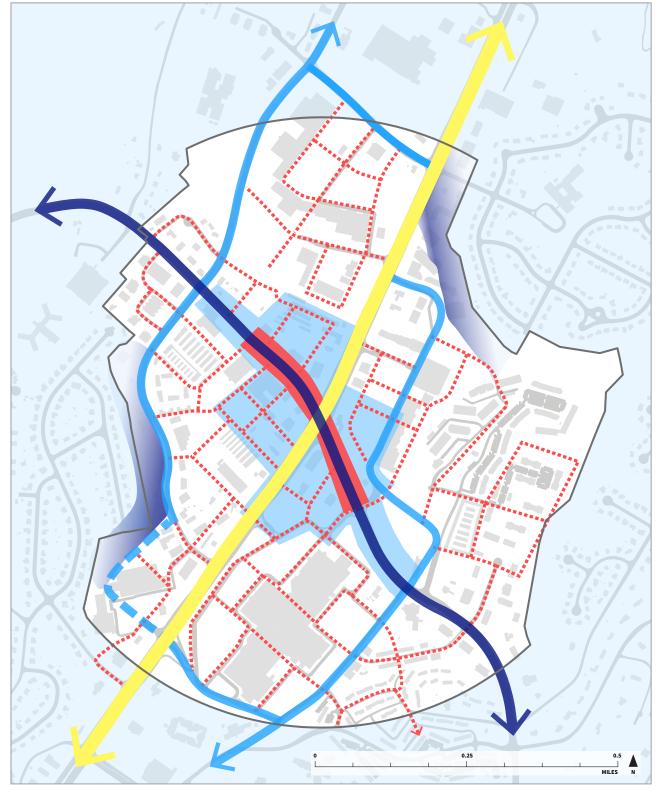
# **RIO29 SMALL AREA PLAN**

PLACE TYPES MAP | STUDIO USE ONLY | DRAFT 7/17/18



### LEGEND

## **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.

## **FLEX**



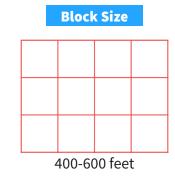
The flex zone is intended to have the highest amount of flexibility. Buildings can have a range of heights and uses but should be built in a form that is designed for people and condusive to walkability.

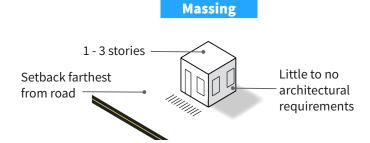
#### **URBAN CORE**



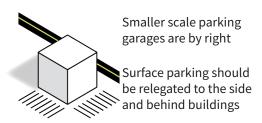
The core zone is intended to have the highest intensity of development. The tallest buildings are in the core and building fronting along the streets should have "active" first floor uses.



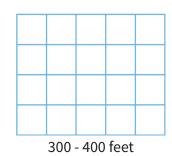






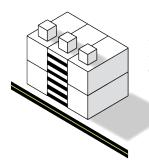






2 - 5 stories
(6 with special exception)

Architectural standards prohibiting large blank walls to road



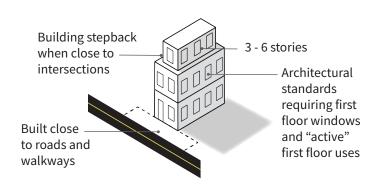
Parking garages are by right and are consistent with design of surrounding buildings

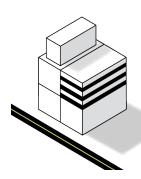
Relegated surface parking





200 - 300 feet Charlottesville Downtown Mall





Parking garages are by right, with first floor buildings 8 - 14 feet deep

Relegated surface parking