

# Ordinance No. 1339

**AN EMERGENCY ORDINANCE to amend and reordain Section 42-24, 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, and which Section 42-24 relates to SUPPLEMENTARY PROVISIONS AND EXCEPTIONS AS TO HEIGHT; HEIGHT DISTRICTS.**

WHEREAS, height restrictions have been the subject of concern and study in the City for some time; and

WHEREAS, the City Council is of the opinion that in the interest of the public safety, health and welfare a start must now be made in refining present height limitations; and

WHEREAS, the Council finds that the height limitation amendments now proposed are of benefit to the City in relation to light, air, density, traffic, parking congestion, open space, street widths, other buildings, property values, preservation, aesthetics, etc., and

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; therefore

**THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:**

Section 1. 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 and reordained to read as follows:

**Sec. 42-24. Supplementary provisions and exceptions as to height; height districts.**

(a) Height districts. The City of Alexandria is hereby divided into two height districts which shall be known as Height District No. 1 and Height District No. 2. The boundaries of Height District No. 1 shall be as follows:

Beginning at a point, said point being the intersection of the centerline of Queen Street with the west bank of the Potomac River; thence westward along the centerline of Queen Street to the centerline of Lee Street; thence northward along the centerline of Lee Street to the centerline of Princess Street; thence westward with the centerline of Princess Street to a point 123.42 feet west of the west line of Pitt Street; thence northward and parallel to the west line of Pitt Street to a point 176.58 feet north of the north line of Oronoco Street; thence westward from such point and paralleling the north line of Oronoco Street to a point 173.42 feet east of the centerline of North Washington Street; thence north paralleling North Washington Street to the centerline of First Street; thence east with the centerline of First Street to a point 500 feet east of the centerline of North Washington Street; thence north along a line 500 feet east of the centerline of George Washington

Memorial Highway to the north city limits; thence west with the north city line to a point 500 feet west of the centerline of George Washington Memorial Highway; thence south along a line 500 feet west of the centerline of George Washington Memorial Highway to the centerline of First Street; thence east with the centerline of First Street to a point 173.42 feet west of the centerline of North Washington Street; thence south paralleling North Washington Street to a point 176.58 feet north of the north line of Oronoco Street; thence west to a point 123.42 feet west of the west line of Columbus Street; thence southward and parallel to the west side of Columbus Street to a point 176.58 feet north of the north line of Queen Street; thence westward paralleling Queen Street to a point 123.42 feet west of the west line of Alfred Street; thence southward and parallel to the west line of Alfred Street to a point 176.58 feet south of the south line of Queen Street; thence westward paralleling the south line of Queen Street to a point on the centerline of Patrick Street; thence southward along the centerline of Patrick Street to a point 142.58 feet north of the north line of Prince Street; thence westward and parallel to the north line of Prince Street to the centerline of South Henry Street; thence south along said centerline 42.58 feet to a point; thence westward parallel to the north line of Prince Street being also the south line of two 10 foot wide alleys to a point 83.42 feet west of the west line of South Fayette Street; thence northerly parallel to the west line of Fayette Street 22 feet to a lot corner; thence westward 40 feet parallel to the north line of Prince Street; thence south 17.42 feet parallel to the west line of Fayette Street to the south line of a 12 foot wide alley; thence with said line westwardly parallel to Prince Street to the centerline of Payne Street; thence southward along the centerline of Payne Street to a point 100 feet south of the south line of Prince Street; thence eastwards paralleling Prince Street and 100 feet south of the south line of Prince Street to a point 123.42 feet west of the west line of Alfred Street; thence southward and parallel to the west line of Alfred Street to the centerline of Wilkes Street; thence eastward along the centerline of Wilkes Street to the centerline of Columbus Street; thence southward with the centerline of Columbus Street to the centerline of Franklin Street; thence westward along the centerline of Franklin Street to a point 123.42 feet west of the west line of Alfred Street; thence southward and parallel with the west line of Alfred Street to the centerline of the Capital Beltway; thence eastward along the centerline of the Capital Beltway to a point on the extension of the centerline of Royal Street; thence southward along the extended centerline of Royal Street to the south city line in Hunting Creek; thence east with the south city line to the shore line of the Potomac River; thence north with the shore line of the Potomac River to the point of beginning.

