

# Ordinance No. 1440

**AN EMERGENCY ORDINANCE to amend and reordain subsection (f) of Section 42-13 of Article III of Chapter 42 of the Code of the City of Alexandria, Virginia, 1963, as amended, which said subsection (f) relates to COVERAGE, 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 (f) 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 to read as follows:

(f) Coverage. There shall be provided on each lot used for dwelling purposes, open and usable space, exclusive of space required for off-street parking as provided in Sections 42-26 to 42-29 of this Code, of not less than one hundred fifty square feet per dwelling unit for the first ten dwelling units, plus one hundred square feet per dwelling unit for the next ten dwelling units, plus seventy-five square feet per dwelling unit for all dwelling units in excess of twenty. Rooming houses, boardinghouses and tourist homes shall provide seventy-five square feet of open and usable space per guest room; provided that on sites for which preliminary, final, or combination site plans have been approved after July 6, 1966, there shall be provided on each lot used for dwelling purposes open and usable space of not less than three hundred square feet per dwelling unit, or 37.5 per cent of the total area of the lot or tract used, whichever is greater. For the purposes of site plans approved after July 6, 1966, open and usable space shall be defined as: that portion of a lot at ground level which is (1) more than eight feet in width, (2) unoccupied by principal or accessory buildings or structures, (3) unobstructed by other than recreational facilities, (4) not devoted to driveways, maneuvering aisles, or

off-street parking and/or loading berths; provided that on sites for which preliminary, final, or combination site plans have been submitted after June 14, 1967, there shall be provided on each lot used for dwelling purposes open and usable space of not less than three hundred and twenty square feet per dwelling unit, or 40.0 per cent of the total area of the lot or tract used, whichever is greater. For the purposes of site plans approved after June 14, 1967, open and usable space shall be defined in the same manner in which it is defined for the purpose of site plans approved after July 6, 1966.

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