

AN ORDINANCE to amend Article III, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, by adding thereto a new section numbered 42-22.1; which Chapter 42 relates to ZONING, which Article III relates to USE, AREA, etc., REGULATIONS GENERALLY, and which new Section 42-22.1 relates to WT WATERFRONT TOWNHOUSE ZONE.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Article III, 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 42-22.1 to read as follows:

Sec. 42-22.1. WT waterfront townhouse zone.

In the WT waterfront townhouse zone the following regulations shall apply:

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

- (1) Single-family dwellings.
- (2) Two-family dwellings of the semi-detached type only.
- (3) Row dwellings.
- (4) Public utility uses, as permitted in the R-20 zone.
- (5) Home occupations, as permitted in the R-20 zone.
- (6) Accessory buildings, including private garages and servants' quarters, as provided in sections 42-23 to 42-25 of this Code.

(b) Area regulations. For single-family dwellings there shall be provided a minimum lot area of three thousand square feet. For two-family dwellings of the semi-detached type there shall be provided a minimum lot area of two thousand square feet per dwelling unit. For row dwellings there shall be provided a minimum lot area of one thousand five hundred square feet per dwelling unit.

(c) Frontage regulations. No single-family dwelling shall be erected or placed on a lot having a width of less than thirty-five feet measured at the front building line. No two-family dwelling of the semi-detached type shall be erected or placed on a lot having a width of less than twenty-five feet per dwelling unit measured at the front building line. No row dwelling shall be erected or placed on a lot having a width of less than eighteen feet per dwelling unit measured at the front lot line and the front building line; provided that interior end lots shall be not less than twenty-three feet in width measured at the front lot line and the front building line.

(d) Yard regulations.

- (1) Front yards. There shall be no minimum front yard except as provided in section 42-25 of this Code; provided, further, that there shall be a minimum front yard depth variance of at least one foot between each group of three consecutive row dwellings.

(2) Side yards. The minimum side yard shall be five feet. In the case of row dwellings a side yard shall be provided only at each end of the group.

(3) Rear yards. The minimum rear yard shall be thirty-five feet.

(e) Coverage. No more than sixty percent of any lot shall be covered by buildings.

(f) Building height. Subject to the provisions of section 42-24 of this Code, no building or structure shall exceed fifty feet in height above average finished grade.

(g) Off-street parking. The provisions of section 42-27 of this Code shall apply, except that in the case of row dwelling developments of eight or more units, off-street parking may be provided collectively in parking spaces which are located so as to be convenient to the units which they serve as determined by the director of planning and regional affairs, provided said parking spaces shall conform to the applicable provisions of section 42-27 of this Code.

(h) Underground utilities. All developments containing new or replacement utility facilities within the development shall provide for underground installation of said facilities.

(i) Restrictiveness. For the purpose of this Code, uses permitted in the WT waterfront townhouse zone shall be considered more restrictive than uses permitted in the RM residence zone and less restrictive than uses permitted in the RD residence zone.

(j) Characterization. For the purpose of this Code, the WT waterfront townhouse zone shall be considered a residential zone.

(k) It is not the intent of council that the WT waterfront townhouse zone be the exclusive townhouse zone applicable to townhouse development in the area covered by the city's adopted waterfront plan.

Section 2. 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