

Ordinance No. 1441

AN EMERGENCY ORDINANCE to amend Article III of Chapter 42 of the Code of the City of Alexandria, Virginia, 1963, as amended, by adding thereto a new section numbered 42-15.1; which said Article III relates to USE, AREA, ETC., REGULATIONS GENERALLY, which said Chapter 42 relates to ZONING, and which new Section 42-15.1 relates to RT TOWNHOUSE RESIDENCE 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 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 a new section numbered 42-15.1 to read as follows:

Sec. 42-15.1. RT Townhouse residence zone.

In the RT townhouse residence zone, the following regulations shall apply:

(a) Uses permitted. The following uses only shall be permitted in the RT townhouse residence zone:

(1) Any use permitted in the R-5 residence zone, subject to all the provisions of the R-5 residence zone.

(2) Row dwellings:

(b) Area regulations. For each row dwelling there shall be provided a minimum lot area of two thousand five hundred square feet, with an additional one thousand square feet of lot area per dwelling incorporated into individual front, side or rear yards, or common open space areas. Common areas, when provided on the periphery of the development, shall have a wall of not less than six feet high, made of brick or like durable material, along all exterior property lines, excepting along street frontages. When common areas are provided, agreements to insure proper maintenance of such areas shall be required; such agreements to be drafted and enacted to the satisfaction of the city attorney.

(c) Lot width. Interior lots within a group shall have a minimum width of twenty-two feet, provided the average width of all interior lots within a group shall be twenty-four feet. All corner lots or lots at the end of a group shall have a minimum width of forty-five feet.

(d) Yard regulations.

(1) FRONT YARDS. The minimum front building line shall

be four feet from the front lot line, provided the average front building line within a group shall be not less than six feet from the front lot line. No more than three dwellings in a group shall have the same front yard building line setback or roof line.

(2) SIDE YARDS. A side yard of not less than twenty feet shall be provided at each end of a group.

(3) REAR YARDS. The minimum rear yard shall be thirty-five feet.

(e) Floor area ratio. There shall be no maximum floor area ratio.

(f) Lot coverage. No more than thirty per cent of any lot may be covered with buildings or structures.

(g) Height. No point on any structure shall exceed three stories or thirty-five feet in height, except as provided in Section 42-24 of this Chapter.

(h) Fences. No fences shall be erected or placed within a front yard; however, side and rear yards shall be enclosed with a wall of not less than six feet high, made of brick or like durable material.

(i) A public alley or walkway shall be provided to facilitate the removal of refuse, trash and garbage.

(j) Underground utilities. All developments shall provide for underground installation of all utilities, both on private property and on public rights-of-way.

Section 2. That in the opinion of 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