



4TH ST SW

5TH ST SW

LAND FOR SALE | 1.06 ACRES

**210 Fifth Street SW**  
Charlottesville, VA 22903



**THALHIMER**

# 210 5<sup>TH</sup> STREET SW

## PROPERTY HIGHLIGHTS



1.06 ACRES FOR SALE



RX-5 ZONING



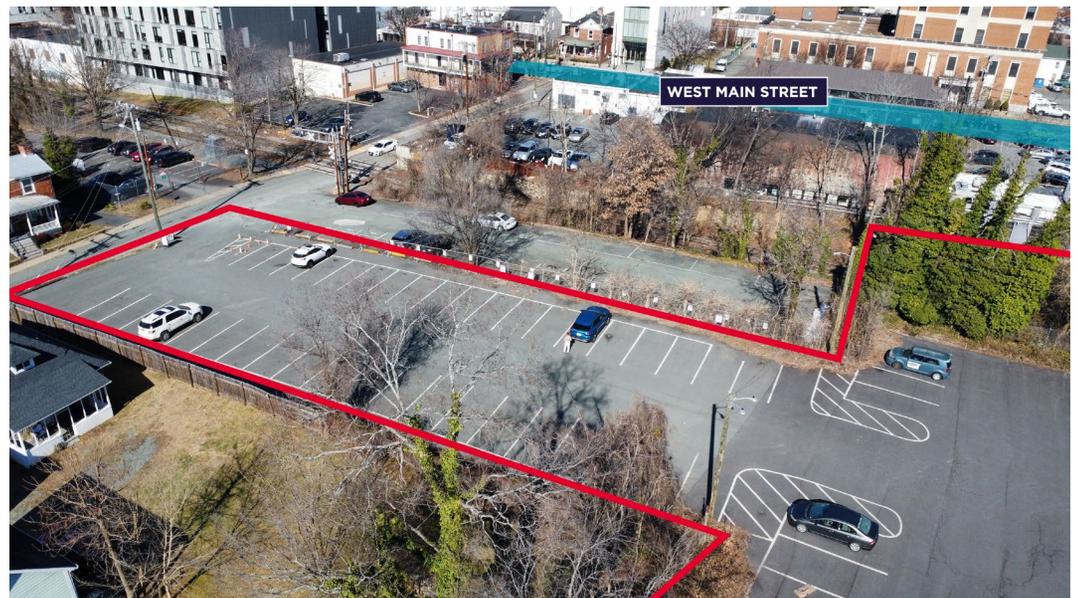
PRIME DEVELOPMENT OPPORTUNITY



STEPS AWAY FROM WEST MAIN STREET CORRIDOR & CVL HISTORIC DOWNTOWN MALL



PROXIMITY TO UVA AND UVA HEALTH SYSTEM

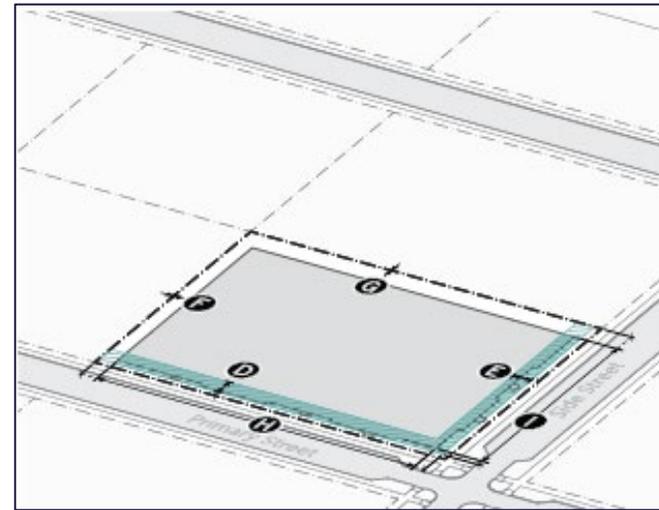
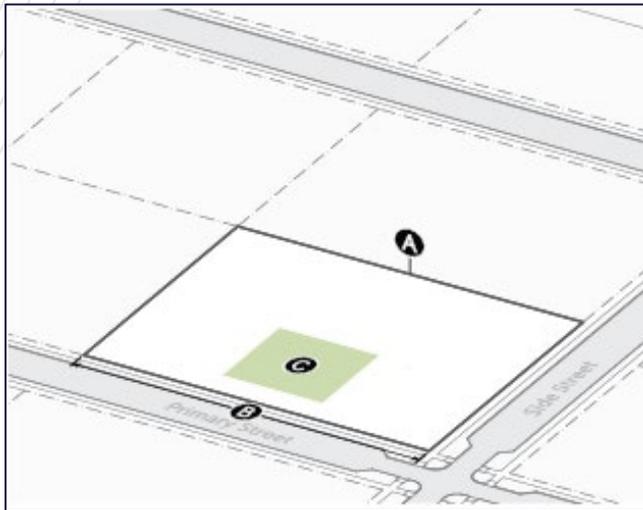


