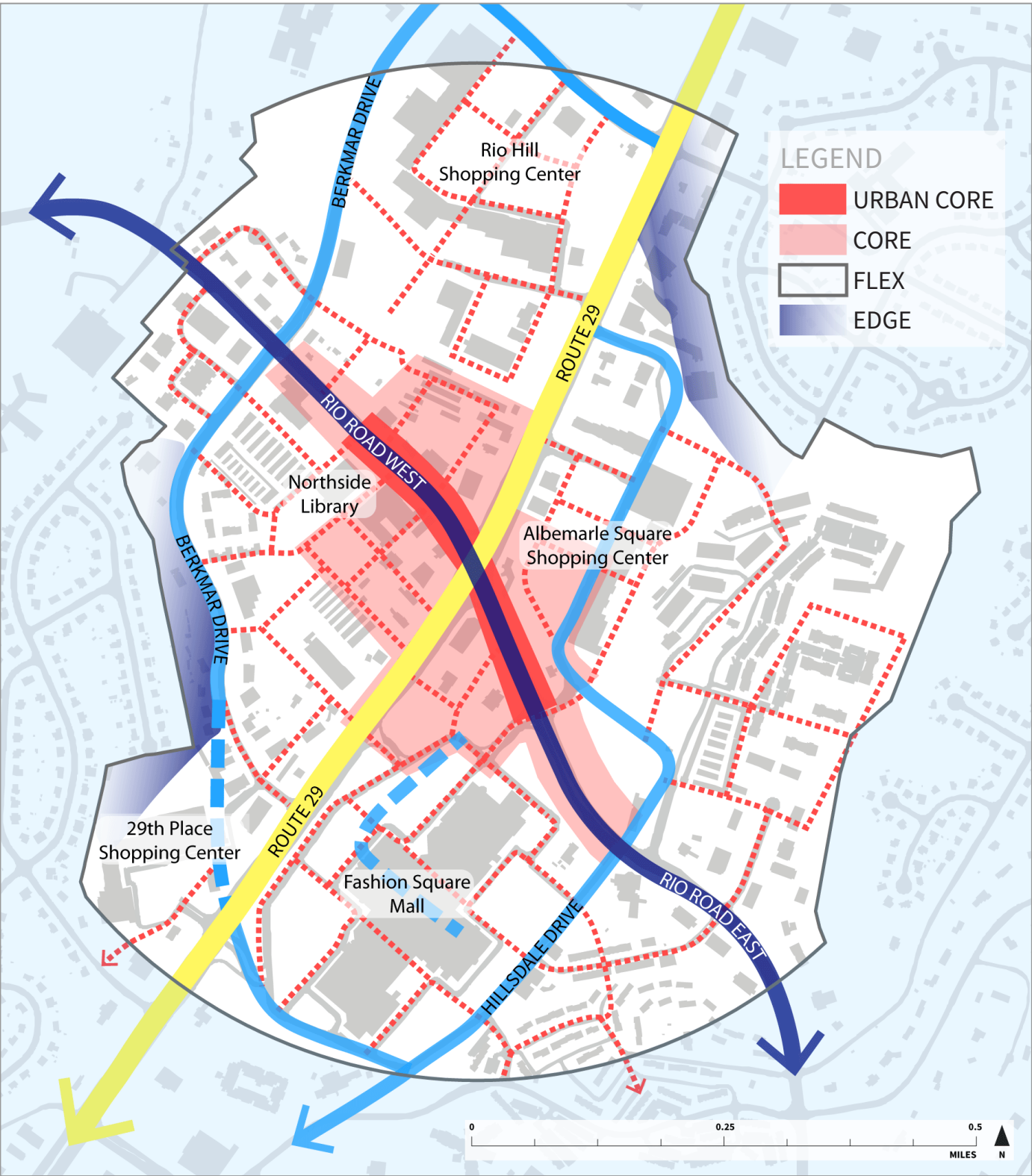


# RIO29 SMALL AREA PLAN

CHARACTER TYPES PLAN | STUDIO USE ONLY | **DRAFT 8/30/2018**

To facilitate the creation of different, better places, the Small Area Plan recommends prioritizing the form of development over the use. The Place Types/Character plan designates parts of Rio29 as Urban Core, Core, Flex, and Edge areas and recommends form guidelines for each place type, in addition to general use categories. These guidelines will also encourage the development of vibrant communities with a mixture of living, working, and entertainment spaces while continuing to give landowners flexibility in how they develop and use their property.



## URBAN CORE + CORE



The **Core Zones** are intended to have the highest intensity of development and the tallest buildings. Buildings fronting the streets in the **Urban Core Zone** should have “active” first floor uses.

## FLEX



The **Flex Zone** is intended to have the highest amount of flexibility. Buildings can have a range of heights and uses but should be built in a form that is designed for people spatially and conducive to walkability.

## EDGE



**Edges** are areas of less intense development next to existing neighborhoods. Buildings within the **Edge Zone** are expected to have lower heights and smaller footprints.

## Block Size

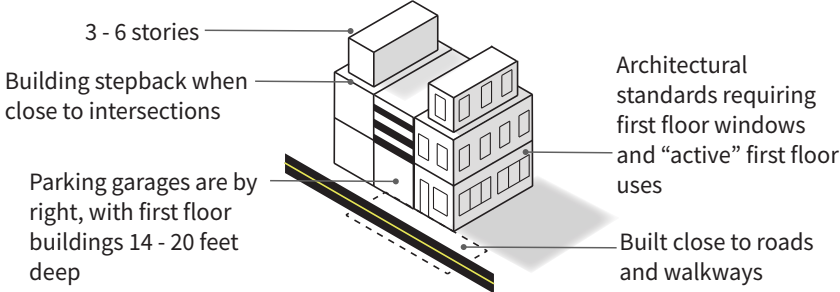
## Massing & Parking

## Examples

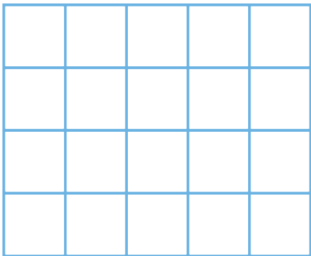
### URBAN CORE + CORE



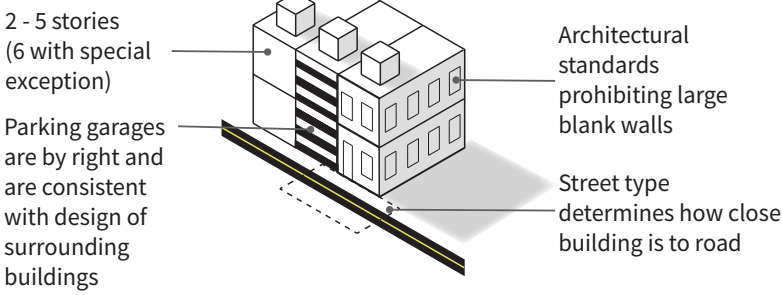
200 - 300 feet  
Charlottesville Downtown Mall



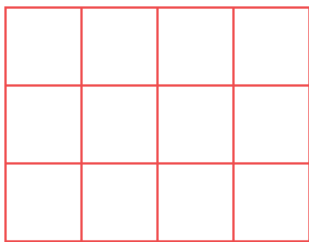
### FLEX



300 - 400 feet



### EDGE



400-600 feet

