is acceptable.
   2. Streetscape elements must continue existing spacing patterns established on adjacent developments, if applicable.
   3. *Lighting***.**
      a. Lighting within the Rio29 Form-Based Code District must meet section 4.17.4 - Standards.
      b. Lighting can be used as an integral design component to enhance architecture, landscaping, and other site design elements.
   4. *Street Trees.*
      a. Street trees must be planted in an appropriately sized tree well at grade or in a planting strip abutting the sidewalk.
      b. Street trees must be planted according to the Street Type Landscaping Requirements (shown in the table below) and section 20C.11.D.

	Route 29 (Through Corridor)	Boulevard	Avenue	Local Street
Landscaping Requirements	Large shade trees must be at least 3 inches caliper (measured 6 inches above the ground). The maximum average distance (per block length) that trees are spaced must be 50 feet or less.	Large shade trees must be at least 2 ½ inches caliper (measured 6 inches above the ground). The maximum average distance (per block length) that trees are spaced must be 50 feet or less.	Large trees must be at least 2 inches caliper (measured 6 inches above the ground). The maximum average distance (per block length) that trees are spaced must be 40 feet or less.	Medium trees must be at least 2 inches caliper (measured 6 inches above the ground). The maximum average distance (per block length) that trees are spaced must be 50 feet or less.

   5. *Street furniture.* Street furniture refers to benches, seating and tables that are available for public use along the street frontage.
      a. *Benches and seating*.
         i. Benches and seating must be made of durable, high-quality materials such as concrete, wood, iron, steel, and fiberglass.
         ii. Benches and seating must be provided at the frequency determined in section 20C.8.F.
         iii. Benches and seating may be clustered if the average number of seats/benches provided is equivalent to the standard in section 20C.8.F.
         iv. Fifty percent of clustered public seating or benches must comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). See section 4.32 of ADAAG.

v. Benches and seating must be located on or adjacent to the sidewalk. If benches are located on the sidewalk, a five-foot wide sidewalk clear zone must be maintained along the sidewalk. Benches should not be located as to interfere with street trees or streetlights.
vi. Benches and seating may be integrated as a part of other streetscape elements if its primary function and accessibility is not compromised. For example, seating may be integrated as a seat wall around trees and landscaping and incorporated as a part of public art.
vii. Temporary or moveable seating may also be used in addition to the standards in section 20C.8.F, to allow people to orient seats to meet specific social and microclimate needs. Temporary or moveable seating must be maintained by the property owner and remain open to the general public, not just the patrons of the establishment.

b. *Tables.*
i. Tables must be made of durable, high-quality materials such as concrete, wood, iron, steel, and fiberglass.
ii. If tables and chairs are placed on a sidewalk, they must be located to maintain a five-foot clear zone.
iii. Temporary or moveable tables may also be used in addition to the standards in section 20C.8.F., to allow people to orient tables to meet specific social and microclimate needs. Temporary or moveable tables must be maintained by the property owner and remain open to the public, not just the patrons of the establishment.

6. *Trash & recycling receptacles.*
a. Trash and recycling receptacles must be made of durable, high quality materials, such as galvanized or stainless steel.
b. Trash and recycling receptacles must be located at the frequency required in section 20C.8.F.
c. Trash and recycling must be located as near to corner and high activity generators such as major civic, commercial and transit destinations as is practicable without interfering with pedestrian, cyclist, transit, and vehicular traffic.

7. *Pedestrian accommodations.*
a. *Marked crosswalks.*
i. Marked crosswalks must be provided at all intersections according to the Virginia Supplement to the 2009 Manual on Uniform Traffic Control Devices (MUTCD) Part 3. Markings.
ii. Marked crosswalks must be provided mid-block and at unsignalized locations according to the VDOT IIM-TE-384.0 Pedestrian Crossing Accommodations at Unsignalized Locations.

b. *Signals*. Pedestrian signals must be provided at all signalized intersections along all Boulevards, and Avenues and along Local Streets in the Core character area, according to the Virginia Supplement to the 2009 Manual on Uniform Traffic Condtrol Devices (MUTCD) Part 4. Highway Traffic Signals.

8. *Enhanced transit stops.*
[The below standards are draft text that will be updated based on feedback from local transit agencies].
a. *Fixed transit stop locations*.
i. Enhanced transit stops are required in locations currently served or that will be served by Charlottesville Area Transit following completion of project construction.
ii. Sites plans for developments larger than two acres must be reviewed by Charlottesville Area Transit to determine transit service needs.
iii. Transit stops must be located along a curb extension allowing transit vehicles to stop and board passengers, without leaving the travel lane. Where parking lanes

are provided, the stop must be aligned with the parking lane.

iv. Other streetscape elements, such as trash and recycling receptacles, signage and seating, must not obstruct sidewalks and accessible boarding areas.

b. *Access standards*.

i. An accessible boarding area must be provided at each transit stop at least five-feet by 8-feet with a slope no steeper than 1:48 (ADA Guidelines 810.2.2).

ii. A clear boarding area must be provided that is accessible from the transit shelter and adjacent sidewalk.

iii. Where boarding platforms are not level with the sidewalk, an accessible ramp must be provided from the sidewalk to the platform.

c. *Transit shelter design standards*.

i. Transit shelters must provide at least one bench or four seats that are covered and protect users from weather elements.

ii. Transit shelters must be designed consistent with Charlottesville Area Transit's standards.

iii. Transit shelters must be illuminated with [pending lighting standards recommended by transit agencies].

iv. Transit shelters must include a call box that connects to emergency services.

v. Shelters may not block the minimum required sidewalk and shared-use path widths.

Sec. 20C.9 – Building standards

A. *Building standards by character area.*

	CORE	FLEX	EDGE	ROUTE 29 (ALL CHARACTER AREAS)
Building height[1]	Minimum Height: 2 stories Maximum Height: 5 stories Bonus Factors: 6 stories or 7 stories may be permitted when Bonus Categories are provided according to section 20C.13-Affordable Housing Requirement.	Minimum Height: 2 stories Maximum Height: 4 stories Bonus Factors: 5 stories may be permitted when Bonus Categories are provided according to section 20C.13-Affordable Housing Requirement.	Minimum Height: 2 stories Maximum Height: 3 stories 1 story buildings permitted by special exception	Minimum Height: 1 story Maximum Height: varies by Character area
Ground floor height (measured floor to floor)	All buildings must have at least a 15-foot ground floor height.	Not required	Not required	Not required
Block length	200 – 350 feet Blocks longer than 300 feet must feature at least one mid-block alley or pedestrian passage	200 – 400 feet Blocks longer than 300 feet must feature at least one mid-block alley or pedestrian passage.	200 – 500 feet Blocks longer than 300 feet must feature at least one mid-block alley or pedestrian passage.	200 – 500 feet Blocks longer than 300 feet must feature at least one mid-block alley or pedestrian passage.
Build-To range	0 – 10 feet	0 – 10 feet	0 – 25 feet	0-35 feet
Maximum average distance between ground floor pedestrian entrances	60 feet	75 feet	75 feet	n/a

[1] Building height is measured according to standards in section 3.1.

B. *Building standards generally.*

1. Build-to range and street façades
    a. No less than 66 percent of the length of the site's street frontage shall be built within the build-to range, with the exception of frontage along Route 29.
    b. Ground floor street facades, within seven feet of a block corner, are exempt from this requirement, to allow for special treatments.
2. *Block length.*
    a. No block face may have a length greater than 300 feet without an alley or pedestrian passage providing through-access to another street, alley, or civic space.
    b. Development sites with less than 100 feet of street frontage are exempt from this requirement.

Figure VIII: Building Height Measurement

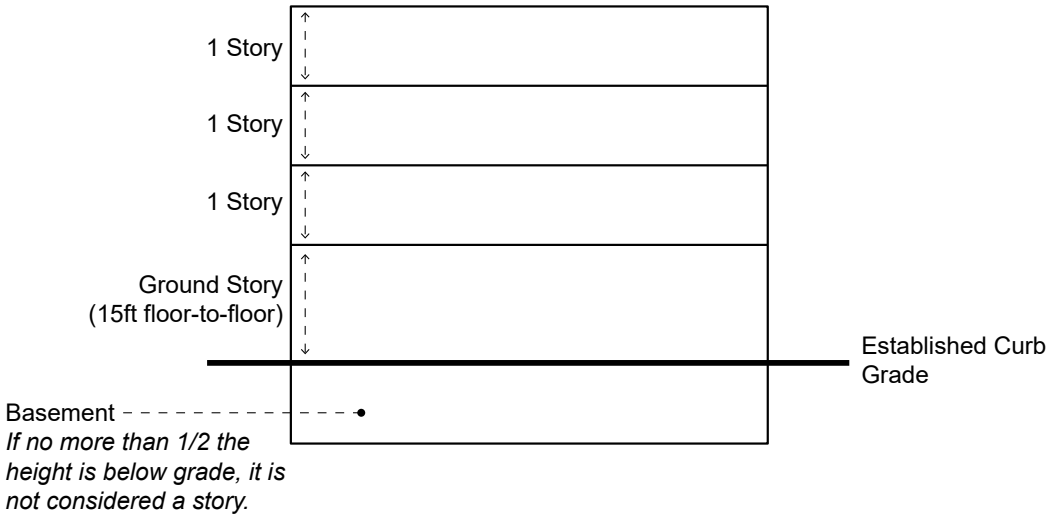


Figure IX: Block Length Measurement

No block face may have a length greater than 300 feet without an alley or pedestrian passage providing through access to another street, alley or civic space.

