

ORDINANCE NO. 2494

AN ORDINANCE to amend and reordain the first and second paragraphs of subsection (a), to amend subsection (a) by adding a new paragraph and by adding a new subsection numbered (d.3), Section 42-24, Article IV, Chapter 42 of 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 42-24 relates to SUPPLEMENTARY PROVISIONS AND EXCEPTIONS AS TO HEIGHT, HEIGHT DISTRICTS, which subsection (a) relates to HEIGHT DISTRICT, which first paragraph relates to DIVISION INTO HEIGHT DISTRICTS, which second paragraph relates to BOUNDARIES OF HEIGHT DISTRICT NO. 2, which new paragraph relates to BOUNDARIES OF HEIGHT DISTRICT NO. 4 and which new subsection (d.3) relates to HEIGHT LIMITS IN HEIGHT DISTRICT NO. 4 (HUNTING CREEK VICINITY).

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the first paragraph of subsection (a), Section 42-24, 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:

(a) Height district. The city is hereby divided into five height districts which shall be known as Height District No. 1, Height District No. 2, Height District No. 2A, Height District No. 3 and Height District No. 4. The boundaries of Height District No. 1 shall be as follows:

Section 2. That the second paragraph of subsection (a), Section 42-24, 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:

The boundaries of Height District No. 2 shall be as follows: All of that portion of the city not included within the boundaries of Height District No. 1, Height District No. 2A, Height District No. 3 and Height District No. 4.

Section 3. That subsection (a), Section 42-24, Article IV, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended by adding a new paragraph to read as follows:

The boundaries of Height District No. 4 (Hunting Creek vicinity) shall be as follows:

Beginning at the intersection of the centerline of the Capital Beltway, Interstate 95, and the centerline of South Royal Street extended; thence southerly with the extension of the centerline of South Royal Street extended to the northerly low water line of Hunting Creek; thence westerly with the northerly low water line of Hunting Creek to the centerline of South Washington Street, a memorial highway; thence southerly with the centerline of South Washington Street to the Fairfax County boundary line; thence westerly with the Fairfax County boundary line to the centerline of U.S. Route 1; thence northerly with the centerline of U.S. Route 1 to the centerline of the Capital Beltway; thence easterly with the centerline of the Capital Beltway to the point of beginning.

Section 4. That Section 42-24, Article IV, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended by adding a new subsection numbered (d.3) to read as follows:

(d.3) Height limits in Height District No. 4 (Hunting Creek vicinity). In Height District No. 4 (Hunting Creek vicinity) the maximum height of any building shall not exceed fifty (50) feet above the average finished grade at the building, except as specified below:

(1) Within Height District No. 4 any building may be erected to a maximum height of seventy-seven (77) feet above the average finished grade at the building, provided that any portion of the building above fifty (50) feet in height is setback one hundred (100) feet from the right-of-way of Washington Street.

(2) Chimneys, towers, tanks, machinery, equipment, pent-houses or other necessary mechanical appurtenances to a main structure may be erected as a part of the main building to their required heights, regardless of any other height provisions or restrictions of this chapter.

(3) No building shall exceed the maximum height set forth in this subsection, and in addition, the allowable height of a building at any point shall not exceed twice the distance from the face of the building at that point to the centerline of the street facing such building.

(4) All radio and television reception or transmission structures extending in excess of seventy-five (75) feet above the ground or thirty (30) feet above the roof of the building to which it is attached, whichever may be the greater, shall be permitted only with a special use permit as specified in sections 42-68 to 42-71 of this Code.

(5) The building height set forth in this subsection shall not be construed to prevent the alteration, repair or reconstruction of any buildings which are in existence on June 24, 1980; provided, however, that no building in existence on June 24, 1980, shall be altered or reconstructed to a height in excess of the height of the building as it existed on that date, or seventy-seven (77) feet, whichever is greater. In addition, any such building shall not be deemed as nonconforming.

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: June 14, 1980