

ORDINANCE NO. 1938

AN ORDINANCE to amend and reordain Subsection (b) of Section 42-6, Subsection (b) of Section 42-7, Subsection (b) of Section 42-8, Subsection (b) of Section 42-9, and Subsection (b) of Section 42-11, all in Article III, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended; to repeal Section 42-48.6, Division 2, Article VII of the said Chapter 42; and to amend Section 42-25, Article IV of the said Chapter 42 by amending and reordaining the caption thereof and by the addition of Subsection (a); which Chapter 42 relates to ZONING, which Article III relates to USE, AREA, etc., REGULATIONS GENERALLY, which Sections 42-6, 42-7, 42-8, 42-9 and 42-11 relate respectively to R-20 RESIDENCE ZONE, R-12 RESIDENCE ZONE, R-8 RESIDENCE ZONE, R-5 RESIDENCE ZONE, and RA RESIDENCE ZONE, and which Subsection (b) of each of the said sections relates to AREA REGULATIONS; which Article VII of the said Chapter 42 relates to PROVISIONS APPLYING AT LINES OF ZONE CHANGE; SUPPLEMENTAL YARD AND SETBACK REGULATIONS, which Division 2 thereof relates to SUPPLEMENTAL YARD AND SETBACK REQUIREMENTS, and which Section 42-48.6 relates to SETBACKS ON SUBSTANDARD LOTS, 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 added Subsection (a) relates to USE OF SUBSTANDARD LOTS.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Subsection (b), Section 42-6, 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:

(b) Area regulations. No structure shall be erected or placed on a lot containing less than twenty thousand square feet.

Section 2. That Subsection (b), Section 42-7, 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:

(b) Area regulations. No structure shall be erected or placed on a lot containing less than twelve thousand square feet.

Section 3. That Subsection (b), Section 42-8, 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:

(b) Area regulations. No structure shall be erected or placed on a lot containing less than eight thousand square feet, for interior lots or nine thousand square feet for corner lots.

Section 4. That Subsection (b), Section 42-9, 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:

(b) Area regulations. No structure shall be erected or placed on a lot containing less than five thousand square feet per dwelling unit for interior lots or six thousand five hundred square feet per dwelling unit for corner lots.

Section 5. That Subsection (b), Section 42-11, 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:

(b) Area regulations. 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 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.

Section 6. That Section 42-48.6, Division 2, Article VII of The Code of the City of Alexandria, Virginia, 1963, as amended, be and it hereby is repealed as follows:

Sec. 42-48.6. (repealed)

Section 7. 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. Use of substandard lots; vision clearance at corners; limitation on groups of row houses; special uses in subsequent zones; addresses for license purposes; unit of land not having frontage on public street; residential cluster development; residential portions of urban renewal projects.

Section 8. That Section 42-25 of Article IV, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and it hereby is amended by the addition of a subsection (a) to read as follows:

(a) Use of substandard lots. Any lot in the R-20, R-12, R-8, R-5, R-2-5 or RA residence zones, which lot was of record on December 28, 1951, but which has less area of width than the minimum required for use in the zone where it is situated, may be occupied only by a single-family dwelling and its accessory buildings, provided, that

(1) as of May 14, 1974, and continuously thereafter, the said lot is not owned by any person having any interest whatsoever in any contiguous land, and

(2) a special use permit is granted under the provisions of section 42-68 to 42-71 of this Code, and

(3) city council, upon consideration of the special use permit, finds that the proposed use shall not unreasonably impair an adequate supply of light and air to adjacent property, and shall not diminish or impair the established property values in surrounding areas.

Section 9. That the title of and an informal memorandum explaining 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 city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk 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: MAY 14, 1974