

Ordinance No. 1121

AN ORDINANCE to amend Article III, Chapter 35 of The Code of the City of Alexandria, Virginia, 1953, as amended, by adding a new section thereto designated Section 35-13.1, which Chapter 35 relates to ZONING, which Article III relates to USE, AREA, REGULATIONS GENERALLY and which new Section 35-13.1 relates to a NEW RD RESIDENCE ZONE.

WHEREAS, pursuant to due and timely notice of the time and place of hearing published in a daily paper of general circulation published in the City of Alexandria, Virginia, a public hearing was held in relation to the matter hereinafter set forth, at which public hearing parties in interest and citizens had an opportunity to be heard.

WHEREAS, the Planning Commission and the City Council of the City of Alexandria are of the opinion that the health, safety and welfare of the City would be greatly benefited by providing for higher density multi-family dwellings in that area of the City lying generally between the RF&P right of way and the Potomac River, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Article III, Chapter 35 of The Code of the City of Alexandria, Virginia, 1953, as amended, be and the same hereby is amended by adding a new section numbered 35-13.1 to read as follows:

Section 35-13.1 RD residence zone

In the RD residence zone, the following regulations shall apply:

(a) **Uses permitted.** The following uses only shall be permitted in the RD residence zone:

- (1) Multi-family dwellings
- (2) Apartment hotels
- (3) Public utility uses as permitted in the R-20 zone

Within the buildings constructed primarily for uses (1) and (2), the following additional uses shall be permitted:

- (4) Barber shop or beauty shop
- (5) Cleaning, laundry or pressing agency (no actual operations on the premises)
- (6) Photographic studio
- (7) Stationery store, including lending library
- (8) Flower shop
- (9) Business offices
- (10) Restaurants (permitted with the special use permit as specified in Sections 35-61 to 35-64 of this chapter)
- (11) Private or fraternal clubs (permitted with special use permit as specified in Sections 35-61 to 35-64 of this chapter)

(b) **Area regulations**

The density of any residential use in this zone shall not exceed 100 dwelling units to the acre. No structure shall be erected or placed on any lot or tract of ground in the zone containing less than one acre

of land, unless it is a part of and in conformity with a coordinated and controlled approved urban renewal project.

(c) **Frontage regulations**

No building shall be erected or placed on any lot or tract of ground having less than 100 feet of width at the front lot line unless it is a part of and in conformity with a coordinated and controlled approved urban renewal project.

(d) **Yard regulations**

- (1) **Front Yards.** None required, except that all buildings shall conform to the setbacks as established by the highway plan of the City.
- (2) **Side Yards.** None required.
- (3) **Rear Yards.** None required.
- (4) The provisions of Article VII of this Chapter shall not apply in the RD residence zone; provided that where a lot in the RD residence zone immediately abuts a more restrictive zone, the provisions of Section 35-41 of this Chapter shall apply to the yard area immediately abutting the more restrictive zone except in instances where the zones are separated by streets or other public rights of way.

(e) **Floor area ratio**

The uses specified in items (a) (4) through (9) above shall not occupy in excess of 10 percent of the gross floor area of the building. The uses specified in items (a) (10) and (11) shall not exceed 5 percent of the gross floor area of the building. There shall be no maximum floor area ratio.

(f) **Coverage and related off-street parking**

There shall be provided on each lot or tract of ground used for RD purposes, an area of open and useable space equal to at least 40 per cent of the total area of the lot or tract used. In computing the required open and useable space, off-street parking space may be included as a part of the required open and useable space, provided that such off-street parking space shall be included at only one-half its actual area, and provided further that in any event there shall be provided an area for open and useable space without any parking thereon equal to at least 10 per cent of the lot or tract of ground used for RD purposes.

(g) **Off-street parking requirements**

The provisions of Section 35-24 of this Chapter shall not be applicable and the following regulations shall apply in the RD residence zone:

1. There shall be one useable vehicle off-street parking space for each dwelling unit.

2. Means of ingress and egress for the parking space shall be and remain adequate and unobstructed at all times.

3. The required parking spaces and means of ingress and egress shall be smoothly graded, adequately drained and constructed with a subgrade base and surfacing that will be durable under the use and maintenance contemplated so that they can be reasonably used as off-street parking facilities. Any grade transition shall be designed and constructed to prevent under coverage and bumper guards from striking the surface.

4. The required off-street parking facility required for a particular structure or premises shall not be included as a part of the lot or off-street parking facility for any other structure or premises and it shall be unlawful to diminish or eliminate the off-street parking facility required for any structure or premises by this Section unless another such facility meeting all the requirements of this Section be substituted therefor.

(h) Site plans

No multi-family building or apartment hotel shall be erected in the RD residence zone unless a site plan shall have first been submitted to and approved by the City of Alexandria Planning Commission as being in compliance with the provisions of this Section.

(i) Old and Historic Alexandria District excluded

The provisions of Section 35-13.1 shall not apply to the "Old and Historic Alexandria District" as described in Section 35-77 of the City Code and no property in said District shall be zoned RD residential.

(j) Seminary Hill area excluded

The provisions of Section 35-13.1 shall not apply to the Seminary Hill area bounded on the north by King Street (State Route No. 7), on the south by Duke Street, on the west by the Henry G. Shirley Memorial Highway and no property in said area shall be zoned RD residential.

Section 2. That this Ordinance shall be published in a newspaper of general circulation in the City not later than five days following its introduction together with a notice containing the time and place for a public hearing. The Clerk of the Council shall note the date of introduction and first reading, the date of publication, the date of public hearing, and the date of the second reading and final passage in the minutes of the meeting. This Ordinance shall become effective the date of its final passage.

LEROY S. BENDHEIM

MAYOR

Final Passage: May 23, 1961