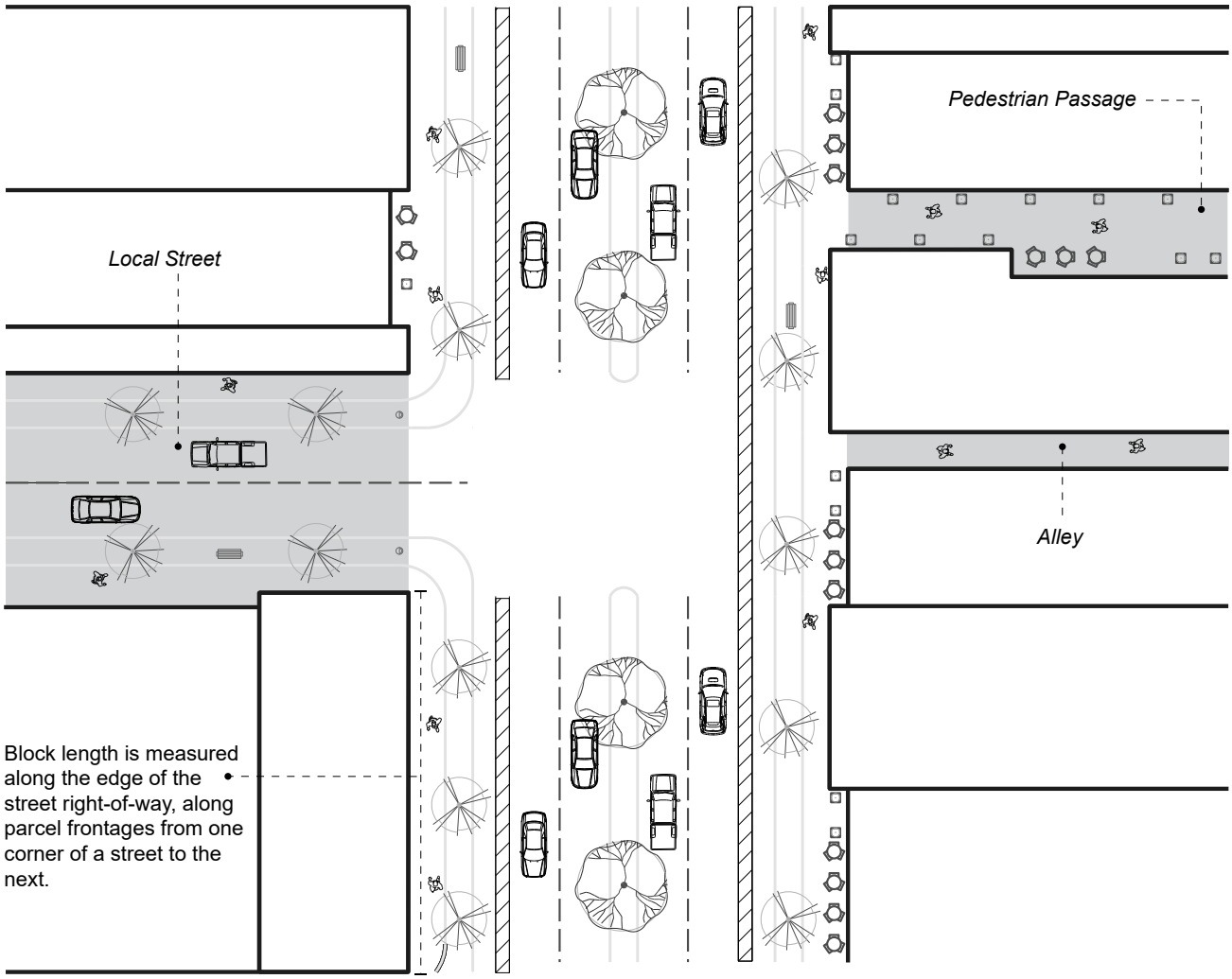
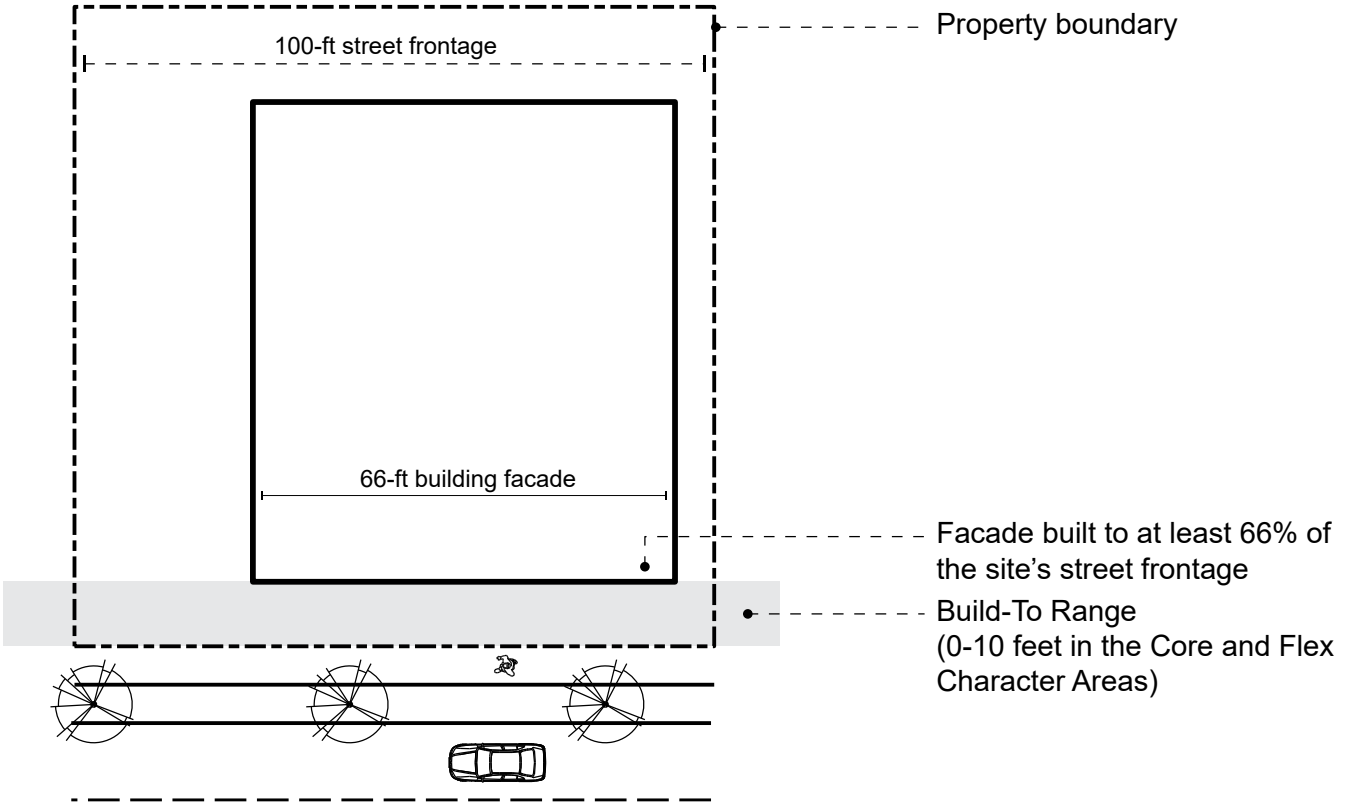


Figure X: Build-To Range Measurement



C. *Modifications to building standards.* The Planning Director may grant modifications to building standards as listed below, provided that the resulting building and site design still meets the purpose and intent of this section.

