Character Plan

FUTURE PLACE TYPES IN RIO29

PLACE TYPOLOGIES

Urban Core

Core

Flex

Edge

STREET TYPOLOGIES

BOULEVARD

AVENUE

LOCAL STREET

THROUGH CORRIDOR

Route 29

The **Core** is intended to have the highest intensity of development and the tallest buildings, which are offset by stepbacks. Buildings facing the streets in the **Urban Core** should have active first floor uses.

The Flex area is intended to have the highest amount of flexibility in building form and use. Buildings can have a range of heights and uses, but buildings should be designed to make pedestrians comfortable.

Edges are areas of less-intense development next to existing neighborhoods. Buildings are expected to have lower heights and smaller building footprints.

Form & Site Design Standards

Block Size

CORE

200 - 300 feet
Charlottesville Downtown Mall

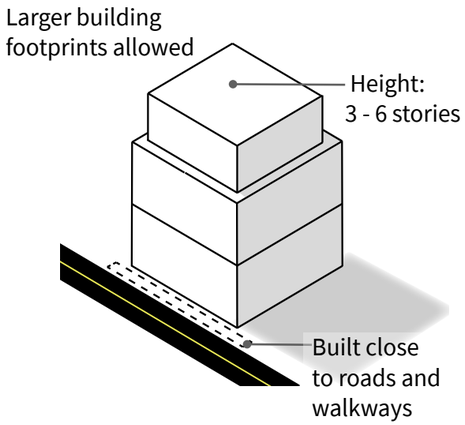
FLEX

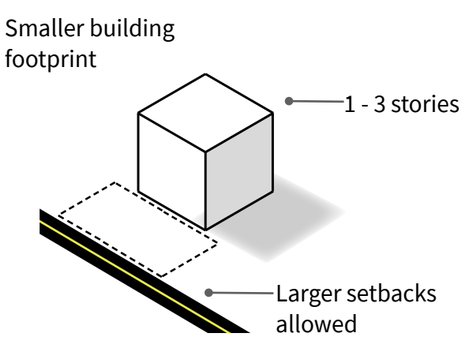
300 - 400 feet
Erie, PA

EDGE

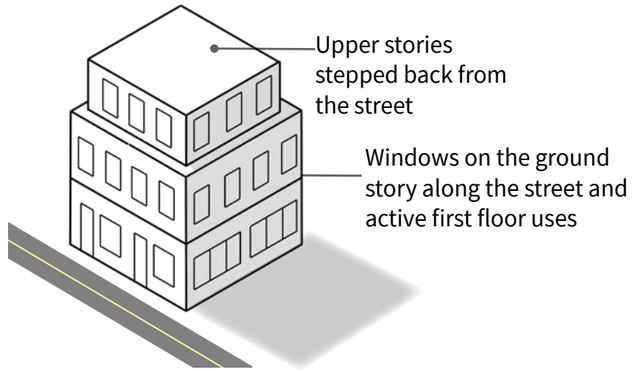
400 - 600 feet
Indianapolis, IN

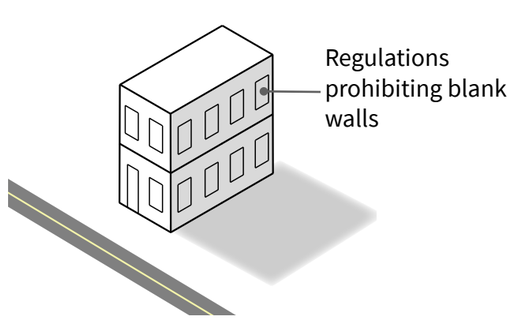
Building Size & Location

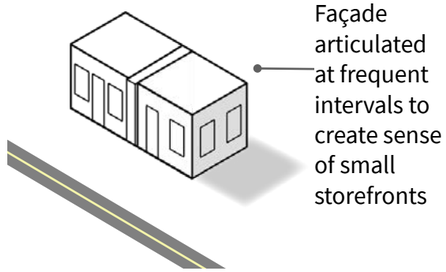




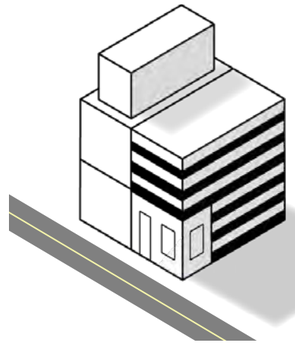
Architectural Standards

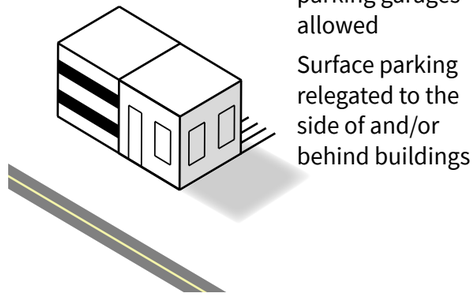






Parking





Form & Site Design Standards

URBAN CORE & CORE

HEIGHT: Buildings should be 3-6 stories tall along street frontages, public spaces, and amenities.

BUILD TO/SETBACK: Buildings should be setback 3 feet from the edge of right-of-way and can be extended up to 10 feet to allow space for patio seating. Right-of-way width is determined by street sections shown in the Connectivity Chapter.

The majority of the street frontage façade should be built to the setback line to 1) establish consistent building forms on both sides of the street and 2) contribute to a sense of spatial enclosure along the street.

STEPBACK: Taller buildings should incorporate stepbacks to help reduce the overall scale of a building and to create an appropriate spatial enclosure ratio. To establish an appropriate spatial enclosure ratio:

- Buildings along Boulevards should be stepped back above 4 stories or 50 feet.
- Buildings along Avenues and Local streets should stepback above 3 stories or 40 feet.

