

ORDINANCE NO. 2573

AN ORDINANCE to amend Section 42-3, Article II, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended; which Chapter 42 relates to ZONING, which Article II relates to ZONES AND GENERAL PROVISIONS and which Section 42-3 relates to ZONE BOUNDARIES; ADOPTION OF ZONING MAPS.

WHEREAS, pursuant to due and timely notice of the time and place of hearing published in a newspaper of general circulation published in the City of Alexandria, Virginia, by mailing and by posting, a public hearing was held in relation to the matters hereinafter set forth, at which public hearing parties in interest and citizens had an opportunity to be heard; therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the "FIFTH REVISED ZONING MAP" described and referred to in Section 42-3, Article II, Chapter 42 of The Code of the City of Alexandria, Virginia, 1963, as amended, be and the same hereby is amended in the particulars following so that the pieces of property hereinafter listed are changed to the respective zones specified:

All of Lots 3, 6, 7 and 13 and part of Lots 11 and 12, Block 2, City of Alexandria Assessment Map 54.01, having frontage of 429.25 feet on North Fayette Street, or 137.00 feet on North Payne Street, or 378.38 feet on North West Street and of 534.90 feet on Madison Street and containing 7.47 acres (325,392.20 square feet), subject to certain conditions proffered by the applicant and accepted by the city, to-wit:

1. The use of the property shall be limited to mixed residential and commercial developments consisting of row dwellings in conjunction with commercial and professional office buildings and in conjunction with any uses permitted in the C-2 zone and the C-2-B zone.
2. For row dwellings and multi-family dwellings, the maximum number of dwelling units per acre exclusive of streets, alleys or other public rights-of-way shall not exceed 54.45 calculated as follows: Total tract area minus the commercial floor area divided by the tract floor area ratio multiplied by 54.45 units per acre.
3. The front yard setback for multi-family dwellings shall be based on a setback ratio of 1:2 from the front lot line with a minimum distance of 16 feet. For row dwellings and commercial uses there shall be no minimum except as may be required under the provisions of sections 42-48.9, 42-48.10 and 42-44 to 42-48 of this Code.
4. The maximum floor area ratio shall be 3:0.

5. No minimum amount of open space is required; however, some provision shall be made for residential open space in the form of either natural areas, decks, balconies or rooftop areas.

6. The maximum building height shall be 77 feet.

7. The total number of off-street parking spaces required by the zoning code may be reduced by 25%.

8. The development plan special use permit will be evaluated using section 42-19(h) of this Code.

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8. The development plan special use permit will be evaluated using section 42-19(h), subsection (11)a through k of this Code.

FROM: RB residence
TO: CO commercial office zone
with proffer

Section 2. Copies of any matter incorporated in this ordinance by reference, including but not limited to the "FIFTH REVISED ZONING MAP," as amended, and any other map referred to in this ordinance, may be examined in the city hall of the City of Alexandria, Virginia, at the citizens assistance office, room 103, at the city clerk's office, room 302 and at the information desk in the main lobby of the King Street entrance to city hall, and also at the department of planning and community development, room 201, 320 King Street, Alexandria, Virginia 22314, phone 838-4666.

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 16, 1981