

Ordinance No. 1221

AN EMERGENCY ORDINANCE to amend Article III, Chapter 35 of The Code of the City of Alexandria, Virginia, 1953, as amended, by adding thereto a new section numbered 35-17.2; which Chapter 35 relates to ZONING, which Article III relates to USE, AREA REGULATIONS GENERALLY, and which new section 35-17.2 establishes a C-4 COMMERCIAL PARK 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 matters hereinafter set forth, at which public hearing parties in interest and citizens had an opportunity to be heard.

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 amended by adding thereto a new section numbered 35-17.2 to read as follows:

Sec. 35-17.2. C-4 Commercial Park Zone.

In the C-4 Commercial Park Zone the following regulations shall apply:

(a) Uses Permitted. The following uses to be conducted wholly within a completely enclosed building except for the on-site parking of vehicles. Uses outside the main building subordinate to the dominant use of the property may be permitted in compliance with the performance standards set forth herein.

(1) Any use permitted in the C-O Commercial office zone.

(2) Research and development laboratories.

(3) Printing and publishing plants and allied industries such as establishments engaged in printing by one or more of the common processes including letter press, lithography, gravure and screen; and those establishments which perform services for the printing trade, including book binding, type setting, engraving, photo engraving, and electrotyping.

(4) Assembly of electrical appliances, electronic instruments and devices, and radios and phonographs, television sets, including the electroplating of small parts only, such as coils, condensers, transformers, crystal holders and the like.

(5) Blueprinting, photostating, micro-filming or similar reproduction processes.

(6) Automatic data processing.

(7) Production and design of visual and audio visual materials such as sound recording, model building, film production, and the preparation of other types of display materials.

(b) Area regulations. The minimum area for the C-4 Commercial Park Zone shall be five acres, except that where such zone immediately abuts C-2, C-3, C-0, I-1 or I-2 zone, the area may be reduced to two acres.

(c) Frontage regulations. All lots in this zone shall have a minimum of two hundred feet at the front building line.

(d) Yard regulations.

(1) FRONT YARDS. The front building line shall be set back not less than twenty-five feet from the front lot line or a minimum setback ratio of 1:2, whichever is greater.

(2) SIDE YARDS. The minimum setback ratio shall be 1:2 or twenty-five feet, whichever is greater.

(3) REAR YARDS. The minimum setback ratio shall be 1:2 or twenty-five feet, whichever is greater.

(e) Coverage. The main building and accessory buildings shall not cover more than fifty percent of the total lot area, provided that the building height shall not exceed 35 feet when constructed within 500 feet of a residential zone.

(f) Off-street parking and loading. As required by section 35-24, provided that the off-street parking shall not be located within the required front and side yard setbacks.

(g) Performance standards. No building or structure shall be erected, converted, enlarged, reconstructed or altered for use, nor shall any building or structure or land be used or changed in use except in conformity with the following performance standards:

(1) VIBRATION. Vibration levels shall not exceed a peak particle velocity of two inches per second as measured at the property line. The methods of the U. S. Bureau of Mines shall be used to compute values for enforcement of this section.

(2) SOUND. The sound-pressure level of sound radiated from an establishment, measured at the lot line of the site thereof that is the nearest thereto, shall not exceed the values in any octave band of frequency that are specified in Table I below, or in Table I as modified by the correction factors set forth in Table II below. The sound-pressure level shall be measured with a sound level meter and an associated octave band analyzer conforming to standards prescribed by the American Standards Association.

TABLE I

Maximum Permissible Sound Pressure Levels Measured re 0.0002 dyne per square centimeter (CM²).

Frequency Band: Cycles per Second	Decibels
20-75	74
75-150	62
150-300	57
300-600	51
600-1200	47
1200-2400	42
2400-4800	38
4800-10,000	35

TABLE II—CORRECTION FACTORS

Condition	Correction in Decibels
On a site contiguous to or across a street from the boundary of any Residential district established by this chapter or by the Zoning Ordinance of any other county or any municipality	Minus 5
Operation between the hours of 10:00 P.M. and 7:00 A.M.	Minus 5
Sound of impulsive character (e.g. hammering)	Minus 5
Sound of periodic character (e.g. hum or screech)	Minus 5
Sound source operates less than	
20% in any one hour period	Plus 5 ¹
5% in any one hour period	Plus 10 ¹
1% in any one hour period	Plus 15 ¹

¹Apply only one of these corrections. All other corrections (including any one of the footnoted corrections) are cumulative.

(3) AIR POLLUTION. In addition to the requirement of Chapter 26 "Smoke Control" of The Code of the City of Alexandria, Virginia, 1953, as amended, the following shall apply:

(3.1) SMOKE. There shall be no emission into the atmosphere from any operation of visible smoke of a shade darker than #2 on the Ringleman Smoke Chart as published by the U.S. Bureau of Mines, except that visible smoke of a shade not darker than Ringleman #3 on such chart may be emitted for not more than four (4) minutes in any period of one hour.

(3.2a) COMBUSTION CONTAMINANTS AND/OR PARTICULATE MATTER. Except as otherwise provided in 3.2b, there shall not be discharged into the atmosphere from any source particulate matter in excess of 0.3 grains per cubic foot of gas calculated to 12 percent carbon dioxide (CO₂) at standard conditions of a gas temperature of 60°F and a gas pressure of 14.7 lbs. per square inch absolute.