BUILDING SIZE & LOCATION: Building façade breaks should break up large buildings, or a long stretch of buildings, along a street frontage. Façade breaks not only promote walkability but also provide pedestrian/automobile access to the sides and rear of a building.

PARKING: Structured parking should be encouraged in the Urban Core and the County's Zoning Ordinance should be updated to allow structured parking as a by-right use.

When fronting along streets, structured parking should have "liner buildings" along the ground story street frontage. Liner buildings are thin buildings that line the edge of a street or public space, the uses of which promote active street life, such as a coffee shop or an artist's studio.

Off-street surface parking is discouraged in the Urban Core, but may be allowed by exception when screened and relegated to the sides and rear of buildings.

Shared parking between uses is encouraged to reduce the overall amount of parking in the Core areas.

Parking minimums within the Zoning Ordinance should be reduced or eliminated to encourage more compact development, alternative transportation choices, and to facilitate the construction of affordable/workforce housing.

BLOCK SIZE: Blocks of 200 - 300 feet in length should be used in the Core to promote walkability and to provide multiple routes to destinations.

Larger blocks may be allowed by exception if internal circulation is designed to promote walkability, frequent façade breaks are incorporated to allow bicycle/pedestrian circulation throughout the site, and the minimum vehicular connectivity as shown in the Connectivity Plan is established.

FLEX

HEIGHT: Buildings should be 2-5 stories tall. Internal buildings of fewer than 2 stories may be acceptable if they are not along street frontages or adjacent to public spaces/amenities.
Building heights of up to 6 stories may be allowed by exception, especially if the development helps achieve other County initiatives such as the provision of affordable housing, consistency with economic development goals, or if the development is within Opportunity Zone areas.

BUILD TO/SETBACK: Buildings should be setback 3 -10 feet from the edge of right-of-way (right-of-way width should be determined by street sections shown in the Connectivity Chapter).

Most of the street frontage façade should be built to the setback line to 1) establish consistent building forms on both sides of the street and 2) contribute to a sense of spatial enclosure along the street.

STEPBACK: Buildings along Boulevards should be stepped back above 4 stories or 50 feet.

Buildings along Avenues and Local streets should be stepped back above 3 stories or 40 feet.

BUILDING SIZE & LOCATION: The Flex areas may consist of a wide range of building types and sizes. Buildings with larger footprints should avoid large, uninterrupted walls along streets and should incorporate façade breaks to promote walkability.

PARKING: Structured and surface parking are permitted in the Flex areas, and both parking types should be allowed as a by-right use through zoning.

All parking should be relegated to the sides and behind buildings, and should be screened from streets and public parks/amenities.

Shared parking between uses is encouraged to reduce the overall amount of parking needed.

BLOCK SIZE: Blocks should be 300 - 400 feet in length.

Larger blocks may be allowed by exception if internal circulation is designed to promote walkability, frequent façade breaks are incorporated to allow bicycle/pedestrian circulation throughout the site, and the minimum vehicular connectivity as shown on the Connectivity Plan is established.

EDGE

HEIGHT: Buildings should be no more than 3 stories tall.

BUILD TO/SETBACK: Buildings can be set back up to 25 feet in the Edge areas. Features such front porches and stoops are encouraged to foster a pedestrian-friendly atmosphere when larger setbacks are used.

STEPBACK: Buildings are limited to 3 stories in height. Stepbacks are not necessary in Edge areas.

BUILDING SIZE & LOCATION: Buildings should have smaller footprints to encourage consistency with adjacent residential neighborhoods.

PARKING: The majority of the parking in Edge areas will be surface parking and on-street parking.

Structured parking may be allowed by exception for smaller parking structures that are well screened and consistent with the character of the area.

All parking should be relegated to the sides and rear of buildings and should be screened from streets, public parks/amenities, and adjacent residential areas.

Shared parking between uses is encouraged to reduce the overall amount of parking needed.

BLOCK SIZE: Blocks should be 400 - 600 feet in length.

(see "Block Size" in the Flex Zone column for additional details and special exceptions)

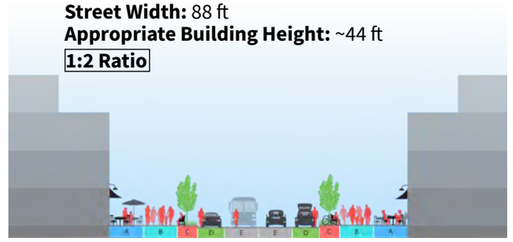
STEPBACK DIAGRAMS

URBAN CORE, CORE, & FLEX AREAS

BOULEVARD
Buildings can be up to 6 stories tall in the Urban Core/Core areas and 5 stories tall in the Flex areas. Above the 4th story or 50', the building should be stepped back an additional 15'.

AVENUES
Buildings can be up to 6 stories tall in the Urban Core/Core areas and 5 stories tall in the Flex areas. Above the 3rd story or 40', the building should be stepped back an additional 15'.

LOCAL STREETS
Buildings can be up to 6 stories tall in the Urban Core/Core areas and 5 stories tall in the Flex area. Above the 3rd story or 40', the building should be stepped back an additional 15'.



Spatial enclosure is the relationship of building height to road width. People walking along the streets can feel confined when buildings are too tall and streets are narrow. People can have the opposite feeling of exposure when a street is too wide, structures are short, and buildings are setback far from the street.

To maintain a good sense of enclosure and a comfortable human scale, *The Design Manual for Urban Roads and Streets* recommends a building height to street width ratio between 1:2 and 1:3.

Appropriate Building Heights are calculated using the ratios from *The Design Manual for Urban Roads and Streets*. Buildings above the recommended height should be stepped back to reduce the feeling of confinement while continuing to allow for taller buildings in appropriate locations.