

Ordinance No. 1197

AN 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 35-17.1; which Chapter 35 relates to ZONING, which Article III relates to USE, AREA, REGULATIONS GENERALLY and which new Sections 35-17.1 relates to C-O COMMERCIAL OFFICE 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 35-17.1 to read as follows:

Sec. 35-17.1. C-O commercial office zone.

In the C-O commercial office zone the following regulations shall apply:

(a) **Uses permitted.** This zone is intended to provide for those uses of a commercial office nature as distinguished from other commercial uses. The following uses only shall be permitted in the C-O commercial zone:

(1) Business offices including but not limited to banks, offices of real estate, insurance and stock brokers, and commercial, research and development, and industrial enterprises, advertising agencies, professional offices such as doctors, dentists, lawyers, accountants, engineers, architects, headquarters and regional offices of business, professional, trade and eleemosynary organizations, labor unions, offices of government agencies and such other office type uses as fall within the general classifications listed above. Excluded shall be any form of materials processing or commercial warehousing. Any facility related to these permitted uses located outside of a structure shall require a special use permit, as specified in Sections 35-61 to 35-64 of this chapter. Automatic data processing may be allowed when it is connected with or incidental to the uses allowed in this zone but not as a separate use.

(2) Hotels and motor hotels (permitted with special use permit as specified in Sections 35-61 to 35-64 of this chapter). It is the intent of this section to permit only the use of hotels and motor hotels offering services traditionally associated with hotels, such as dining rooms, meeting rooms, etc., but to exclude the use of tourist courts, auto courts and the like that offer only rooms and parking spaces.

(3) Auditoriums, convention halls, and commercially operated public meeting places, excluding amusement enterprises.

(4) Churches.

(5) Parking garages and lots, limited to storage of motor vehicles only.

(6) Public utility uses as permitted in the R-20 zone.

(7) Small laboratories (permitted with special use permit as specified in Section 35-61 to 35-64 of this chapter). It is the intent of this section to permit only shall laboratories of the type traditionally

used by physicians, dentists, pathologists, etc., but to exclude large laboratories and laboratories engaged in research and development.

Within the buildings constructed primarily for uses (1) through (3), the following additional uses shall be permitted. Drive-in facilities are specifically excluded.

(8) Barber shop or beauty shop.

(9) Cleaning, laundry or pressing agency (no actual operations on the premises).

(10) Photographic studio.

(11) Stationery store including lending library.

(12) Flower shop.

(13) Restaurants (permitted with special use permit as specified in Sections 35-61 to 35-64 of this chapter).

(14) Private or fraternal clubs (permitted with special use permit as specified in Sections 35-61 to 35-64 of this chapter).

(15) Commercial schools.

(b) **Area regulations.** For hotel uses in this zone no structure shall be erected or placed on any lot or tract containing less than one (1) acre of ground; for commercial office uses there shall be no area restrictions.

(c) **Frontage regulations.** For hotel uses in this zone no building shall be placed upon a lot or tract containing less than 100 feet at the front lot line; for commercial office uses and parking areas there shall be no frontage limitations.

(d) **Yard regulations.**

(1) Front yards. None required, except that all buildings shall conform to the setbacks as established in the highway plans of the City.

(2) Side yards. None required, except that for hotel uses the yard provisions of Section 35-22 shall apply.

(3) Rear yards. None required, except that for hotel uses the yard provisions of Section 35-22 shall apply.

(e) **Floor area ratio.** The uses specified in (a) (13) and (14) shall not occupy in excess of ten percent of the gross floor area of the building unless such area is part of a bona fide hotel use. There shall be no maximum floor area ratio.

(f) **Coverage.** None required.

(g) **Off-street parking.** Refer to Section 35-24.

Section 2. 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: Dec. 11, 1962