# 210 5<sup>TH</sup> STREET SW

## RX-5 ZONING CODE

A walkable neighborhood environment intended to accommodate a variety of housing options including duplexes, Triplexes, fourplexes, and townhouses up to larger apartment complexes in Higher-Intensity Residential areas designated in the Comprehensive Plan, supporting and within walking distance of neighborhood-serving retail, food, and service uses. Residential Mixed Use (RX-) districts allow for some neighborhood-serving commercial uses that are limited in scale and extent.

### LOT



LOT SIZE	
A - Area (min)	None
B - Width (min)	
Front Access	40'
Side / rear access	15'
DENSITY	
Dwellings per lot (max)	None
COVERAGE	
Building coverage (max)	None
C - Outdoor amenity space (min)	10%

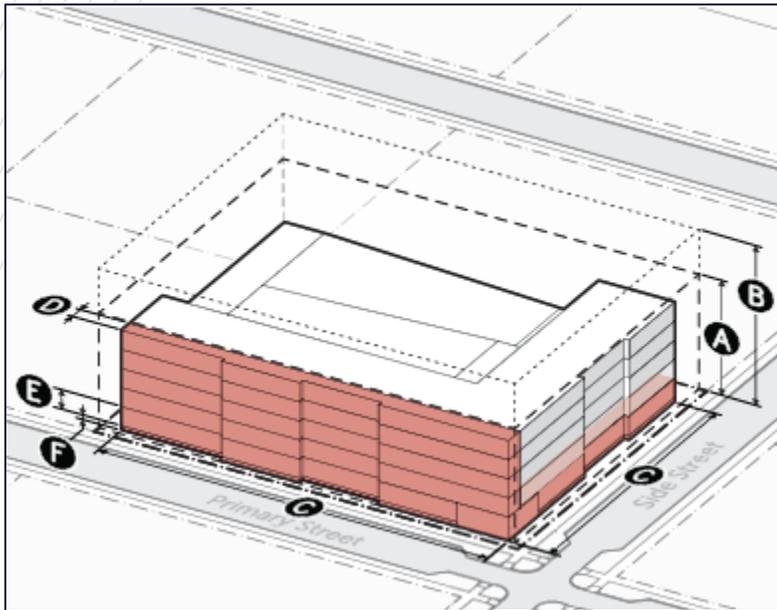
BUILDING SETBACKS	
D - Primary street lot line (min/max)	5' / 15'
E - Side street lot line (min/max)	5' / 15'
F - Side lot line (min)	0'
G - Rear lot line (min)	0'
Alley lot line (min)	5'
BUILD-TO	
Build-to width (min)	
H - Primary street	75%
G - Side street	45%
TRANSITION	
Transition type	Type B, C

PARKING LOCATION	
Front yard	Not allowed
Side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed

