

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 42-22.2; which Chapter 42 relates to ZONING, which Article III relates to USE, AREA, etc., REGULATIONS GENERALLY, and which new section numbered 42-22.2 relates to WCR WATERFRONT COMMERCIAL RESIDENTIAL 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 42-22.2 to read as follows:

Sec. 42-22.2. WCR waterfront commercial residential zone.

In the WCR waterfront commercial residential zone the following regulations shall apply:

(a) Uses permitted. The following uses only shall be permitted in the WCR waterfront commercial residential zone:

(1) Any use permitted in the WT waterfront townhouse zone (except single-family dwellings, two-family dwellings and row dwellings), subject to all the provisions of the WT waterfront townhouse zone.

(2) Multi-family dwellings, provided that: (a) any use permitted pursuant to subsections (a)(3) through (a)(8) and located in a multi-family dwelling shall be located only on the first floor or any floor below the first floor in said multi-family dwelling; (b) uses permitted pursuant to subsections (a)(9) and (a)(10) shall be located only on the ground floor or below or on the top floor in a multi-family dwelling; and (c) uses permitted pursuant to subsection (a)(12) shall not be permitted in a multi-family dwelling.

(3) Book stores.

(4) Flower shops.

(5) Barber shops or beauty shops.

(6) Gift or curio shops.

(7) Cleaning, laundry or pressing receiving shops (no actual operations on the premises).

(8) Drug Stores.

(9) Private clubs.

(10) Restaurants.

(11) Banks, savings and loan associations, stockbrokers and other similar financial institutions.

(12) The following uses, subject to the issuance of a special use permit as specified in sections 42-68 to 42-71 of this Code:

a. Boat marinas, including boat sales, rentals, storage and repair facilities.

b. Conference centers, hotels and motels, with related service commercial uses.

c. Portside seafood markets.

d. Amusement enterprises, including but not limited to theatres, bowling alleys, skating rinks, billiard parlors, swimming clubs and amusement arcades.

e. Offices.

(b) Area regulations. For multi-family dwellings there shall be provided a minimum lot area of one thousand one hundred square feet per dwelling unit. For all other permitted uses there shall be no minimum lot area restrictions.

(c) Frontage regulations. No multi-family dwelling shall be erected or placed on a lot having a width of less than fifty feet measured at the front building line. For all other permitted uses, there shall be no frontage restrictions.

(d) Yard regulations.

(1) Front yards. There shall be no minimum front yard except as provided in section 42-25 of this Code.

(2) Side yards. For multi-family dwellings the minimum side yard shall be eight feet, except that in the case of buildings of three or more stories in height, the provisions of section 42-25 of this Code shall apply. For all other permitted uses, there shall be no side yard restrictions.

(3) Rear yards. For multi-family dwellings the minimum rear yard shall be eight feet, except that in the case of buildings of three or more stories in height, the provisions of section 42-25 of this Code shall apply. For all other permitted uses, there shall be no rear yard restrictions.

(e) Coverage. No more than fifty percent of any lot shall be covered by buildings. Every lot used entirely or partially for dwelling purposes shall provide a minimum of twenty percent of open and usable space as defined in this Code.

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

(g) Floor area ratio. The maximum floor area ratio shall be 2.0.

(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 WCR waterfront commercial residential zone shall be considered more restrictive than uses permitted in the C-1 commercial zone and less restrictive than uses permitted in the RT townhouse residence zone.

(j) Characterization: For the purpose of this Code, the WCR waterfront commercial residential zone shall be considered a residential zone.

(k) Special use permit application. Subject to the provisions of sections 42-68 to 42-71 of this Code, an application for a special use permit for any use set forth in subsection (a)(11) of this section shall include the following:

- (1) Name and address of the developer.
- (2) Name and address of the owner of record and of the applicant.
- (3) The name, address, signature and registration number, if any, of the person preparing the plan.
- (4) The present zoning of the site and abutting property.
- (5) Date, scale and north point with reference to source of meridian.
- (6) Total land area of the site.
- (7) Location map showing the site in relation to the nearest intersection of two or more streets at a scale that can be easily traced.
- (8) Existing and proposed locations, dimensions, sizes and heights of the following, both within and adjacent to the proposed development:
 - a. Sidewalks, streets, alleys, property lines, easements, covenants and utilities.
 - b. Building restriction lines, highway set-back lines, reservations and rights-of-way.
 - c. Buildings and structures with entrances and exits identified.
 - d. Public sewer systems.
 - e. Slopes, terraces and retaining walls.

- f. Driveways, entrances, exits, parking areas and sidewalks.
- g. Water mains and fire hydrants.
- h. Limits of flood plains.
- i. Number of dwelling units, stories, parking spaces and loading spaces.
- j. Total gross commercial and residential floor area.
- k. Uses within any building or structure.
- l. Natural or landscaped open space.
- m. Location and type of all walls, fences and hedges to be used for the purpose of screening or separation of uses or spaces.
- n. Topography and elevation of the above items.

(1) Special use permit standards. In addition to the provisions of sections 42-68 to 42-71 of this Code, the following standards shall be considered in connection with an application for a special use permit:

(1) The arrangement and location of buildings, structures and spaces as they relate to the intent and purposes of the adopted Waterfront Plan to provide a waterfront atmosphere and safe, convenient and adequate pedestrian and vehicular access.

(2) The safe and convenient arrangement of walkways for pedestrian circulation, roadways, driveways, off-street parking and loading spaces, lighting and facilities for waste disposal.

(3) The location of and means of access to pedestrian areas and the separation of such areas from vehicular ways and parking and loading areas.

(4) The design of grades, pavings, gutters and drainage necessary to handle storm waters and to prevent erosion.

(5) The provision of walls, fences, landscaping and increased setbacks when deemed necessary to minimize adverse effects to nearby properties and within the proposed development.

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