

ORDINANCE NO. 2729

AN ORDINANCE to amend and reordain Sections 7-6-32 and 7-6-33, Article B; to amend Section 7-6-42 by adding a new subsubsection numbered (6) to subsection (a) and by adding a new subsection (j), all of Article C, Chapter 6, Title 7 of The Code of the City of Alexandria, Virginia, 1981, as amended; which Title 7 relates to PLANNING AND DEVELOPMENT, which Chapter 6 relates to ZONING, which Article B relates to USE, AREA, ETC., REGULATIONS GENERALLY, which Section 7-6-32 formerly related to WT WATERFRONT TOWNHOUSE ZONE and now relates to WPR WATERFRONT PARK AND RECREATION, which Section 7-6-33 formerly related to WCR WATERFRONT COMMERCIAL RESIDENTIAL ZONE and now relates to W-1 WATERFRONT (MIXED USE) ZONE, which Article C relates to ADDITIONAL USE, AREA, ETC., REGULATIONS, which Section 7-6-42 relates to SUPPLEMENTARY PROVISIONS AND EXCEPTIONS AS TO HEIGHT; HEIGHT DISTRICTS, which subsection (a) relates to HEIGHT DISTRICT, which new subsubsection (6) relates to BOUNDARIES OF HEIGHT DISTRICT NO. 5 and which new subsection (j) relates to HEIGHT LIMITS AND HEIGHT DISTRICT NO. 5 (NORTH WATERFRONT VICINITY).

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

[Sections 1 and 2 of this ordinance contain all new material replacing the present language of Sections 7-6-32 and 7-6-33.]

Section 1. That Section 7-6-32, Article B, Chapter 6, Title 7 of The Code of the City of Alexandria, Virginia, 1981, as amended, be and the same hereby is amended and reordained to read as follows:

Sec. 7-6-32. WPR waterfront park and recreation.

In the WPR waterfront park and recreation zone, the following regulations shall apply.

(a) Uses permitted. The following uses only shall be permitted in the WPR waterfront park and recreation zone:

- (1) Public buildings.
- (2) Public parks, playgrounds, athletic fields or other outdoor recreation facilities.
- (3) Parking areas and parking lots when accessory to a permitted use.
- (4) Retail and/or service commercial when accessory to a permitted use, provided such retail and/or service commercial does not occupy more than 10 percent of the land area of the lot, parcel or tract of land.

(5) The following uses permitted with special use permit as specified in sections 7-6-191 to 7-6-200 of this code:

- a. Bike rental.
- b. Commercial outdoor recreation facilities.
- c. Facilities used for the docking or berthing of boats or ships, including public or private marinas and/or boat clubs.
- d. Outdoor markets.
- e. Privately owned public use buildings such as civic auditoriums or performing arts centers.
- f. Restaurants, including outdoor cafes.

(b) Area regulations. None required.

(c) Frontage regulations. None required.

(d) Yard regulations.

(1) Front yards. The front building line shall be set back not less than 20 feet from the front lot line for all uses.

(2) Side yards. The minimum side yard shall be 12 feet.

(3) Rear yards. The minimum rear yard shall be 12 feet.

(e) Coverage. No more than 30 percent of any lot, parcel or tract of land shall be covered by building.

(f) Open and usable space. There shall be provided on any lot, parcel or tract of land open and usable space of 25 percent of the area of the lot, parcel or tract of land.

(g) Open space walkway and bikeway. Any use, development or project constructed pursuant to the provisions of this zone shall provide an open space walkway and bikeway adjacent to the high water mark of the Potomac River.

(h) Building height. No building shall exceed 30 feet in height above average finished grade.

(i) Off-street parking. The provisions of section 7-6-72 of this code shall apply, except for recreation uses, which shall meet the following requirements:

- (1) Nine (9) spaces per baseball diamond.
- (2) Five (5) spaces per outdoor basketball court.
- (3) Ten (10) spaces per football field.
- (4) Ten (10) spaces per soccer field.
- (5) Six (6) spaces per outdoor skating rink.
- (6) Six (6) spaces per softball diamond.
- (7) Two (2) spaces per outdoor tennis court.
- (8) One (1) space for each 55 square feet of water surface for outdoor swimming pools.
- (9) Six (6) spaces per outdoor volleyball court.
- (10) One (1) space per 500 square feet of lot area for all other park and recreation uses except passive recreation areas, provided that this requirement shall not include the area used for the parking of public park maintenance vehicles.
- (11) One (1) space per six (6) seats for outdoor stadiums.

