

ORDINANCE NO. 1940

AN ORDINANCE to amend and reordain subsection (4) of subsection (s), Section 42-25, and to further amend subsection (s) of Section 42-25 by adding thereto a new subsection numbered (10.1), all of Article IV, Chapter 42, The Code of the City of Alexandria, Virginia, 1963, as amended, which Chapter 42 relates to ZONING, which Article IV relates to ADDITIONAL USE, AREA, 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; 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, which subsection (s) relates to RESIDENTIAL CLUSTER DEVELOPMENT, which subsection (4) relates to AREA REGULATIONS and which new subsection (10.1) relates to STREET DEDICATIONS.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That subsection (4) of subsection (s), Section 42-25, Article IV, Chapter 42 of The Code of the City of Alexandria, 1963, as amended, be and it hereby is amended and reordained to read as follows:

(4) AREA REGULATIONS. The number of dwelling units permitted under this Section shall in no event exceed the number of dwelling units which could have been constructed on the site without regard to this section; provided the lot area of each individual lot may be reduced below the minimum set forth for such zones for residential cluster development; Provided further that any residential cluster development for which a special use permit was issued prior to May 14, 1974 may conform to the area regulation then in effect for residential cluster development.

Section 2. That subsection (s), Section 42-25, Article IV, Chapter 42 of The Code of the City of Alexandria, 1963, as amended, be and it hereby is amended by adding thereto a new subsection (10.1) to read as follows:

(10.1) STREET DEDICATIONS. Streets within cluster development providing for vehicular circulation shall be constructed to minimum City of Alexandria Standards, shall be no less than 30 feet in width measured from curb to curb and shall be dedicated to the City of Alexandria. Area regulations, common area computations and floor area regulations shall include said dedicated area, except that this subsection shall not apply to residential cluster development for which a special use permit was issued prior to May 14, 1974.

Section 3. 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