1. *Reduction of ground floor height.* The Planning Director may approve reduction in ground floor height in circumstances where a temporary false floor or drop ceiling is constructed to allow ground floor residential uses, consistent with section 20C.7.7, provided that future conversion to commercial uses is possible to allow future compliance with this section.
2. *Block length.* The Planning Director may approve modifications to required Block Lengths for the following:
    a. When modifications are needed to accommodate a street connection to existing or planned adjacent streets;
    b. To accommodate a requirement of VDOT or the Department of Fire Rescue;
    c. To avoid a natural feature such as a water protection ordinance buffer or preserved slopes;
    d. To avoid a planned or existing civic space;
    e. To incorporate the reuse of existing buildings that may be part of a larger redevelopment plan;
    f. When minor modifications in block size are needed to allow future streets to align with existing travel ways, private streets, or parcel lines within or adjacent to the site,
    g. To avoid or accommodate existing utilities; or
    h. To allow smaller block sizes to allow construction of a drive aisle or counterflow street along Route 29.

3. *Required build-to range.* The Planning Director may approve modifications to required build-to-range and the requirement to build to 66 percent of the site's street build-to range or both when the presence of natural features such as existing mature trees to be preserved, terrain, or the presence of existing utilities would otherwise interfere with required build-to range, or to allow the reuse of existing buildings that may be part of a larger Redevelopment Plan, so long as the purpose and intent of this section are still met.
4. *Minimum height.* The Planning Director may approve modifications to the required minimum height to allow the reuse of existing one-story buildings that are incorporated within a larger redevelopment plan, so long as any renovations to the building do not cause it to become more non-conforming and the purpose and intent of this section are still met.

D. *Stormwater Management.* Each site plan must comply with all applicable requirements of section 32.

Sec. 20C.10 – Parking and loading standards

A. *Motor Vehicle Parking.*

1. *Location and Type of Motor Vehicle Parking Areas.*

	Core	Flex	Edge
Permitted parking types	On-street surface parking (parallel or angled)[1] Off-street surface parking (must be located to the rear of buildings) Structured parking	On-street surface parking (parallel or angled)[1] Off-street surface parking (must be located to the rear or side of buildings) Structured parking	On-street surface parking (parallel or angled)[1] Off-street surface parking (must be located to the rear or side of buildings) By special exception: Structured parking
Location & setbacks	All off-street parking should be located to the rear or side of buildings. a. Parking Minimum Setback (Primary Use): Surface parking must be located a minimum of 10 feet from the right-of-way to allow for adequate screening. Structured parking must be located within the build-to range of the property's designated character area. b. Parking Minimum Setback (Accessory Use): Parking must be located no closer to the right-of-way than any existing or proposed primary structure on the lot and a minimum of 10 feet from the right-of-way to allow for adequate screening.		

[1] Parking types must be consistent with the frontage street type (see section 20C.8 Street standards).

2. *Required motor vehicle parking spaces.*

	Nonresidential (excluding Hotels and Lodging)	Hotels and Lodging	Residential (including live/work)
Minimum	1 space per 1,000 square feet of gross floor area.	0.5 spaces per guest room.	1 space per dwelling unit.
Maximum	The aggregate number of private, on-site, surface parking spaces may not exceed 150% of the aggregate parking minimum. There is no maximum for residential developments.		

3. *Parking standards.*
    a. *On street parking.* On street parking, including parallel, angled, or perpendicular street parking will be exempt from parking setback requirements. Parking along a frontage street or drive aisle parallel to Route 29 may also be exempt from the minimum setback requirement. On-street parking is not permitted on Boulevards and is required on Local Streets in the Core character area.
    b. *Parking structure location.* Parking structures are not be required to locate within the build to range along Route 29.
4. *Required motor vehicle parking standards.*
    a. The Zoning Administrator may permit parking to be located off-site or shared if a shared parking agreement is provided and the applicant demonstrates that the off-site parking facility is safely accessible to a pedestrian within a walking distance of one-quarter mile from the offsite facility to the entrance to the development. In determining safety and accessibility, the Zoning Administrator may consider the presence of pedestrian paths such as sidewalks, location of street crossings, and obstacles to a pedestrian's safe passage between the off-site parking facility and the development.
    b. On-street parking located on or adjacent to the site may be counted towards the minimum requirement.
5. *Pick-up or drop-off zones.*
    a. Uses requiring 20 or more parking spaces must dedicate one space per 20 provided spaces as a rideshare, cab, and delivery pick-up or drop-off zone.
    b. The pick-up or drop-off zone spaces must be clearly labeled, with maximum loading times of 15 minutes during peak use hours.
    c. If on-street surface parking is used to meet the minimum parking spaces required, the pick-up or drop-off zone must be on-street surface parking.
    d. Uses requiring fewer than 20 parking spaces are exempt from this requirement, unless a shared parking agreement meeting meets a requirement of 20 or more required parking spaces.
6. *Modifications to maximum and minimum parking.*
    a. The Planning Director may grant modifications to minimum and maximum parking standards for the following, provided that the resulting parking still meets the purpose and intent of this section:
        1. An increase in the required maximum parking spaces to allow for the redevelopment of an existing surface parking area that is part of a larger redevelopment plan
        2. A parking and loading needs study submitted by the owner demonstrates a clear need for additional on-site parking and that options for shared parking within one-quarter of mile of the site are not available.
        3. Reductions in minimum parking standards, consistent with the standards in section 4.12.12.

7. *Minimum landscaping requirements for parking areas*.
    a. Large trees measured at 2 ½ inches caliper measured six inches above the ground must align the perimeter of parking areas, located at least every 40 feet on center. These trees must be evenly spaced, and species selected from the *Generic Landscape Plan Recommended Species List* and *Native Plants for Virginia Landscapes.*
    b. Trees must be planted in the interior of parking areas at a rate of one tree for every 10 parking spaces provided.
    c. Trees must be evenly distributed throughout the interior of the parking area.
    d. [Requirements for shrubs at the perimeters of Parking Areas]
8. *Minimum design requirements for structured motor vehicle parking areas.*
    a. The ground story of structured parking must have non-parking uses located between the parking structure and any sidewalk for a minimum of 66 percent (two-thirds) of the street façade within the Core character area, with the exception or frontage along Route 29.
    b. Where structured parking is located at the perimeter of the building, it must be screened so that cars on all parking levels are substantially screened from adjacent streets and civic spaces. Sloped ramps cannot be located along the perimeter of the parking structure.
    c. Architectural or vegetative screens must be used to articulate the façade, hide parked vehicles, and shield lighting (see section 20C.11 Architectural Design Standards).
    d. Parking structure facades must meet the façade articulation requirements in section 20C.11.D. Façade articulation requirements.
    e. Signage and light sources internal to parking structures must not be visible from outside the structure.

B. *Bicycle parking location and type of bicycle parking facilities.*
1. *Short-term bicycle parking*. Required short-term bicycle parking must be visible from nearby bikeways and located:
    a. On the public access level;
    b. Within fifty feet of the main building entrances; and
    c. Outside the building.
    d. May be located on the sidewalk or within landscape separation zone, in accordance with the provisions herein, provided a five-foot wide sidewalk clear zone must be maintained along the sidewalk.
2. *Long-term bicycle parking*.
    a. Long-term bicycle parking is required to be covered and must include use of one of the following:
        i. A locked room or locker;
        ii. An area enclosed by a fence with a locked gate;
        iii. An area within view of an attendant or security guard or monitored by a security camera; or
        iv. An area visible from employee work areas.
    b. Required long-term bicycle parking for residential uses may be located within dwelling units or within deck, patio areas or private storage areas accessory to dwelling units if documented and approved by the Planning Director.
    c. Long-term bicycle parking spaces for nonresidential uses may be located off-site, within 300 feet of the site, upon a determination by the Planning Director that this arrangement would better serve the public. The off-site parking distance is measured in walking distance from the nearest point of the remote parking area to the closest primary entrance of the use served.

3. *Minimum required bicycle parking spaces.*

	Non-residential Uses	Residential Uses
Short-term	1 space per 4,000 square feet of gross floor area.	0.1 spaces per bedroom.
Long-term	1 space per 10,000 square feet of gross floor area.	1.5 spaces per bedroom.

a. Wall-mounted bicycle racks or similar may not exceed 25 percent of provided short-term parking.

