

ORDINANCE NO. 1839

AN ORDINANCE to amend and reordain subsection (a) and (b) of Section 42-12, Article III, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended; which Chapter 42 relates to ZONING, which Article III relates to USE, AREA, ETC., REGULATIONS GENERALLY, which Section 42-12 relates to RB RESIDENCE ZONE, which subsection (a) relates to USES PERMITTED, and which subsection (b) relates to AREA REGULATIONS.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That subsection (a) of Section 42-12, Article III, 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:

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

(1) Any use permitted in the RA residence zone, except multi-family dwellings, provided that this exception shall not apply to any land in the City designated RB residence zone on or before February 27, 1973, or to any land rezoned to RB residence zone after February 27, 1973, if on or before February 27, 1973, such rezoned land is within the boundaries of an urban renewal (redevelopment) project for which a cooperation agreement between the City and the Alexandria Redevelopment and Housing Authority has been executed, and if the rezoning is in furtherance of the project, and provided further that the development and use, erection, alteration, reconstruction and repair of multi-family dwellings on such land shall not be deemed non-conforming.

(2) Row dwellings.

Section 2. That subsection (b) of Section 42-12, Article III, 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:

(b) Area regulations.

(1) For land designated RB residence zone on or before February 27, 1973, No structure for dwelling purposes shall be erected or placed on a lot containing less than one thousand six hundred square feet of land for each dwelling unit contemplated to be placed thereon; provided, that any lot of record on December 28, 1951, the area or width of which is less than required by this section, may be occupied only by a single-family dwelling and its accessory buildings; provided further, that off-street parking space, provided on land other than the building lot which it serves, may be counted as lot area in an amount not to exceed one hundred sixty square feet per dwelling unit for each car space so provided.

(2) For land rezoned to RB residence after February 27, 1973 and lying within the boundaries of an urban renewal (redevelopment) project for which a cooperation agreement between the City and the Alexandria Redevelopment and Housing Authority had been executed on or before February 27, 1973. No structure for dwelling purposes shall be erected or placed on a lot containing less than one thousand six hundred square feet of land for each dwelling unit contemplated to be placed thereon, except for any residential cluster development plan presented under Section 42-25 of this Code, provided, that any lot of record on December 28, 1951, the area or width of which is less than required by this section, may be occupied only by a single-family dwelling and its accessory buildings; provided further, that off-street parking space, provided on land other than the building lot which it serves, may be counted as lot area in an amount not to exceed one hundred and sixty square feet per dwelling unit for each car space so provided.

(3) For all other land rezoned to RB residence zone after February 27, 1973. No structure for dwelling purposes shall be erected or placed on a lot containing less than 1,980 square feet of land for each dwelling unit contemplated to be placed thereon, except that if a special use permit is first obtained in accordance with sections 42-68 to 42-71 of this Code, such lots may be smaller than the said 1,980 square feet, but in no case shall they contain less than 1,600 square feet, except for any residential cluster development plan presented under Section 42-25 of this Code. In all cases, off-street parking provided other than on the building lot which it serves may be counted as lot area in an amount not to exceed one hundred sixty (160) square feet per dwelling unit for each car space so provided.

Section 3. That this ordinance shall be published in a newspaper of general circulation published 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: February 27, 1973