



County of Albemarle
COMMUNITY DEVELOPMENT/PLANNING

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MEMORANDUM

TO: Albemarle County Architectural Review Board
FROM: Margaret Maliszewski
RE: **County-wide Certificate of Appropriateness for Rio29 Form-based Code: Design Criteria**
DATE: December 27, 2022

BACKGROUND

When the Form-based Code (Sec. 20C) was being developed, there was an effort to streamline the review process for sites that were included in both the Form-based Code [overlay](#) and the Entrance Corridor [overlay](#), and staff coordinated with the ARB on the standards of the Form-based Code to help align the two. The method established for streamlining was to add a category of Countywide Certificate of Appropriateness (Sec. 30.6.4.b.3.a.12) for the Form-based Code area. That was completed with the adoption of the Form-based Code in September 2021.

The EC section of the ordinance allows for the creation of design criteria (Sec. 30.6.4.b.3.b) for each category of Countywide Certificate. Although the new category of Countywide Certificate was added with the adoption of the Form-based Code, the ARB has not yet adopted the associated design criteria. Development proposals are now being submitted under the Form-based Code ordinance, so the formal adoption of the Countywide design criteria is now needed. The design criteria for the Countywide Certificate are the architectural design standards of the Form-based Code (Sec. 20C.10), which the ARB collaborated on during the development of the code.

RECOMMENDATION

Staff recommends that the ARB adopt the architectural design standards of Section 20C.10 of the Form-based Code as the design criteria for the associated Countywide Certificate of Appropriateness.

REFERENCES

Code of Albemarle County Virginia, Chapter 18, Article 3:
Sec. 20C [Rio29 Form-based Code Overlay District](#)
Sec. 30.6 [Entrance Corridor Overlay District](#)