1. *Minimum design requirements for bicycle parking facilities.*

a. Both bicycle lockers and racks must:
   i. Provide for storage and locking of bicycles, either in lockers or medium-security racks or equivalent installation in which both the bicycle frame and the wheels may be locked by the user;
   ii. Be designed so as not to cause damage to the bicycle;
   iii. Facilitate easy locking without interference from or to adjacent bicycles;
   iv. Consist of racks or lockers anchored so that they cannot be easily removed and of solid construction, resistant to rust, corrosion, hammers, and saws; and
   v. Be consistent with their environment in color and design and be incorporated whenever possible into building or street furniture design.

b. Bicycle parking areas must:
   i. Provide for adequate lighting within the bicycle parking area and the route to the building entrance;
   ii. Include adequate clearance around racks or lockers to give cyclists room to maneuver, and to prevent conflicts with pedestrians or parked cars;
   iii. Be clearly marked as such and must be separated from auto parking; and
   iv. Be located on paved or pervious, dust-free surface with a slope no greater than three percent. Surfaces cannot be gravel, landscaping rock or pebbles, or wood chips.

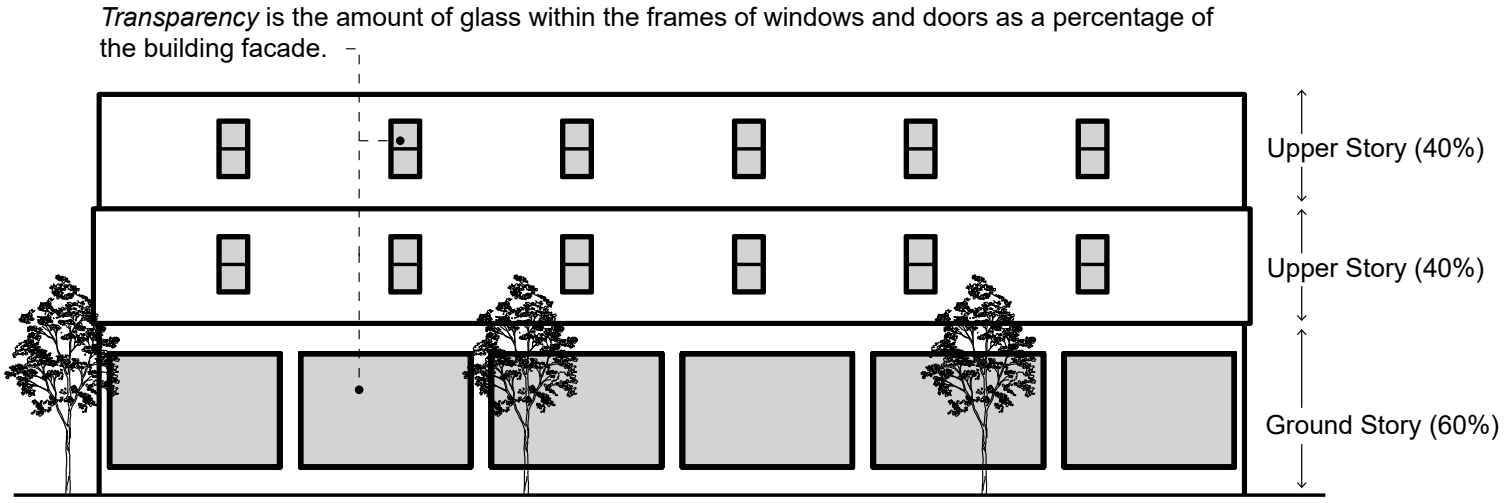
C. *Loading.* No loading facilities are required. Where loading facilities are provided, they must be located to the rear and or alley side of buildings and consistent with section 20C.11.G. Mechanical, service and loading requirements.

A. *Transparency requirements*. The following table outlines the transparency requirements for building facades facing Boulevards, Avenues, Local Streets, Pedestrian Passages, and Civic Spaces in each character area. Specific standards are outlined for buildings with frontage along Route 29. These requirements do not apply to Alleys, rear and interior side yard elevations, or buildings facing Natural Areas, unless specifically stated.

i. *Minimum ground story transparency*. Ground story transparency will be measured between two and twelve feet above the abutting sidewalk.
ii. *Minimum upper story transparency.* A general minimum transparency requirement will be measured from floor to floor of each story above the ground story.

	Core	**Flex**	**Edge**	**Buildings with frontage along Route 29**
Minimum Ground Story Transparency	60%	45%	30%	30%
Minimum Upper Story Transparency	40%	25%	25%	25%

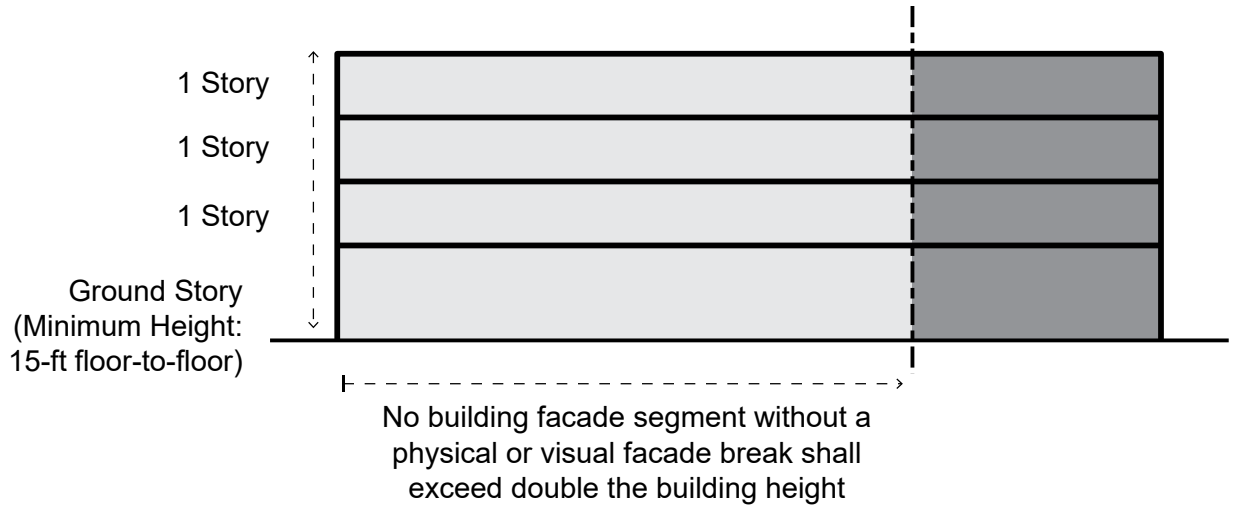
Figure XI: Transparency Measurement



B. *Façade articulation requirements.*
   1. *Applicability*. The maximum façade segment length applies to building facades facing route 29 (through corridor), boulevards, avenues, pedestrian passages and civic spaces.
   2. *Maximum façade segment length*. No building façade segment facing a boulevard, avenue, pedestrian passage, or civic space, may exceed double the building height proposed without a physical or visual break in the plane of the façade. Permitted options for articulating a façade are described below in section 20.c.11.c.4.
   3. *Route 29 (through corridor) façade articulation requirement*. No building façade segment facing route 29 may exceed four times that building height proposed without a physical or visual break in the plane of the façade. Permitted options for articulating a façade are described below in section 20.c.11.c.4.
   4. Permitted options for articulating a façade include:
      a. Physical breaks in the plane of the façade (such as wall recesses and vertical and horizontal projections);
      b. Visual breaks in the plan of the façade, including material changes, texture changes, and detailing; and
      c. Roofline breaks, balconies, arcades, awnings and canopies.

Figure XII: Maximum Facade Segment Length

The maximum facade segment length is applicable to buildings facing Route 29 (through corridor), boulevard, avenues, pedestrian passages and civic spaces. The below example demonstrates a building located in the core character area facing a boulevard.



C. *Minimum planting requirements*.
   1. All trees must be planted parallel to the street in the landscaped separation zone, according to the standards in section 20C.8.C.
   2. All trees and other vegetation species must be species selected from the *Recommended Plant List.*
   3. Each Development Site must use a minimum of 5 different species selected from the *Recommended Plant List*, with no more than 20% of one species used.
   4. Large trees measured 2 ½ inches caliper measured six inches above the ground shall be planted in the interior of parking areas at a rate of one tree for every ten parking spaces provided. These trees must be evenly spaced and selected from the *Recommended Plant List.*
   5. No grading, trenching or tunneling may impact more than 25 percent of the critical root zone (CRZ).
   6. Landscape plans shall be prepared and sealed by a licensed landscape architect as defined under Code of Virginia, § 54.1-400, as amended, or a landscape designer certified by the Virginia Society of Landscape Designers, or an arborist certified by the International Society of

Arboriculture or a horticulturalist certified by the Virginia Nursery and Landscape Association. This requirement may be waived by the permit issuing authority.

7. The following note must be added to the project's landscape plan: "All site plantings of trees and shrubs must be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees must be pruned minimally and only to support the overall health of the plant."