# 210 5<sup>TH</sup> STREET SW

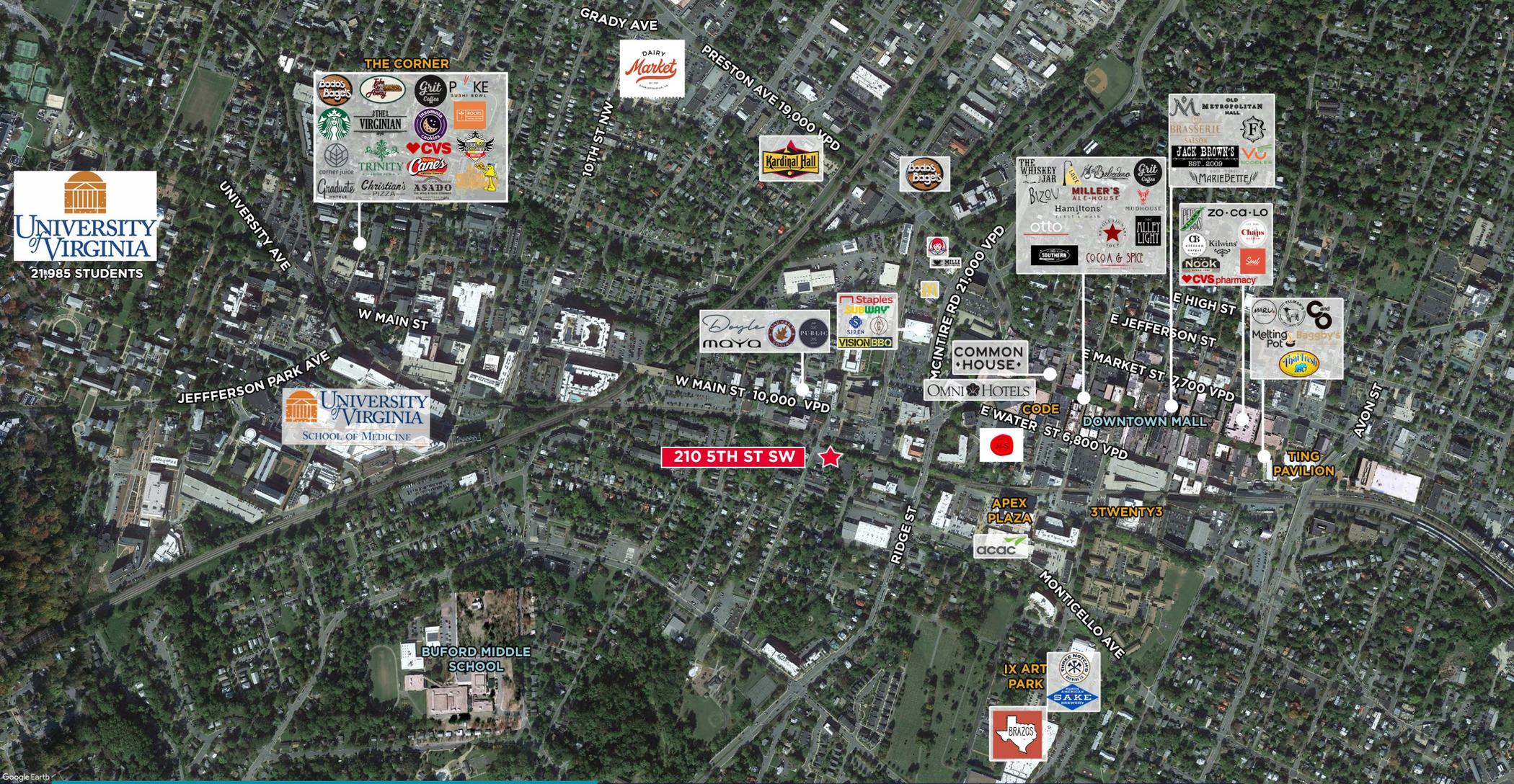
## RX-5 ZONING CODE

### BUILDING



HEIGHT	
Building height (max stories/feet)	
A - Base	5' / 72'
B - with bonus	7 / 100'
MASSING	
C - Building width (max)	275'
D - Active depth (min)	9'
GROUND STORY	
E - Ground story height (min)	10'
F - Finished floor elevation (min/max)	0' / 6'

TRANSPARENCY	Primary St	Side St.
G - Ground story (min)	35%	30%
H - Upper story (min)	20%	20%
I - Blank wall width (max)	15'	25'
ENTRANCES		
J - Street-facing entry spacing (max)	40'	60'
Entry feature	Yes	Yes
FENCES AND WALLS		
Front yard height (max)		4'
Side street yard height (max)		6'



**FOR MORE INFORMATION, CONTACT:**

**JOHN PRITZLAFF**  
 Senior Vice President  
 434 234 8416  
 john.pritzlaff@thalhimer.com

**JENNY STONER**  
 Senior Vice President  
 434 234 8417  
 jenny.stoner@thalhimer.com

**JOSI WILLIAMS**  
 Associate  
 434 333 6991  
 josi.williams@thalhimer.com

600 E. Water Street, Suite C.  
 Charlottesville, VA 22902  
 thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

