

ORDINANCE NO. 1529

AN ORDINANCE to amend Section 42-1, Article I by adding new subsections numbered (11.1), (28.1) and (47.1) thereto; to amend and reordain subsections (26) and (35), Section 42-1, Article I; to amend and reordain subsection (f), Section 42-11, Article III; to amend and reordain subsection (f), Section 42-13, Article III; to amend and reordain subsection (e), Section 42-15, Article III; to amend and reordain subsection (b), Section 42-15.1, Article III; to amend Section 42-15.1, Article III by deleting subsection (h) and to amend subsection (b), Section 42-27, Article V by adding a new subsection (4) thereto, all of Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended; which Chapter 42 relates to ZONING, which Article I relates to DEFINITIONS, which Article III relates to USE, AREA, ETC., REGULATIONS GENERALLY, which Article V relates to OFF-STREET PARKING AND LOADING GENERALLY, which Article X relates to SPECIAL USE PERMITS, which Section 42-1 relates to ENUMERATION OF DEFINITIONS, which new subsection (11.1) relates to AVERAGE FINISHED GRADE, which new subsection (28.1) relates to FIRST FLOOR, which new subsection (47.1) relates to OPEN AND USABLE SPACE, which subsection (26) relates to DWELLING, TWO FAMILY, which subsection (35) relates to HEIGHT OF BUILDING, which Section 42-11 relates to RA RESIDENCE ZONE, which subsection (f) relates to COVERAGE, which Section 42-13 relates to RC RESIDENCE ZONE, which subsection (f) relates to COVERAGE, which Section 42-15 relates to RM RESIDENCE ZONE, which subsection (e) relates to FLOOR AREA RATIO, which Section 42-15.1 relates to RT TOWNHOUSE RESIDENCE ZONE, which subsection (b) relates to AREA REGULATIONS, which subsection (h) relates to FENCES, which Section 42-27 relates to OFF-STREET PARKING GENERALLY, which subsection (b) relates to PARKING SPACES, and which new subsection (4) relates to APPROVED DELINEATION OF PARKING SPACE.

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 Section 42-1, Article I, Chapter 42, The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended by adding thereto new subsections numbered (11.1), (28.1) and (47.1) to read as follows:

(11.1) Average finished grade. The elevation obtained by averaging the ground surface elevation at intervals of twenty feet at the perimeter of the building.

(28.1) First floor. The floor of a building which is at, or first above, average finished grade.

(47.1) Open and usable space. That portion of a lot at ground level which is (1) eight feet or more in width, (2) unoccupied by principal or accessory buildings, (3) unobstructed by other than recreational facilities, (4) not devoted to driveways, maneuvering aisles or off-street parking or loading berths.

Section 2. That subsections (26) and (35), Section 42-1, Article I, Chapter 42, The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby are amended and reordained to read as follows:

(26) Dwelling, two family. A building designed for or intended to be occupied by not over two families, living independently of each other. This shall include both duplex (one dwelling unit above another in a single detached building) and semi-detached (two dwelling units having a common vertical party wall).

(35) Heights of building. The vertical distance measured from \* average \* finished grade to the highest point of the building; except, that in the case of gable roofs, the height on the gable end shall be measured to the mid-point between the eaves and the ridge.

Section 3. That subsection (f), Section 42-11, Article III, Chapter 42, 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 occupied by a dwelling, open and usable space \* of not less than eight hundred feet per dwelling unit, plus an additional four hundred square feet for each two guest rooms in rooming houses and boardinghouses.

Section 4. That subsection (f), Section 42-13, Article III, Chapter 42, 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 \* of not less than one hundred and 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. \* Sites for which preliminary, final or combination site plans have been submitted after June 14, 1967, shall provide 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. \*

Section 5. That subsection (e), Section 42-15, Article III, Chapter 42, The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended and reordained to read as follows:

(e) Floor area ratio. The maximum floor area ratio shall be \* 1.50.

Section 6. That subsection (b), Section 42-15.1, Article III, Chapter 42, The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended and reordained to read as follows:

(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 space areas. \* 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.

Section 7. That Section 42-15.1, Article III, Chapter 42, The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended by deleting therefrom subsection (h).

\* \* \* \* \*

Section 8. That subsection (b), Section 42-27, Article V, Chapter 42, The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended by adding thereto a new subsection (4) to read as follows:

(4) Each parking space shall be separated with proper striping, or other designation, approved by the Department of Planning and Regional Affairs.

Section 9. That nothing in this ordinance shall be construed to supercede or replace any definitions or requirements of any other code or laws of the city.

Section 10. 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.

CHARLES E. BEATLEY, JR.  
Mayor

Final Passage: December 17, 1968