D. *Lighting requirements.*
   1. *Outdoor luminaires*. Light fixtures must meet the standards in section 4.17.4 - Standards.
      a. Exterior, outdoor lighting must not exceed 2,000 lumens.
      b. Light levels must not exceed 5-foot candles at the ground.
   2. *Color and appearance.*
      a. All exterior fixtures must be fitted with lamps with a white light and color temperature between 2000 and 3000 Kelvin.
   3. *Pole-mounted light fixtures*.
      a. Pole-mounted light fixtures, both the fixture and the pole must be dark brown, dark bronze or black.
      b. The height of freestanding pole-mounted light fixtures must not exceed 20 feet including the base.
   4. *Decorative lighting.* Lighting that is used to enhance architecture, landscaping and other site design elements is permitted according to the standards below.
      a. Exterior light used for decorative effect must meet the standards in section 4.17.4 - Standards.
      b. Outdoor light fixtures in the Edge character area must be equipped with automatic timing devices and must be extinguished between the hours of 11:00 p.m. and dawn.
      c. Illuminations must not project beyond the architectural, landscaping or site design element.

E. *Mechanical, service and loading requirements.*
   1. *Applicability*. The following elements must be shielded from view from the through corridor (Route 29), boulevards, avenues, local streets, pedestrian passages, and civic spaces:
      a. Refuse collection, dumpsters, recycling bins, and refuse handling areas that accommodate a dumpster or five or more trash or recycling cans;
      b. Building or ground-mounted mechanical equipment, including, but not limited, to transformers, backflow preventors, telephone risers, equipment cabinets, generators, or similar devices;
      c. Mechanical equipment on roofs;
      d. Air conditioning or similar HVAC equipment;
      e. Loading docks, berths, or similar spaces including, but not limited, to service entrances and maintenance areas; and
      f. Outdoor storage of materials, equipment, and vehicles.
   2. Applicable site elements must always be fully screened, including immediately following planting if vegetative materials are used.
   3. Refuse collection and refuse handling areas must be screened by a walled enclosure with gates.
   4. *Screening Methods*. Applicable site elements must be screened using one or more of the following methods:
      a. Vegetative materials;
      b. Fencing and walls;
      c. Parapet walls;
      d. Integrated building elements or features; or
      e. Alternative screening methods

F. *Permitted and prohibited building materials*.
Building materials are permitted or prohibited according to the table below.

		Permitted Materials	Prohibited Materials	Allowed in LIMITED amounts or special circumstances
Stone	Genuine stone/native stone	X		
	Stone veneer with cavity wall construction	X		
	Applied stone without cavity wall construction		X	
	Cast stone	X		
	Artificial stone (concrete base)		X	
Brick	Genuine brick	X		
	Prefabricated panel brick and tilt-up brick textured paneling		X	
Stucco	Stucco - cementitious finish	X		
Concrete	Concrete finished to an architectural level	X		
	Precast concrete including precast concrete panels	X		
	Concrete block: Fine concrete block	X		
	Concrete block with stucco	X		
	Split face block		X	
	Gypsum reinforced fiber concrete			Trim only
Glass	Glass curtain wall system			X
	Glass block		X	
	Tinted glass			X
Metal	Aluminum siding		X	
	Metal curtain wall systems, Metal panel systems, Metal panels, individual, including prefinished, and cut, stamped, or cast ornamental	X		Reflective materials only used in small areas
	Metal sheets with expressed seams	X		
Wood	Wood siding	X		
	Unfinished or untreated wood		X	
	Plywood siding (T1-11)		X	
	Wood clapboard (including high quality manufactured wood)	X		
Tile		X		
Synthetics/Composites	Fiber cement siding – panels, boards (for example, Hardi plank)	X		
	Foam-based products including: EIFS, Styrofoam, other face-sealed foam products			EIFS or synthetic stucco on non-principal faces or for architectural detail above 1st floor
	Vinyl siding		X	
	Scored stucco (imitation brick/stone)		X	
Other	Green walls with planted sedums			X

Sec. 20C.12 – Civic space standards

A. *Civic space requirements.*

1. *Minimum area and civic space type options*

a. Each development in the Rio29 Form-Based Code District must devote a minimum percentage of the project's gross acreage to civic space as shown in the Required Onsite Civic Space table below.

Character area	Minimum Percentage of Gross Acreage Dedicated to Civic Space	Civic Space Type Options
Core	10%	Square Plaza Green Linear park Pocket park Pedestrian street Indoor civic gathering spaces Dedication of civic space shown on Regulating plan
Flex	15%	Plaza Green Linear park Pocket park Pedestrian street Natural area Dedication of civic space shown on Regulating plan
Edge	20%	Plaza Green Linear park Pocket park Natural area Dedication of civic space shown on Regulating plan

2. Areas dedicated to stormwater management may contribute towards the required minimum civic space requirements, provided they meet all civic space design standards and satisfy all required elements.
3. *Ownership and access.* Required civic spaces must:
    a. Be dedicated to the County;
    b. Be maintained by the County, a third party designated by the County, or the property owner as approved by both the Planning Director or their designee, and the developer or property owner;
    c. Provide public access at least 12 hours per day;
    d. Be located at the ground level or an upper story that is open and accessible to the general public, and provide clear visual connections to pedestrians on an adjacent public sidewalk; and
    e. Be located in a site to be determined during site plan approval, as approved by the Planning Director or their designee.
4. *Dedication of required civic spaces as shown on regulating plan*. The total acreage and boundaries of civic spaces dedicated to the County as shown on the regulating plan may be modified at the time of site plan submission, provided modification meets the acreage requirements as shown in Table X above. The Planning Director may permit a modified location provided that such location is equivalent in acreage and type of civic space required.
5. *Cash-in-lieu of civic space*. Cash-in-lieu may be provided to the County to assist with off-site construction of a required civic space shown on the regulating plan, provided:
    a. The required civic space shown on the regulating plan is located within one-quarter of a mile; and
    b. The required on-site civic space is less than 0.2 acres in size.

