

ORDINANCE NO. 2459

AN ORDINANCE to amend and reordain subsection (47.1), Section 42-1, Article I; to amend and reordain subsection (f), Section 42-11, to amend Section 42-13 by adding a new subsection numbered (f.1), Article III; and to amend and reordain subsection (6), subsection (s), Section 42-25, Article IV, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended; which Chapter 42 relates to ZONING, which Article I relates to DEFINITIONS, which Section 42-1 relates to ENUMERATION, which subsection (47.1) relates to OPEN AND USABLE SPACE, which Article III relates to USE, AREA, ETC., REGULATIONS GENERALLY, which Section 42-11 relates to RA RESIDENCE ZONE, which subsection (f) relates to COVERAGE, which Section 42-13 relates to RC RESIDENCE ZONE, which new subsection numbered (f.1) relates to OPEN AND USABLE SPACE BONUS, which Article IV relates to ADDITIONAL USE, AREA, ETC., REGULATIONS, which Section 42-25 relates to 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; FRONT YARD SETBACK FOR BUS SHELTERS; FRONT YARD PARKING LIMITATIONS, which subsection (s) relates to RESIDENTIAL CLUSTER DEVELOPMENT and which subsection (6) relates to COMMON AREAS.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That subsection (47.1), Section 42-1, Article I, 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:

47.1) Open and usable space. That portion of a lot at ground level which is (1) eight (8) feet or more in width, (2) unoccupied by principal or accessory buildings, (3) unobstructed by other than recreational facilities, (4) not devoted to driveways, maneuvering aisles or off-street parking or loading berths. On lots occupied by multi-family dwellings, open and usable space may be considered to include that portion of rooftops or decks, fully open to the sky and which are improved for the use of residents, visitors or other persons. The purpose of open and usable space is to provide areas of trees, shrubs, lawns, pathways and other natural and man-made amenities for the use and enjoyment of residents, visitors and other persons.

Section 2. That subsection (f), Section 42-11, Article III, 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:

(f) Coverage. There shall be provided on each lot occupied by a dwelling open and usable space of not less than eight hundred (800) square feet per dwelling unit, plus an additional four hundred (400) square feet for each two (2) guest rooms in rooming houses and boardinghouses. For all multi-family dwellings in the RA zone, up to eighty (80) square feet of the open and usable space required for each dwelling unit may be in improved rooftops or decks, provided that an area of land at least equal to the area of open and usable space located on rooftops and decks and credited to the required open and usable space shall be provided as landscaped open and usable space

between the front lot line and any building, structure or off-street parking area located on the lot. This landscaped open and usable space shall not be in addition to the total area required for open and usable space.

Section 3. That Section 42-13, Article III, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended by adding thereto a new subsection numbered (f.1) to read as follows:

(f.1) Open and usable space bonus. For all multi-family dwellings in the RC zone for which preliminary, final or combination site plans have been submitted after April 12, 1980, up to ten percent (10%) of the open and usable space required in subsection (e) or subsection (f) above may be in improved rooftops or decks, provided that an area of land at least equal to the area of open and usable space located on rooftops or decks and credited to the allowed or required open and usable space shall be provided as landscaped open and usable space between the front lot line and any building, structure or off-street parking area located on the lot. This landscaped open and usable space shall not be in addition to the total area required for open and usable space.

Section 4. That subsection (6), subsection (s), 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:

(6) Common areas. There shall be provided, within a residential cluster development, common areas used variously as open space, recreational or parking areas. Such common areas shall be equal to the total lot area for all dwelling units required by the applicable zone regulations less the total lot area allowed for all dwelling units in a residential cluster development. At least fifteen percent (15%) of the common area provided shall be open and usable space. Such open and usable space shall be continuous and undivided. All dwelling units in a residential cluster development shall have a direct access linkage to common areas. All open and usable space shall be in addition to all front, side and rear yard setback requirements applicable to the residential cluster development.

Section 5. 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: April 12, 1980