



# Rivanna Futures

SE-2025-00033 –Building  
Height

SE-2025-00034 –Stepback

Board of Supervisors

November 5, 2025



## Sec. 26.4 Structure height.

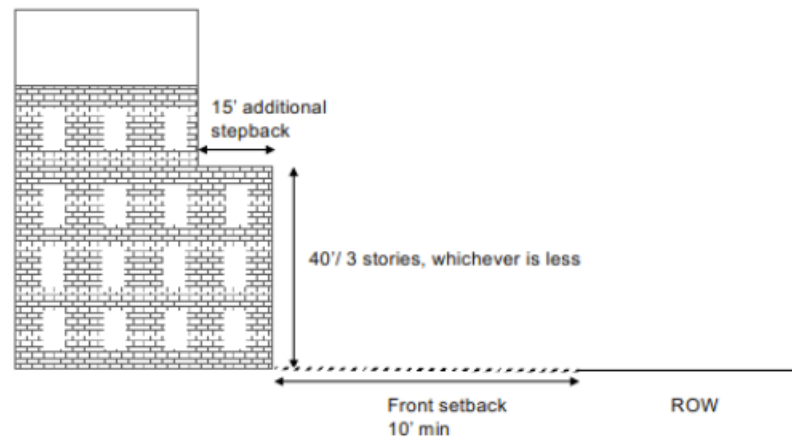
Except as otherwise provided in section 4.10, or as authorized by special exception, structures may be erected to a height not to exceed 65 feet. The minimum stepback requirements for any story that begin above 40 feet in height or for each story above the third story, whichever is less, in height shall be as provided in section 4.20.



# Setback and Stepback Requirements

Figure 6

## Conventional Industrial Districts, Front Stepback (side view)



|                       |                                                                                                                                                      |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Side and Rear-Maximum | None                                                                                                                                                 |
| Stepbacks             |                                                                                                                                                      |
| Front                 | For each story that begins above 40 feet in height or for each story above the third story, whichever is less, the minimum stepback shall be 15 feet |
| Side and Rear         | None                                                                                                                                                 |

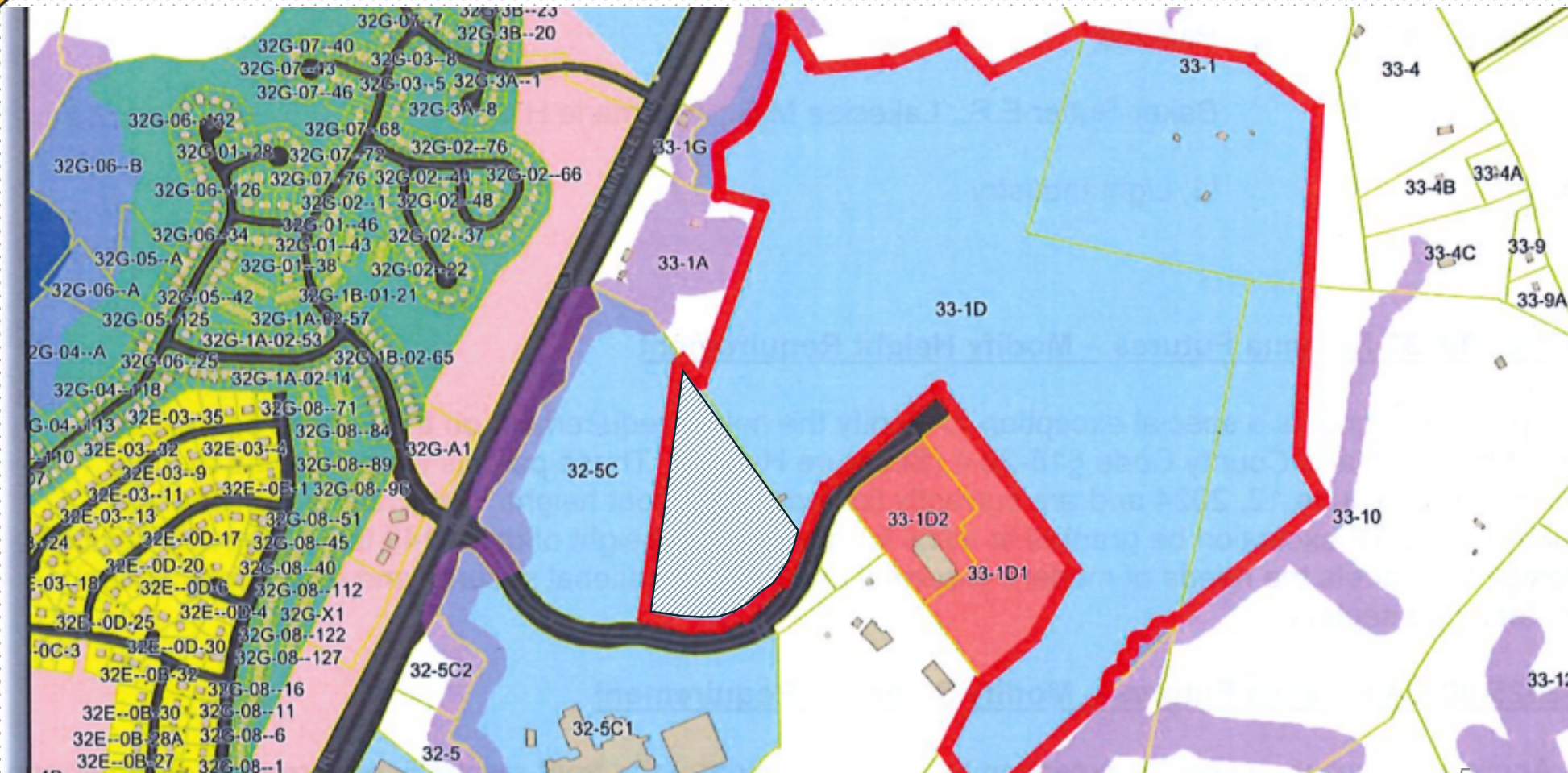
dewalk if the sidewalk is outside of the right-of-way; for off-street  
ght-of-way

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mary structure shall be constructed and separated in accordance with the







# Questions



## Recommended Motion

### SE-2025-00033 – Rivanna Futures Building Height

Should the Board of Supervisors **choose to approve** this special exception:

**I move to adopt the resolution of approval included as Attachment A4.**



## Recommended Motion

### SE-2025-00034 – Rivanna Futures Stepback

Should the Board of Supervisors **choose to approve** this special exception:

**I move to adopt the resolution of approval included as Attachment A5.**