A. *Civic space diagrams.*

Figure XII: Square Concept Diagram

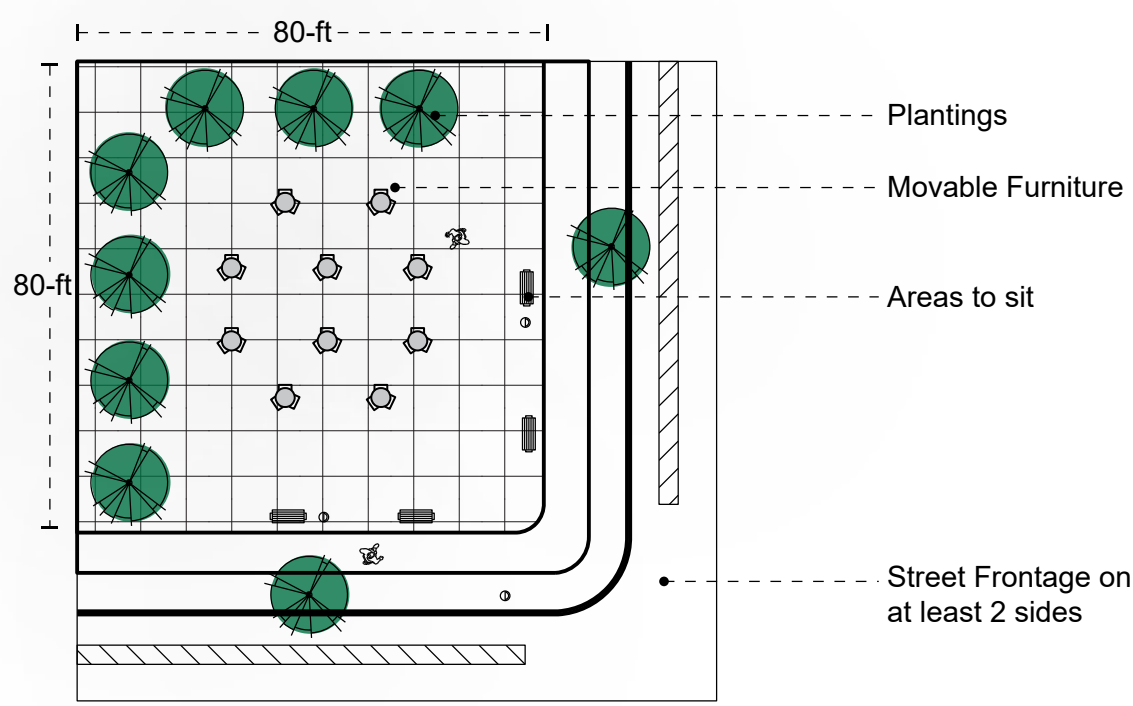


Figure XIII: Plaza Concept Diagram

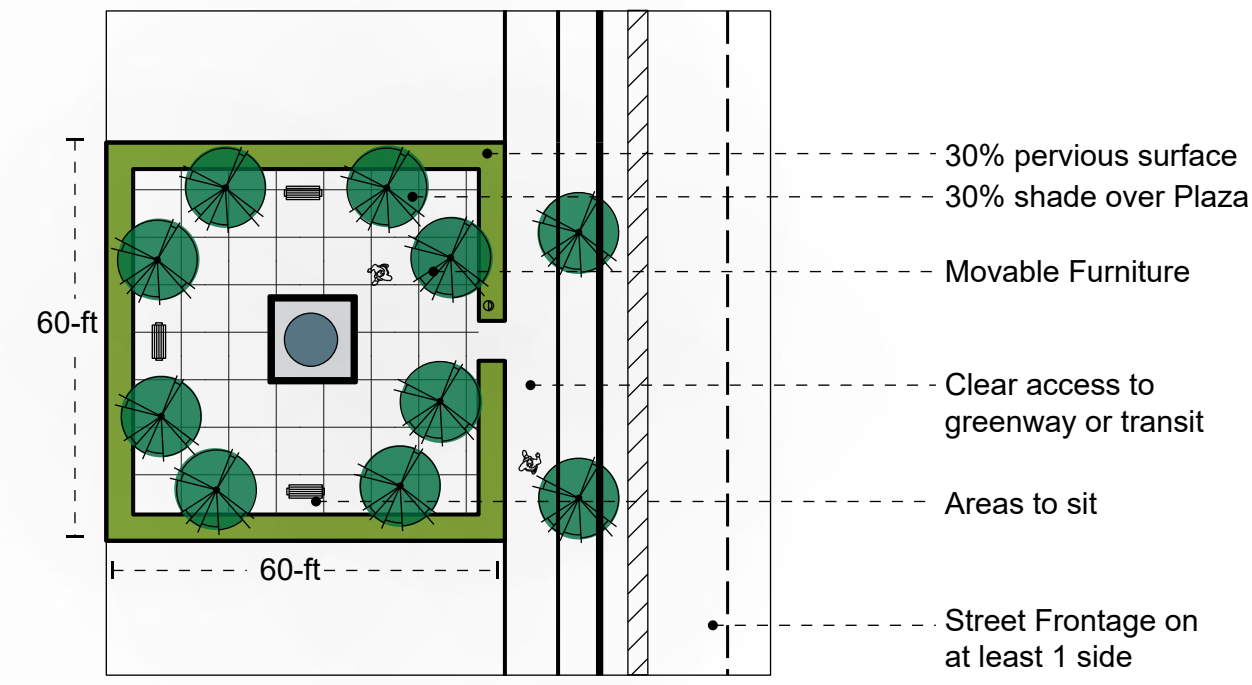


Figure XIV: Green Concept Diagram

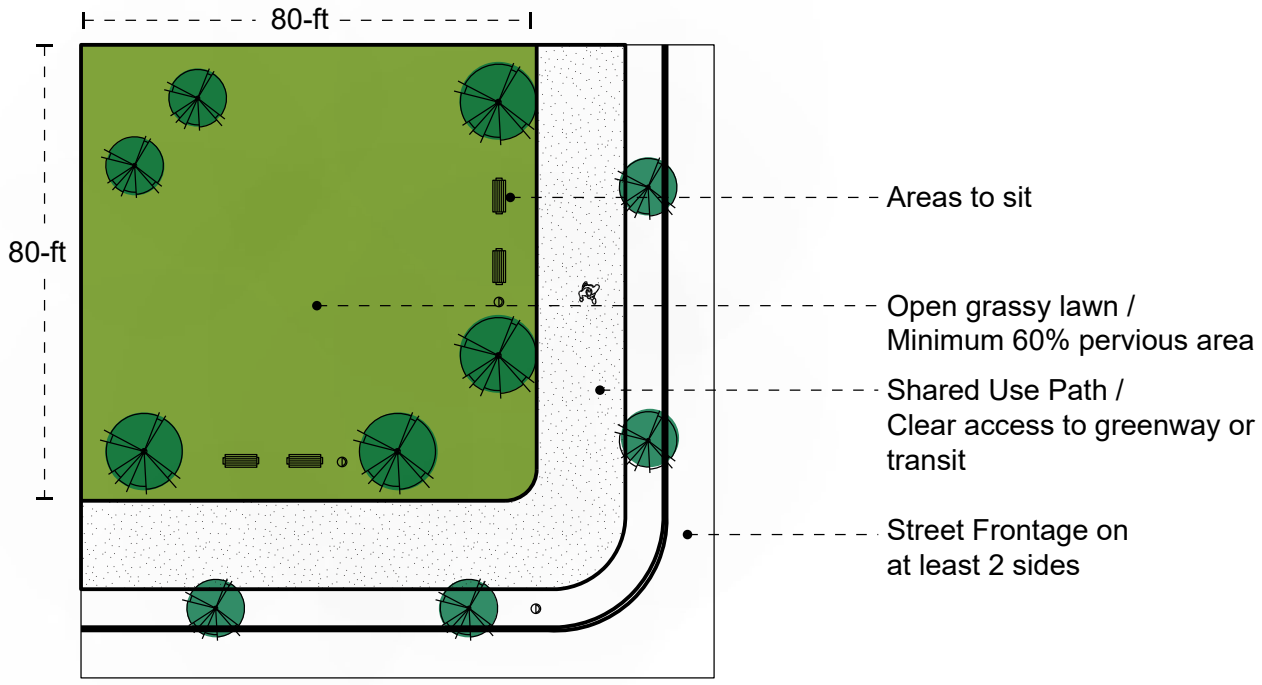


Figure XV: Linear Park Concept Diagram

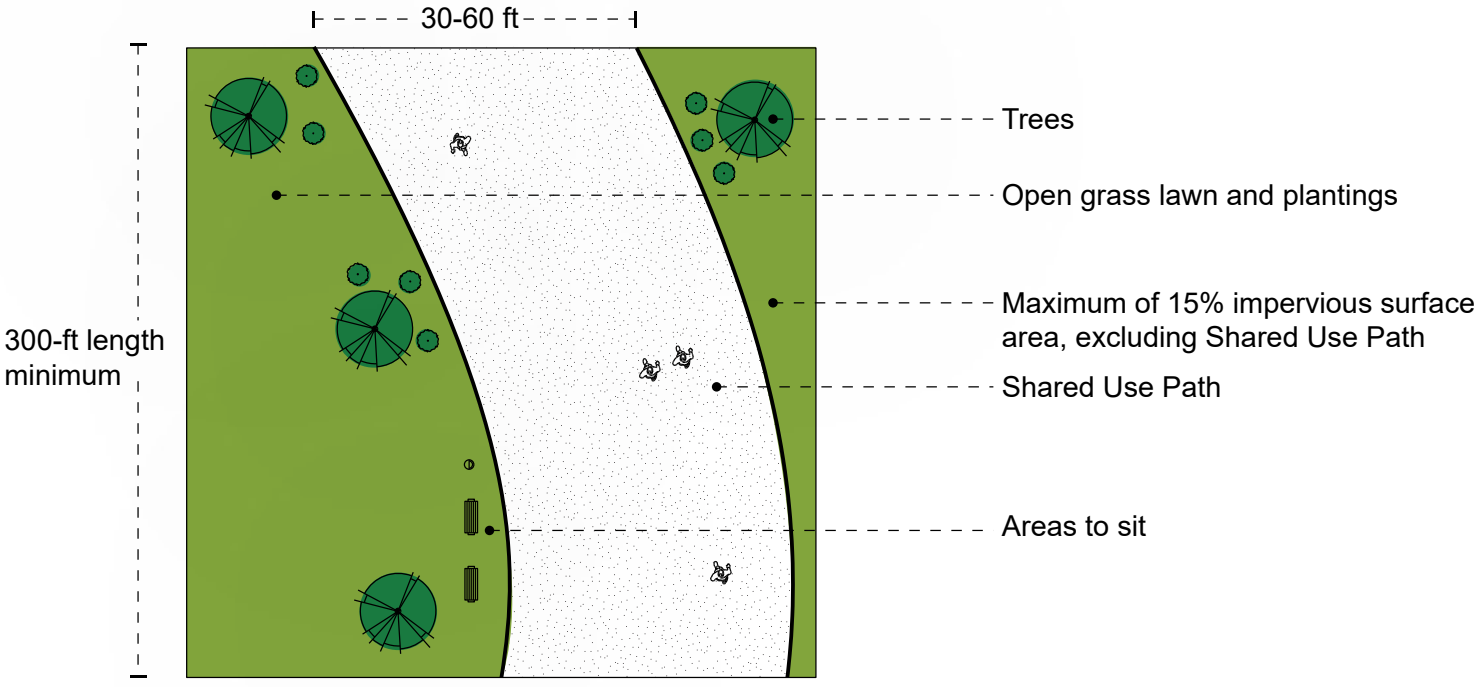


Figure XVI: Pocket Park Concept Diagram

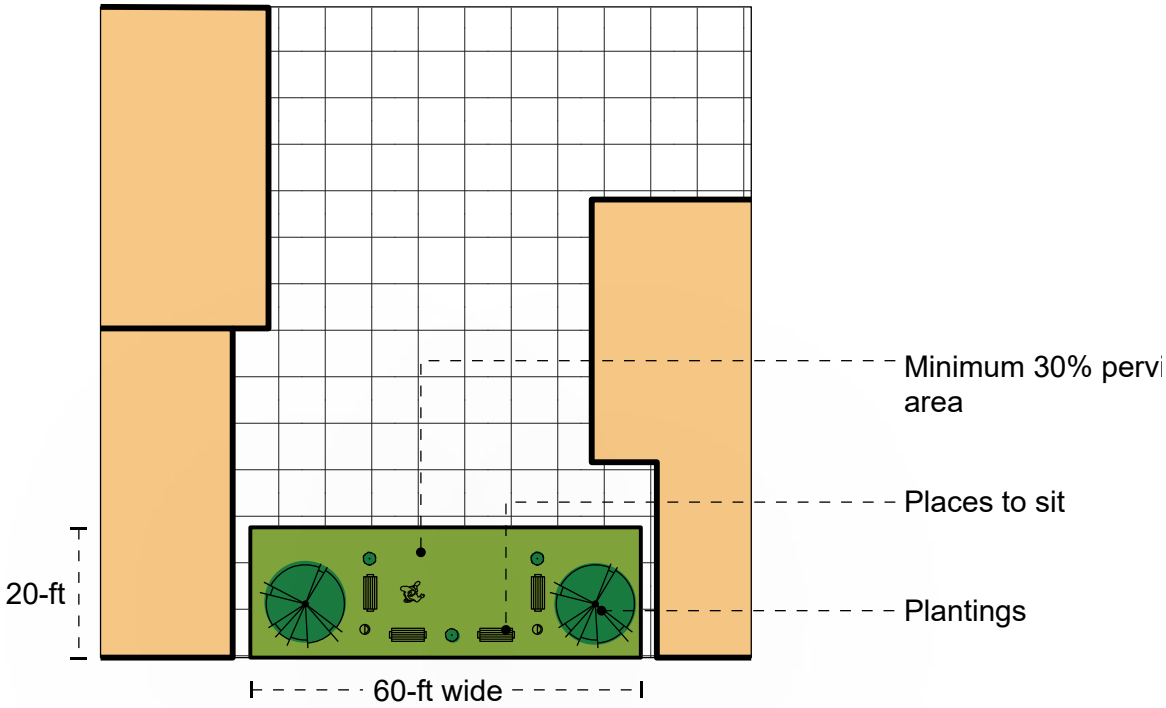


Figure XVII: Pedestrian Street Concept Diagram

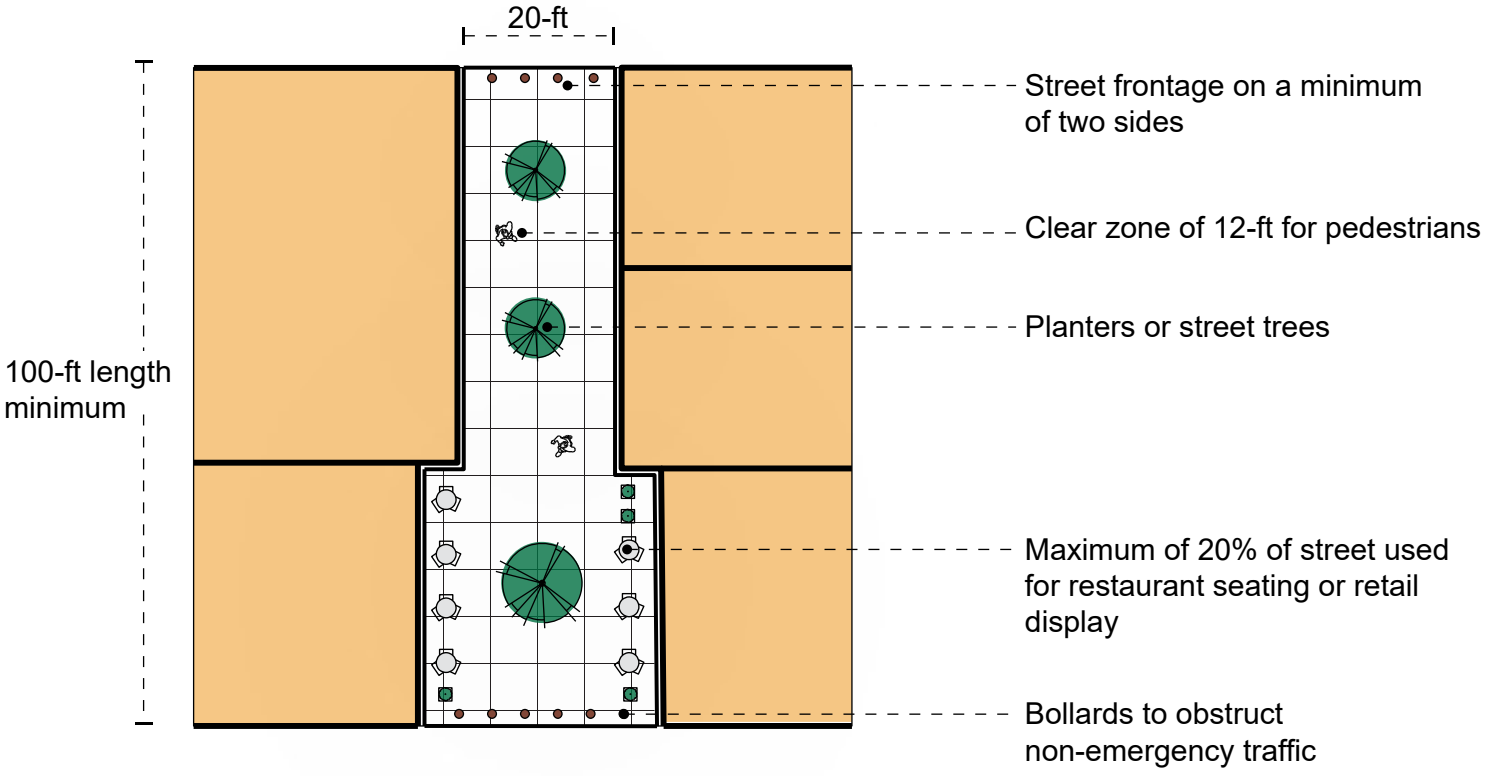


Figure XVIII: Natural Area Concept Diagram

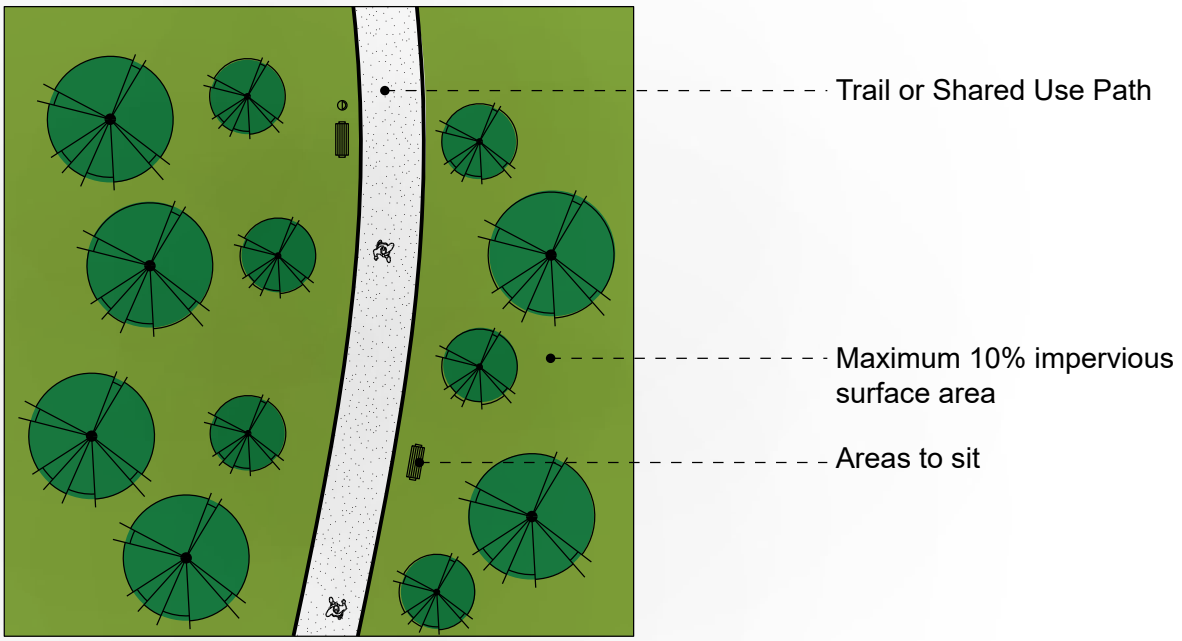
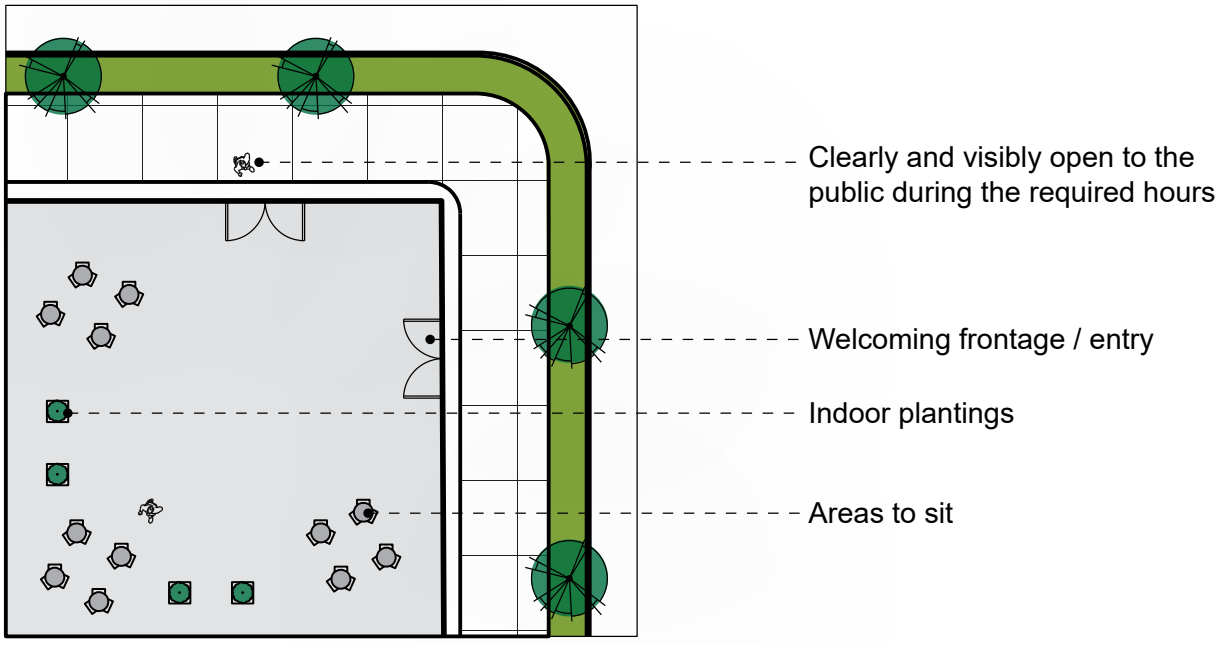


Figure XVIV: Indoor Civic Gathering Space Concept Diagram



B. *Civic space design standards.*

1. Civic spaces must include:
    a. The required elements listed in Table 2 Civic Space Design Standards; and
    b. A minimum of one additional element listed in Table 2 Civic Space Design Standards, or as approved by the Planning Director.
2. All civic spaces developed under the Rio29 Form-Based Code must be consistent with the below street frontage, size, minimum dimensions, and other design standards as listed in Table 2 Civic Space Design Standards.

Civic Space Type	Required Elements	Additional Elements	Street Frontage Requirement	Size	Minimum Dimensions	Other Design Standards
Square	- Gathering places - Plantings - Areas to sit	- Art installation or a focal element - Moveable furniture - Trees	2 sides minimum	½ block to one block	80-feet on all sides	- Permanent seating infrastructure required
Plaza	- Gathering places - Art installation or a focal element	- Areas to sit - Plantings - Trees	1 side minimum	0.25-2 acres	60-feet on all sides	- Minimum 30% pervious surface area, not including pervious paving - Provision of shade over 30% of the plaza, provided permanently or at minimum between June and September. Shade trees may fulfill this requirement. - Provides clear access to the greenway network and transit station or future transit station location.
