

ORDINANCE NO. 2402

AN ORDINANCE to amend and reordain the first and second paragraphs of subsection (a), Section 42-24, to amend Section 42-24, subsection (a), by adding a new paragraph, and to amend Section 42-24 by adding a new subsection numbered (d.2), Article IV, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended; which Chapter 42 relates to ZONING, which Article IV relates to ADDITIONAL USE, AREA, ETC., REGULATIONS, which Section 42-24 relates to SUPPLEMENTARY PROVISIONS AND EXCEPTIONS AS TO HEIGHT, HEIGHT DISTRICTS, which subsection (a) relates to HEIGHT DISTRICT, which first paragraph relates to DIVISION INTO HEIGHT DISTRICTS, which second paragraph relates to BOUNDARIES OF HEIGHT DISTRICT NO. 2, which new paragraph relates to BOUNDARIES OF HEIGHT DISTRICT NO. 3 and which new subsection numbered (d.2) relates to HEIGHT LIMITS IN HEIGHT DISTRICT NO. 3 (KING STREET METRO STATION VICINITY).

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the first paragraph of subsection (a), Section 42-24, Article IV, 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:

(a) Height district. The city is hereby divided into four height districts which shall be known as Height District No. 1, Height District No. 2, Height District No. 2A and Height District No. 3. The boundaries of Height District No. 1 shall be as follows:

Section 2. That the second paragraph of subsection (a), Section 42-24, Article IV, 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:

The boundaries of Height District No. 2 shall be as follows: All of that portion of the city not included within the boundaries of Height District No. 1, Height District No. 2A and Height District No. 3.

Section 3. That subsection (a), Section 42-24, Article IV, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended by adding a new paragraph to read as follows:

The boundaries of Height District No. 3 (King Street metro station vicinity) shall be as follows:

Beginning at the intersection of the centerline of King Street and the centerline of Peyton Street; thence southwesterly with the centerline of Peyton Street to the centerline of Duke Street; thence easterly with the centerline of Duke Street, 140 feet to a point opposite the northeast corner of the land of Haridge properties and the northwest corner of the DIP commercial site; thence southerly 33 feet to the corner of Haridge and DIP, then with Haridge and DIP, 352 feet to the northerly side of the land of Southern Railway System; thence westerly with the northern side of Southern Railway System, 1,040 feet to the land of RF&P Railway System, then with the northern side of RF&P, 1,550 feet to the land of Guiffre and WMATA; thence northeasterly with Guiffre and WMATA through several courses totaling 816 feet to

the northeasterly corner of Guiffre and the south side of Duke Street; thence northerly and perpendicular to the Duke Street centerline, 96.4 feet to the centerline of Duke Street; thence westerly with the centerline of Duke Street, 530 feet to the centerline of Callahan Drive; thence northeasterly with the centerline of Callahan Drive to the centerline of King Street; thence easterly with the centerline of King Street to the centerline of Commonwealth Avenue; thence northerly with the centerline of Commonwealth Avenue to the centerline of Cameron Street; thence northeasterly with the centerline of Cameron Street, 750 feet to a point opposite the northeast corner of Alexandria Management Corp. and the westerly side of a 12-foot public alley; thence southerly 33 feet to the northeast corner of Alexandria Management Corp. and the alley, then (parallel to Harvard Street) with the alley and the properties of Alexandria Management Corp., Cassidy and Chapin and Scott, 105.7 feet (passing the end of the alley at 52.85 feet) to the northeast corner of Edwards and the north side of a 10-foot public alley; thence southerly with Edwards and the westerly side of the 10-foot alley, 124 feet to the northwesterly corner of Kane and the south side of the 10-foot alley; thence easterly and parallel with King Street with the south side of the alley and the properties of Kane and Mendleson, 137.2 feet (passing Kane's corner at 91.2 feet) to the west side of Harvard Street and the northeasterly corner of the land of Mendleson, then with the same line 30 feet to the centerline of Harvard Street; thence southerly with the centerline of Harvard Street, 270.16 feet to the centerline of King Street; thence easterly with the centerline of King Street to the point of beginning.

Section 4. That Section 42-24, Article IV, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended by adding a new subsection numbered (d.2) to read as follows:

(d.2) Height limits in Height District No. 3 (King Street metro station vicinity). In Height District No. 3 (King Street metro station vicinity) the maximum height of any building shall not exceed seventy-seven (77) feet above the average finished grade at the building except as follows:

(1) Chimneys, towers, tanks, machinery, equipment, pent-houses or other necessary mechanical appurtenances to a main structure may be erected as a part of the main building to their required heights, regardless of any other height provisions or restrictions of this chapter.

(2) No building shall exceed the maximum height set forth in subsection (d.2) of this section, and in addition, for any building not located on land zoned M-1, the allowable height of a building at any point shall not exceed twice the distance from the face of the building at that point to the centerline of the street facing such building.

(3) All radio and television reception or transmission structures extending in excess of seventy-five (75) feet above the ground or thirty (30) feet above the roof of the building to which it is attached, whichever may be the greater, shall be permitted only with a special use permit, as specified in sections 42-68 to 42-71 of this Code.

(4) The building height set forth in subsection (d.2) of this section shall not be construed to prevent the alteration,

repair or reconstruction of any buildings which are in existence on October 23, 1979; provided, however, that no building in existence on October 23, 1979, shall be altered or reconstructed to a height in excess of the height of the building as it existed on that date or seventy-seven (77) feet, whichever is greater. In addition, any such building shall not be deemed a nonconforming use.

Section 5. 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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