The boundaries of Height District No. 2 shall be as follows: All of that portion of the City of Alexandria, Virginia not included within the boundaries of Height District No. 1.

(b) Height limits in Height District No. 1. In Height Dis-

trict No. 1, no building shall be erected to a height in excess of fifty feet above the average ground elevation at the building except as follows:

(1) Within the boundaries of any approved Urban Renewal (Redevelopment) Project, for which the city has executed a Cooperation Agreement, no building shall be erected to a height in excess of sixty-two feet above the average ground elevation at the building.

(2) Within the boundary described in a. below, any building may be erected in excess of the above mentioned fifty foot height an additional height of two feet for each one foot of setback of the entire building from either Washington Street or King Street, provided that in no event shall any such building be erected to a height in excess of seventy-seven feet above the average ground elevation at the building. In construing this subsection, buildings in approved Urban Renewal (Redevelopment) Projects mentioned in (1) above shall not have the advantage of the extra height for setback provided for by this subsection but shall be restricted as in subsection (1) above.

a. Beginning at a point on the centerline of Cameron 173.42 feet east of the centerline of North Washington Street; thence north paralleling North Washington Street to the centerline of First Street; thence east with the centerline of First Street to a point 500 feet east of the centerline of North Washington Street; thence north along a line 500 feet east of the centerline of George Washington Memorial Highway to the north city limits; thence west with the north city line to a point 500 feet west of the centerline of George Washington Memorial Highway; thence south along a line 500 feet west of the centerline of George Washington Memorial Highway to the centerline of First Street; thence east with the centerline of First Street to a point 173.42 feet west of the centerline of North Washington Street; thence southward and parallel to the centerline of Washington Street to the centerline of Cameron Street; thence eastward along the centerline of Cameron Street to the centerline of Washington Street; thence southward with the centerline of Washington Street to a point 200 feet from the south line extended of Cameron Street west of Washington Street; thence westward paralleling the north line of King Street to a point on the centerline of Patrick Street; thence southward along the centerline of Patrick Street to a point 176.58 feet north of the north line of Prince Street; thence eastward and parallel to the north line of Prince Street to a point 173.42 feet west of the centerline of Washington Street; thence southward paralleling Washington Street to the centerline of the Capital Beltway; thence eastward along the centerline of the Capital Beltway to a point 173.42 feet east of the centerline of Washington Street; thence northward and parallel with Washington Street to the centerline of Prince Street; thence westward along the centerline of Prince Street to the centerline of Washington Street; thence northward along the centerline of Washington Street to the centerline of Cameron Street east of Washington Street; thence eastward along the centerline of Cameron Street to the point of beginning.

(3) 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 height, regardless of any other height provisions or restrictions of this chapter.

(4) All radio and television reception or transmission structures extending in excess of seventy-five feet above the ground or thirty 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.

(c) Height limits in Height District No. 2. In Height District No. 2 no building shall be erected to a height in excess of one hundred fifty feet above the average ground elevation at the building, subject to the following:

(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 (c) of this section, and in addition, 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 feet above the ground or thirty 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.

Section 2. That in the opinion of the City Council an emergency exists and this is declared an EMERGENCY ORDINANCE for the following, among other reasons:

The matter involves a large and important area of the City that has been under consideration for some time. All persons deserve an immediate decision upon which to rely. It is of sufficient importance to be considered separate and apart from other zoning matters. Development in the City is proceeding at a rapid pace and the City needs at the earliest possible date additional regulations to promote good development.

Section 3. 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: June 22, 1965