Green	- Open grass lawn for passive or active use - Areas to sit	- Playgrounds - Plantings - Trees - Gathering places	2 sides minimum	0.5-2 acres	80-feet on all sides	- Minimum 60% pervious surface area, not including pervious paving - Paved pedestrian or Shared Use Paths creating walkways to access the green, which incorporate a coordinated pattern. - Provide clear access to the greenway network and transit stations or future transit station locations.
Linear Park	- Trees - Shared use paths	- Areas to sit - Plantings - Open grass lawn	None	n/a	30-60 foot width 300 foot length	- Maximum of 15% impervious surface area, excluding shared use paths
Pocket park	- Plantings	- Art installation or a focal element - Areas to sit - Playgrounds - Open grass area for passive or active use - Trees - Community gardens	None	0.2-0.5 acre	20 feet width 60 feet length	- Minimum 30% pervious surface area, not including pervious paving - Paving in excess of 30% of the site must be pervious paving

Pedestrian Street	- Places to sit - Bollards or other obstructions to non-emergency traffic - Planters or street trees	- Art installation or a focal element - Provision of shade over 15% of street, provided permanently or at minimum between June and September. Shade trees may fulfill this requirement. - Green infrastructure	2 sides minimum	n/a	20 feet width 100 feet length	- Maximum of 20% of pedestrian street may be used for restaurant seating or retail display and sales - Clear pedestrian movement zone of 12' minimum - Passages through buildings may serve as pedestrian streets, provided they meet all requirements - Pedestrian passages may serve as pedestrian streets, provided they meet all requirements
Natural area	- Trails or Shared use Paths (SUP)	- Community gardens - Areas to sit	None	0.5 acres minimum	n/a	- Maximum of 10% impervious surface area
Indoor civic gathering spaces	- Areas to sit - Art installation or indoor plantings	- Playgrounds - Gathering places	n/a	n/a	1000 sf area	- Clearly and visibly open to the public during the required hours - A welcoming frontage. - Space may be used for public meetings during required public hours, and private meetings or events after the required public hours.

C. *Trail Standards.*

1. Shared use paths (SUPs) must meet minimum standards for Class A Type Two (2) low-maintenance multi-use/shared use path in *Albemarle County Design Standards Manual*.
