

ORDINANCE NO. 1877

AN ORDINANCE to amend and reordain subsections (c) and (d) of Section 42-25, Article IV and to repeal Section 42-47, Article VII, all of Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended; which Chapter 42 relates to ZONING; which Article IV relates to ADDITIONAL SERVICE USE, ETC., REGULATIONS; which Section 42-25 relates to MINIMUM YARDS; VISION CLEARANCE AT CORNERS; LOCATION OF GARAGES; OUTER COURTS, YARDS AND COURTS OPEN TO SKY; SETBACK LINES GENERALLY; LIMITATIONS ON GROUPS OF ROW HOUSES; SPECIAL USES IN SUBSEQUENT ZONES; ADDRESSES FOR LICENSE PURPOSES; PARTICULAR SETBACK RESTRICTIONS; BAY WINDOWS, CORNICES, ETC., MARQUEES; UNIT OF LAND NOT HAVING FRONTAGE ON PUBLIC STREET; RESIDENTIAL CLUSTER DEVELOPMENT; which subsection (c) relates to SETBACK OF PRIVATE GARAGES and which subsection (d) relates to SIDE AND REAR YARD REQUIREMENTS FOR ANY BUILDING USED FOR RESIDENTIAL PURPOSES; and which Article VII relates to PROVISIONS APPLYING AT LINES OF ZONES CHANGE and which Section 42-47 formerly related to COMMERCIAL ZONE SURROUNDED BY RESIDENTIAL ZONE.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That subsections (c) and (d) of Section 42-25, Article IV, 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:

(c) One private garage may be erected within one foot of the front lot line when the floor of such garage is not lower than the established curb grade and the roof of such garage is entirely below the surface of the finished yard. Private detached garages erected above the finished grade after June 28, 1973, shall comply with the yard requirements of their respective zones.

(d) For any building used for residential purposes in any zone in which side and rear yard requirements are not specified, yards, in addition to highway setbacks, shall be provided with at least the following distances:

(1) Between any building wall and the nearest lot line the distance shall be based on a setback ratio of 1.2 with a minimum distance of sixteen feet (this provision shall not apply to yards fronting on ~~streets~~.)

(2) Between the walls of any two buildings or between opposite walls of the same building, the distance shall be not less than one-half the sum of the heights of the two buildings, with a minimum distance of sixteen feet.

Section 2. That Section 42-47, Article VII, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is repealed.

Section 3. The provisions of subsection (d) of Section 42-25 in effect prior to June 28, 1973, shall control site plans submitted ~~on or before June 20, 1973.~~

Section 4. 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: June 28, 1973