

Ordinance No. 1348

AN ORDINANCE to amend and reordain subsection (b) of Section 42-13 of Article III, and Subsection (20) of subsection (g) of Section 42-27 of Article V, all of Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended; which Chapter 42 relates to ZONING, which Article III relates to USE, AREA, etc., REGULATIONS GENERALLY, which Section 42-13 relates to RC RESIDENCE ZONE, which subsection (b) thereof relates to AREA REGULATIONS, which Article V relates to OFF-STREET PARKING AND LOADING GENERALLY, which Section 42-27 relates to OFF-STREET PARKING GENERALLY, which subsection (g) thereof relates to SCHEDULE OF REQUIREMENTS, and which subsection (20) of subsection (g) relates to office buildings.

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 subsection (b) of Section 42-13 of Article III of Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended and reordained as follows:

(b) Area regulations. For single-family and two-family dwellings, the provisions of the RA residence zone shall apply. For all other dwellings, no structure shall be erected or placed on a lot containing less than eight hundred square feet of land for each dwelling unit contemplated to be placed thereon. This prohibition shall not be construed to prevent the erection, alteration, repair or reconstruction of any structures which either are in existence on or before July 14, 1965, or for which a final site plan or a subdivision plat shall have been duly and regularly approved by the planning commission of Alexandria, Virginia, on or before July 14, 1965. It is intended by this subsection to bar in the future the erection of additional dwellings with less restrictive area regulations than that herein provided for other than single-family and two-family dwellings, but to allow such structures as are described in the next preceding sentence of this subsection to be erected, altered, repaired and reconstructed

without the difficulty of being deemed nonconforming. For all other uses, the density of use shall be governed only by the provisions of subsection (e) and subsection (f) of this section.

Section 2. That subsection (20) of subsection (g) of Section 42-27 of Article V of Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended and reordained as follows:

(20) Office buildings included commercial, governmental and professional—The required number of parking spaces shall be determined by the following table:

In Planning Districts		
I	II	III
1 parking space for each 400 square feet of floor area	1.1 parking space for each 400 square feet of floor area	1.2 parking space for each 400 square feet of floor area

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: July 14, 1965