

Ordinance No. 1325

AN EMERGENCY ORDINANCE to amend Article III, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, by adding thereto new sections numbered 42-16.1 and 42-17.1; which Chapter 42 relates to ZONING, which Article III relates to USE, AREA, etc., REGULATIONS GENERALLY, which new section numbered 42-16.1 relates to and establishes a C-1-B COMMERCIAL BUSINESS ZONE, and which new section numbered 42-17.1 relates to and establishes a C-2-B COMMERCIAL BUSINESS 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 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended by adding thereto a new section numbered 42-16.1 to read as follows:

Sec. 42-16.1. C-1-B commercial business zone.

In the C-1-B commercial business zone the following regulations shall apply:

(a) Uses permitted. The following uses only shall be permitted in the C-1-B commercial business zone:

(1) Any use permitted in the C-1 commercial zone except single family dwellings, two family dwellings, multi-family dwellings, rooming houses or boarding houses, but living quarters for persons employed as caretakers or watchmen of property involved are permitted.

(b) Area regulations. Same as for the C-1 commercial zone.

(c) Frontage regulations. Same as for the C-1 commercial zone.

(d) Yard regulations. Same as for the C-1 commercial zone.

(e) Floor area ratio. The maximum floor area ratio shall be 0:75 for uses first permitted in residential zones and 1:0 for all other uses.

(f) Coverage. Same as for the C-1 commercial zone.

Section 2. That Article III, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended by adding thereto a new section numbered 42-17.1 to read as follows:

Sec. 42-17.1. C-2-B commercial business zone.

In the C-2-B commercial business zone the following regulations shall apply.

(a) Uses permitted. The following uses only shall be permitted in the C-2-B commercial business zone:

(1) Any use permitted in the C-2 commercial zone except single family dwellings, two family dwellings, multi-family dwellings, rooming houses or boarding houses, but living quarters for persons employed as caretakers or watchmen of property involved are permitted.

(b) Area regulations. Same as for the C-2 commercial zone.

(c) Frontage regulations. Same as for the C-2 commercial zone.

(d) Yard regulations. Same as for the C-2 commercial zone.

(e) Floor area ratio. The maximum floor area ratio shall be 1:25 for uses first permitted in residential zones and 3:00 for all other uses.

(f) Coverage. Same as for the C-2 commercial zone.

Section 3. That in the opinion of the City Council an emergency exists and this ordinance is hereby declared an EMERGENCY ORDINANCE in order to prevent a three-month delay in enacting into law this comprehensive zoning plan change and revision.

Section 4. 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 the 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.

FRANK E. MANN
Mayor

Final Passage: May 11, 1965