

AN ORDINANCE to amend Section 42-25 of Article IV, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, by amending and reordaining the caption thereof and by adding thereto a new subsection (t); which Chapter 42 relates to ZONING, which Article IV relates to ADDITIONAL USE, AREA, ETC., REGULATIONS, which Section 42-25 and caption thereof relate to MINIMUM YARDS; VISION CLEARANCE AT CORNERS; LOCATION OF GARAGES; OUTER COURTS, YARDS AND COURTS OPEN TO SKY; SETBACK LINES GENERALLY; LIMITATION 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; RESIDENTIAL PORTIONS OF URBAN RENEWAL PROJECTS, and which new subsection (t) relates to RESIDENTIAL PORTIONS OF URBAN RENEWAL PROJECTS.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the caption of Section 42-25, Article IV, 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:

Sec. 42-25. Minimum yards; vision clearance at corners; location of garages; outer courts, yards and courts open to sky; setback lines generally; limitation 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; residential portions of urban renewal projects.

Section 2. That Section 42-25 of Article IV, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended by the addition of a new subsection (t) to read as follows:

(t) Residential portions of urban renewal projects. Notwithstanding any provision of this chapter in conflict herewith, the designated redeveloper for the residential portion of an urban renewal project or any phase thereof may apply for a special use permit for redevelopment of a site for which he has been designated as redeveloper in accordance with the purpose, procedure, requirements and standards hereinafter set forth in this subsection 42-25(t).

(1) PURPOSE. The purpose of this subsection 42-25(t) is to

facilitate development of residential portions of urban renewal projects where:

a. An urban renewal plan has been approved by the city council; and

b. A cooperation agreement for a project to carry out the approved plan has been entered into between the City and the Alexandria Redevelopment and Housing Authority (or its equivalent or successor); and

c. The project is government funded; and

d. There is a governmental requirement that on-site relocation of families be provided; and

e. The entire site for which the permit is sought cannot be assembled in single ownership prior to commencement of the project; and

f. Because of governmental relocation requirements and inability to obtain single ownership of the entire site, it is necessary to redevelop parts of the site in stages which cannot meet all of the requirements of the zoning code if applied on a lot-by-lot or block-by-block basis.

(2) SPECIAL USE PERMIT APPLICATION. Application for a special use permit under the provisions of this subsection 42-25(t) will not relieve the redeveloper of the necessity to make application, either separate or simultaneous for any other special use permit this Code may require. Subject to the provisions of sections 42-68 to 42-71 of this Code, an application for a special use permit by a redeveloper for a residential portion of an urban renewal project or any phase thereof shall include the following:

a. Name and address of the redeveloper.

b. Name, address, signature and registration number, if any, of the person preparing the plan.

c. The present zoning of the site and abutting property.

d. The proposed zoning of the site and abutting property at the time of completion of the urban renewal project.

e. Date, scale and north point with reference to source of meridian.

f. Total land area of the site.

g. Location map showing the site in relation to the nearest intersection of two or more streets at a scale that can be easily traced.

h. Existing and proposed location, dimensions, sizes and heights of the following, both within and adjacent to the proposed redevelopment:

1. Sidewalks, streets, alleys, property lines, easements, covenants and utilities.
2. Building restriction lines, highway setback lines, reservations and rights of way.
3. Buildings and structures with entrances and exits identified.
4. Public sewer systems.
5. Slopes, terraces and retaining walls.
6. Driveways, entrances, exits, parking areas and sidewalks.
7. Water mains and fire hydrants.
8. Limits of flood plains.
9. Number of dwelling units, stories, parking spaces and loading spaces.
10. Total gross commercial and residential floor area.
11. Uses within any building or structure.
12. Natural or landscaped open space.
13. Location and type of all walls, fences and hedges to be used for the purpose of screening or separation of uses or spaces.
14. Topography and elevation of the above items.

(3) USES PERMITTED. Granting of a special use permit for a site under the provisions of this subsection 42-25(t) shall not be construed to allow commencement of work on any given area within the site unless and until that given area is appropriately zoned for the use proposed.

(4) LOT AREA, COVERAGE, FLOOR AREA RATIO REGULATIONS. It shall be a condition of any special use permit granted under the provisions of this subsection 42-25(t) that lot area, coverage and floor area ratio requirements of the zone proposed for the entire site upon completion must be met. However, these requirements shall not be applied on a lot-by-lot or block-by-block basis, and may be varied for the separate portions of the overall site to the extent necessary to accomplish the purposes of this subsection 42-25(t).

(5) OFF-STREET PARKING REGULATIONS. The off-street parking requirements of the zone proposed for the completed site may be varied to the extent necessary to accomplish the purposes of this subsection 42-25(t).

(6) YARD REGULATIONS. It shall be a condition of any special use permit granted under the provisions of this subsection 42-25(t) that yard requirements of the zone proposed for the site upon completion must be met with respect to the perimeter of the site. However, yard regulations of the said proposed zone as applied to lots on the interior of the site may be varied to the extent necessary to accomplish the purposes of this subsection 42-25(t).

(7) 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:

a. The arrangement and location of buildings, structures and spaces as they relate to the intent and purposes of the adopted urban renewal plan.

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

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

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

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

f. The treatment and extent of plazas, courts, terraces and other open areas necessary or appropriate to the use or enjoyment of the development and the protection of the environs.

g. The distance of parking areas and buildings from the nearest single-family zoning and single-family development.

h. The provision for dedication of land for public rights of way, parks, schools and recreation space, when necessary and appropriate to the development and the environs.

i. The treatment of off-street parking spaces, including outdoor, in-structure and underground parking. If fees are to be charged for off-street parking, information shall be furnished with respect to the number of free parking spaces, the number of parking spaces to be provided for a fee, and the estimated fees.

j. The effects of traffic, generated by planned residential and/or commercial development, on nearby streets, highways or other public rights of way.

k. The proximity to mass transit or other public transportation facilities.

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: OCTOBER 13, 1973