(3.2b) DUST AND FUMES. There shall not be discharged in any one hour from any source whatsoever dust or fumes in total quantities in excess of the amount shown in the following table:

MAXIMUM ALLOWABLE DISCHARGE PER HOUR

Process Wgt. Per Hour, LB.	Allowable Discharge Per Hour, LB.	Process Wgt. Per Hour, LB.	Allowable Discharge Per Hour, LB.
50	0.24	3300	5.36
100	0.46	3400	5.44
150	0.66	3500	5.52
200	0.852	3600	5.61
250	1.03	3700	5.69
300	1.20	3800	5.77
350	1.35	3900	5.85
400	1.50	4000	5.93
450	1.63	4100	6.01
500	1.77	4200	6.08
550	1.89	4300	6.15
600	2.01	4400	6.22
650	2.12	4500	6.30
700	2.24	4600	6.37
750	2.34	4700	6.45
800	2.43	4800	6.52
850	2.53	4900	6.60
900	2.62	5000	6.67
950	2.72	5500	7.03
1000	2.80	6000	7.37
1100	2.97	6500	7.71
1200	3.12	7000	8.05
1300	3.26	7500	8.39
1400	3.40	8000	8.71
1500	3.54	8500	9.03
1600	3.66	9000	9.36
1700	3.79	9500	9.67
1800	3.91	10,000	10.00
1900	4.03	11,000	10.63
2000	4.14	12,000	11.28
2100	4.24	13,000	11.89
2200	4.34	14,000	12.50
2300	4.44	15,000	13.13
2400	4.55	16,000	13.74
2500	4.64	17,000	14.36
2600	4.74	18,000	14.97
2700	4.84	19,000	15.58
2800	4.92	20,000	16.19
2900	5.02	30,000	22.22
3000	5.10	40,000	28.3
3100	5.18	50,000	34.3
3200	5.27	60,000	40.0

Where process weight falls between figures stated, values of allowable discharge per hour shall be interpolated.

Process weight is defined as total weight of raw materials entering process (not weight of finished product). Solid fuels charged are considered as part of process weight but liquid and gaseous fuels and combustion air are not. In continuous operation average rate of feed is used.

In batch operation total batch weight divided by operating time of batch cycle determines process weight per hour.

When the process weight is in excess of sixty thousand pounds per hour, there should not be discharged in any one hour, from any source whatsoever, dust or fumes in excess of 0.066 percent of the hourly process weight.

(3.3) **THRESHOLD VALUES.** There shall not be discharged into the atmosphere any contaminant for which threshold limit values are listed for working atmosphere by the American Conference of Governmental Industrial Hygienists in such quantity that the concentration of the contaminant at ground level at any point beyond the boundary of the property shall at any time exceed the threshold limit.

(3.4) **ODORS.** There shall be no emission of odorous gas or any other odorous material in such quantity as to be offensive beyond the boundaries of the site of such emission. There is hereby established as a guide in determining such quantity of offensive odors Table III "Odor Threshold" in Chapter 5 "Air Pollution Abatement Manual", copyright 1951 by Manufacturing Chemists Association Incorporated, Washington, D. C.

(3.5) **RADIOACTIVITY.** There shall be no radioactive emission that would be dangerous to public health; handling of radioactive materials shall be in conformance with the regulations of the Atomic Energy Commission, Title 10, Chapter I, Part 20.

(3.6) **ELECTRICAL INTERFERENCE AND ELECTROMAGNETIC RADIATION.** There shall be no electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance and such operation shall be in accordance with the regulations of the Federal Communications Commission, or in the case of governmental agencies in accordance with the regulations of the Interdepartment Radio Advisory Committee.

(3.7) **GLARE AND HEAT.** Any industrial operation producing intense direct or sky deflected light or glare (as differentiated from interior illumination) shall be shielded so that the operation is not visible beyond the property line. This regulation does not apply to signs or floodlighting of parking areas.

(3.8) **FIRE AND EXPLOSION.** All activities and all storage of flammable and explosive material at any point shall be in accordance with the safety provisions of chapter 12 "Fire Prevention" of the Alexandria City Code, 1953, as amended.

(3.9) **DISCHARGE OF WASTE MATERIALS.** There shall be no discharge of material into any public or private sewage disposal system or any stream or into the ground of waste material except in accordance with the regulations of the Alexandria Health Department, the Alexandria City Code, 1953, as amended, and pertinent waste disposal regulations of the Commonwealth of Virginia.

(3.10) LANDSCAPING. The areas listed above for front, side and rear setbacks shall be appropriately landscaped under control of the site plan ordinance, Chapter 25A, Alexandria City Code, 1953, as amended.

(h) Enforcement. Prior to any issuance of a building permit, a builder is required to submit evidence of compliance regarding all subsections of this section 35-17.2, Commercial Park Zone, to the Alexandria Department of Planning and Urban Renewal. Favorable opinion obtained from either of the following sources shall be considered evidence of compliance with subsection (g) Performance Standards.

- I. Bureau of Industrial Hygiene of the State Department of Health
- II. U. S. Public Health Service
- III. Private consultants rendering such service
- IV. City of Alexandria (if such service is available)

During construction and prior to any issuance of a certificate of occupancy, the City of Alexandria shall secure proof of compliance regarding all subsections of this section 35-17.2, Commercial Park Zone, by visual survey except subsection (g) Performance Standards. Proof of compliance with subsection (g) indicating all pertinent instrument readings shall be submitted by the building occupant to the Alexandria Department of Planning and Urban Renewal not more than thirty days subsequent to occupancy. Such proof must be secured from the sources enumerated above.

Section 2. That in the opinion of the Council an emergency exists and this is declared an Emergency Ordinance for the reason that the City needs a zone for the park-like development of industry with performance standards at the earliest possible date.

Section 3. 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 the publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective October 1, 1963.

FRANK E. MANN
Mayor

Final Passage: June 25, 1963