

ORDINANCE NO. 1878

AN ORDINANCE to amend and reordain subsections (a), (d) and (e) of Section 42-13, 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 42-13 relates to RC RESIDENCE ZONE, which subsection (a) relates to USES PERMITTED, which subsection (d) relates to YARD REGULATIONS, and which subsection (e) relates to FLOOR AREA RATIO.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That subsection (a), Section 42-13, Article III, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and it hereby is amended and reordained to read as follows:

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

(1) Any use permitted in the RA residence zone.

(2) Apartment hotels.

(3) a. Any C-1 or C-1-B use for which a special use permit has been duly approved by the city council as specified in sections 42-68 to 42-71 of this Code prior to June 26, 1973, provided such use is confined to the first story or any story below the first story.

b. The following commercial uses only shall be permitted after June 26, 1973, provided such use is confined to the first story or any story below the first story.

1. Banks, Savings and Loan Associations and similar financial institutions.
2. Barbershop or beauty shop.
3. Cleaning, laundry or pressing agency (no actual operations on the premises).
4. Drugstore.
5. Food products store, where products are not prepared or consumed on the premises.
6. Gift shop.
7. Health and athletic clubs including facilities incidental to such uses and baths, turkish and similar, including facilities incidental to such use.

c. Restaurants, provided that such use is confined to the first story or any story below the first story in buildings less than seven (7) stories in height. In buildings seven (7) or more stories in height, restaurants may be located on the first story or any story below the first story, or on the roof or uppermost story.

d. The uses specified in paragraphs a., b. and c. above shall be permitted only with a special use permit as specified in sections 42-68 to 42-71 of this Code, and shall be permitted only in multi-family dwellings four (4) or more stories in height, provided that the total area devoted to such uses does not exceed the square foot area of the first story or any story below the first story, whichever is less.

Section 2. That subsection (d), Section 42-13, Article III, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and it hereby is amended and reordained to read as follows:

(d) Yard regulations.

(1) FRONT YARDS. None required, except that all buildings shall conform to the setbacks established by the highway plan of the city.

(2) SIDE YARDS. Same as RB residence zone, except that the yard provisions of section 42-25 of this Code shall apply to residential uses.

(3) REAR YARDS. Same as RB residence zone, except that the yard provisions of section 42-25 of this Code shall apply to residential uses.

Section 3. That subsection (e), Section 42-13, Article III, Chapter' 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and it hereby is amended and reordained to read as follows:

(e) Floor area ratio. The maximum floor area ratio shall be 1.25; provided that when structures do not cover more than twelve per cent of the surface of the lot, when all aboveground structures have a minimum setback ratio of 1.2 from all side and rear property lines and when accessory parking structures do not project above ground level, the allowable F.A.R. may be increased to a maximum of 1.50 according to the following formula:

% of site in open space	Allowable F.A.R.
46	1.26
47	1.27
48	1.28
49	1.29
50	1.30
51	1.31
52	1.32
53	1.33
54	1.34
55	1.35
56	1.36
57	1.37
58	1.38
59	1.39
60	1.40
61	1.41
62	1.42
63	1.43
64	1.44
65	1.45
66	1.46
67	1.47
68	1.48
69	1.49
70	1.50

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