2. Trails must meet minimum standards for Class B Type Two (2) high-maintenance pedestrian path in *Albemarle County Design Standards Manual*.
3. Trails and SUPs should be coordinated as to location, width, drainage, etc. with other existing or planned trails or SUPs within the general area and must be extended and constructed to abutting property lines; trails and SUPs should be located to the extent possible to provide connectivity to nearby or adjacent civic spaces.

Sec. 20C.13 - Affordable housing requirement

A. *Affordable housing requirement.* Each development containing five or more residential dwelling units in the Rio29 form-based code district must provide at least one of the following:
    1. 20% affordable units at 80% area median income (AMI), or
    2. 15% affordable units at 60% area median income (AMI), or
    3. 10% affordable units at 50% area median income (AMI).

B. *Anti-displacement and tenant relocation requirements*. Adherence to the *Albemarle County Tenant Relocation Guidelines for Non-Federally Funded Residential Developments* is mandatory for developers and property owners proposing:
    1. Redevelopment or rehabilitation of existing residential units;
    2. Conversion of rental housing to nonresidential use(s);
    3. Demolition for rebuilding a site; and
    4. Sale by contract where the contract requires an empty building.

C. *Incentives*
Additional affordable units above the requirement (section 20C.13.A.) may be provided to qualify for incentives.
    1. *Eligibility*. Projects that provide five percent above the required number of units may qualify for bonus points. Units must remain affordable as defined by the AMI levels below for at least 30 years.
    2. To qualify for this incentive, projects must include one of the following:
        a. 25% affordable units at 80% Area Median Income (AMI),
        b. 20% affordable units at 60% Area Median Income (AMI), or
        c. 15% affordable units at 50% Area Median Income (AMI).
    3. Eligible projects may develop one story of building height in addition to the maximum permitted in the Core and Flex character areas.