

ORDINANCE NO. 1825

AN ORDINANCE to amend and reordain Section 42-46, Article VII, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended; which Chapter 42 relates to ZONING, which Article VII relates to PROVISIONS APPLYING AT LINES OF ZONE CHANGE and which Section 42-46 relates to SETBACK RATIOS FOR ABUTTING PROPERTIES AT CERTAIN LINES OF ZONE CHANGE.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 42-46, Article VII, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended and reordained to read as follows:

Sec. 42-46. Setback ratios for abutting properties at certain lines of zone change.

Except as hereinafter provided, the side or rear yard setbacks for buildings in commercial or industrial zones which abut residential zones shall be the height of such buildings in the commercial or industrial zone; provided, however, that in no case shall the side or rear yard setbacks be less than twenty-five feet. Provided, further, that in all commercial zones abutting RA, RB, RC, and/or RD zones where commercial and office uses in any residential building erected on such commercially zoned property occupy an area not to exceed the area of the first floor and are confined to the first floor or any floor below the first floor, the side and/or rear yard regulations of such abutting zones shall apply to said buildings in the commercial zone, if a Special Use Permit, as provided for in Section 42-68 to 42-71 of this Code relating to side and/or rear yard setbacks, is approved by City Council. The front yard setback where property in a commercial or industrial zone is directly across a street from property in a residential zone shall be the front yard setback provisions of the residential zone.

Section 2. That this ordinance shall be published in a newspaper of general circulation published 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.

Charles E. Beatley, Jr.
Mayor

Final Passage: December 12, 1972