ORDINANCE NO. 21-A( )

AN ORDINANCE TO AMEND CHAPTER 18, ZONING, OF THE CODE OF THE COUNTY OF ALBEMARLE, VIRGINIA, BY AMENDING THE ZONING MAP TO ESTABLISH THE BOUNDARIES OF THE RIO29 FORM-BASED CODE OVERLAY DISTRICT

BE IT ORDAINED by the Board of Supervisors of the County of Albemarle, Virginia, that, pursuant to the authority contained in Virginia Code § 15.2-2280, *et seq*., including the purposes for zoning ordinances in Virginia Code § 15.2-2283 and the material and relevant factors for establishing zoning districts set out in Virginia Code § 15.2-2284, the zoning map is hereby amended to establish the Rio29 Form-Based Code Overlay District on those lands shown on the regulating plan attached hereto as Exhibit A, which Exhibit is incorporated herein by reference.

This ordinance shall be effective immediately.

* * *

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of an Ordinance duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting held on _____.

_____
Clerk, Board of County Supervisors

	Aye	Nay
Mr. Gallaway	____	____
Ms. LaPisto-Kirtley	____	____
Ms. Mallek	____	____
Ms. McKeel	____	____
Ms. Palmer	____	____
Ms. Price	____	____

EXHIBIT A - RIO29 FBC OVERLAY DISTRICT REGULATING PLAN

Legend

- **Core Character Area** (orange)
- **Flex Character Area** (white)
- **Edge Character Area** (dark blue)
- **Civic Space** (green dot)
- **Linear Park** (green line)

Natural Area

Plaza or Green

The Square

Plaza or Green

Natural Area

Floodable Park

Plaza or Green

Plaza or Green

Plaza or Green

Plaza or Green

WOODBROOK DR

WOODBROOK DR

WOODBROOK DR

BROOKMERE RD

RIO HILL CTR

MYERS DR

SEMINOLE TRL

GARDENS BLVD

WOODBROOK DR

BROOKMERE RD

BRIDLEWOOD DR

EASTBROOK DR

BRENTWOOD RD

S INDIAN SPRING RD

ECKERSON

NICHOLS

RIO W

BERKMAR CT

COMMONWEALTH DR

WILLIAMSBURG RD

BERKMAR DR

ALBEMARLE SQ

RIO RD E

ARDEN CREEK WAY

ARDEN CREEK CT

ARDEN CREEK LN

RIO HILL DR

RIO HILL DR

FOREST CT

MALLSIDE

WILDMERE PL

ARDEN CREEK DR

PUTT PUTT PL

RIO EAST CT

SHADOW OAKS PL

TWENTYNINTH PLACE CT

FASHION SQUARE DR

DOMINION DR

SEMINOLE TRL

FASHION SQUARE DR

MALL DR

GLENWOOD STATION LN

OLD BROOK RD

NORTHFIELD RD

RIO RIDGE RD

S RIDGE RD

HILLSDALE DR

CASTLE CT

KNIGHT CT

SAXON CT

CHATHAM CT

CHAPEL HILL RD

WAKEFIELD RD

HUNTINGTON RD

RIO RD E

BRANCHLANDS BLVD

BRANCHLANDS DR

| 0 | 375 | 750 | 1,500 |

Feet

1 inch = 500 feet