

# Ordinance No. 1439

**AN EMERGENCY ORDINANCE to amend subsection (e) of Section 42-13 of Article III of Chapter 42 of the Code of the City of Alexandria, Virginia, 1963, as amended, which subsection (e) relates to FLOOR AREA RATIO, which said Section 42-13 relates to RC RESIDENCE ZONE, which said Article III relates to USE, AREA, ETC., REGULATIONS GENERALLY, and which said Chapter 42 relates to ZONING.**

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 (e) 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 by adding thereto the following:

; provided that when structures do not cover more than 12% of the surface of the lot, when all above ground structures have a minimum setback ratio of 1:2 from all property lines and when accessory parking structures do not project above ground level, the allowable F.A.R. may be increased to a maximum of 1.50 according to the following formula:

<b>% of site in open space</b>	<b>Allowable F.A.R.</b>
46	1.26
47	1.27
48	1.28
49	1.29
50	1.30
51	1.31
52	1.32
53	1.33
54	1.34
55	1.35
56	1.36
57	1.37
58	1.38
59	1.39
60	1.40
61	1.41
62	1.42
63	1.43
64	1.44
65	1.45
66	1.46
67	1.47
68	1.48
69	1.49
70	1.50

Section 2. That in the opinion of the City Council an emergency exists and this ordinance is hereby declared an EMERGENCY ORDINANCE to prevent several months' delay in enacting it into law, particularly in view of the fact that such a delay would run through the major portion of a building season. This ordinance is deemed important to the City of Alexandria and should be enacted so that builders and developers can plan accordingly as soon as possible.

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 14, 1967