

ORDINANCE NO. 2401

AN ORDINANCE to amend Article III, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, by adding a new section numbered 42-22.3; which Chapter 42 relates to ZONING, which Article III relates to USE, AREA, ETC., REGULATIONS GENERALLY and which new section numbered 42-22.3 relates to M-1 METRO--KING STREET STATION AREA ZONE.

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 42-22.3 to read as follows:

Sec. 42-22.3. M-1 metro--King Street station area zone.

In the M-1 metro--King Street station area zone the following regulations shall apply:

(a) Uses permitted. The following uses only shall be permitted in the M-1 metro--King Street station area zone:

- (1) Any use permitted in the C-1 commercial zone.
- (2) Row dwellings.

(3) The following uses, subject to the issuance of a special use permit as specified in sections 42-68 to 42-71 of this Code:

- a. Amusement enterprises, including but not limited to theaters, bowling alleys, skating rinks, pool and billiard halls, miniature golf courses, dance halls, amusement arcades, bingo halls and similar uses.
- b. Automobile service stations.
- c. Hotels.
- d. Parking lots.
- e. Wholesale businesses.

(4) Storage of materials or supplies incidental to the conduct of any use listed above, provided such storage is entirely enclosed and is conducted in the same building as the business to which it is incidental or in a building immediately adjacent thereto.

(b) Area regulations. For residential uses in this zone, the maximum number of dwelling units per acre exclusive of streets, alleys or other public rights-of-way shall not exceed eighty-five (85). For commercial uses in this zone, there shall be no area restrictions.

(c) Frontage regulations. For residential uses in this zone, the frontage regulations of the RA residence zone shall apply. For commercial uses in this zone, there shall be no frontage restrictions.

(d) Yard regulations.

(1) FRONT YARDS. For residential uses in this zone, including those in planned unit developments, the front yard setback shall be based on a setback ratio of 1:2 from the front lot line with a minimum distance of sixteen (16) feet. For commercial uses in this zone, including planned unit developments, the ground floor shall be set back six (6) feet from the front lot line. That portion of the building fronting directly on a public street shall be used for permitted uses other than off-street parking.

(2) SIDE YARDS. For residential uses in this zone, including those in planned unit developments, the yard provisions of division 2, article VII of this chapter shall apply.

(3) REAR YARDS. For residential uses in this zone, including those in planned unit developments, the yard provisions of division 2, article VII of this chapter shall apply.

(e) Floor area ratio. The maximum floor area ratio shall be 3.0.

(f) Open and usable space. A minimum of twenty percent (20%) of the lot area devoted to residential purposes of any building used wholly or in part for residential purposes shall be open and usable space which need not be at ground level and which may be open area on decks or under principal or accessory buildings; provided, however, that no balcony, patio or other similar structure which is reserved for the exclusive use of those entitled to the use of one or more, but less than all, of the residential units within the building, shall be considered as open and usable space.

(g) Building height. Subject to the provisions of section 42-24 of this Code, no building or structure shall exceed seventy-seven (77) feet in height above average finished grade.

(h) Off-street parking. The regulations set forth in section 42-30 of this Code shall apply.

(i) Restrictiveness. For the purpose of this Code, uses permitted in the M-1 metro--King Street station area zone shall be considered more restrictive than uses permitted in the CO commercial zone and less restrictive than uses permitted in the C-3 commercial zone.

(j) Characterization. For the purpose of this Code, the M-1 metro--King Street station area zone shall be considered a commercial zone.

Section 2. That the title of and informal memorandum explaining 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 city clerk have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk 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

Introduction: 10/9/79
First Reading: 10/9/79
Publication: 10/12/79

Public Hearing: 10/13/79
Second Reading: 10/23/79
Final Passage: 10/23/79

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