(j) Underground utilities. All developments containing new or replacement utility facilities within the development shall provide for underground installation of said facilities.

(k) Restrictiveness. For the purpose of this code, uses permitted in the WPR waterfront park and recreation zone shall be considered more restricted than uses permitted in the W-1 waterfront (mixed use) zone and less restrictive than uses permitted in the RT townhouse residence zone.

(l) Characterization. For the purpose of this code, the WPR waterfront park and recreation zone shall be considered a commercial zone.

Section 2. That Section 7-6-33, Article B, Chapter 6, Title 7 of The Code of the City of Alexandria, Virginia, 1981, as amended, be and the same hereby is amended and reordained to read as follows.

Sec. 7-6-33. W-1 waterfront (mixed use) zone.

In the W-1 waterfront (mixed use) zone, the following regulations shall apply.

(a) Uses permitted. The following uses only shall be permitted in the W-1 waterfront (mixed use) zone:

(1) Any use permitted in the WPR waterfront park and recreation zone, any retail commercial use permitted in the C-1 commercial zone and any use permitted in the RB zone.

(2) Multi-family dwellings.

(3) Business and professional offices.

(4) Public utility service yards and/or electrical receiving or transforming stations, providing such use and/or structures were in existence on January 1, 1982, and have been in continuous use thereafter.

(5) Commercial shipping and freight terminal permitted only with a special use permit as specified in sections 7-6-191 to 7-6-200 of this code.

(b) Area regulations. For row dwellings and multi-family dwellings, there shall be provided a minimum lot area of 1,452 square feet per dwelling unit. For all other permitted uses, there shall be no minimum lot area regulations.

(c) First floor occupancy regulations. No habitable room or space shall be permitted on the first floor of any building used for residential purposes.

(d) Frontage regulations. Same as C-1 commercial.

(e) Yard regulations.

(1) Front yards. There shall be no minimum front yard except as provided in division 2, article G of this chapter.

(2) Side yards. For row dwellings, eight- (8) foot side yards shall be provided for each end lot in a group. For other residential uses in this zone, the yard provisions of division 2, article G of this chapter shall apply.

(3) Rear yards. For residential uses the minimum rear yard shall be eight (8) feet, except that in the case of buildings of three (3) or more stories in height, the provisions of division 2, article G of this chapter shall apply. For all other permitted uses, there shall be no rear yard restrictions.

(f) Coverage. For all permitted uses, there shall be no coverage restrictions.

(g) Open and usable space. For residential uses in this zone, there shall be provided open and usable space, exclusive of

space required for off-street parking of not less than 300 square feet per dwelling unit. For all other uses permitted in this zone, there shall be no open space restriction.

(h) Open space walkway and bikeway. Any use, development or project constructed pursuant to the provisions of this zone shall provide an open space walkway and bikeway adjacent to the high water mark of the Potomac River.

(i) Building height. No building shall exceed 50 feet in height, except additional height at the rate of one (1) foot of height for each one (1) percent of park or open space area made available for public use may be permitted, provided no building shall exceed 77 feet in height.

(j) Floor area ratio. The maximum floor area ratio for any lot or tract of land shall be 2.5.

(k) Off-street parking. The provisions of section 7-6-72 of this code shall apply, except for recreation uses, which shall meet the following requirements:

- (1) Nine (9) spaces per baseball diamond.
- (2) Five (5) spaces per outdoor basketball court.
- (3) Ten (10) spaces per football field.
- (4) Ten (10) spaces per soccer field.
- (5) Six (6) spaces per outdoor skating rink.
- (6) Six (6) spaces per softball diamond.
- (7) Two (2) spaces per outdoor tennis court.
- (8) One (1) space for each 55 square feet of water surface for outdoor swimming pools.
- (9) Six (6) spaces per outdoor volleyball court.
- (10) One (1) space per 500 square feet of lot area for all other park and recreation uses except passive recreation areas, provided that this requirement shall not include the area used for the parking of public park maintenance vehicles.
- (11) One (1) space per six (6) seats for outdoor stadiums.

(l) Underground utilities. All developments containing new or replacement utility facilities within the development shall provide for underground installation of said facilities.

(m) Restrictiveness. For the purpose of this code, uses permitted in the W-1 waterfront (mixed use) zone shall be considered less restrictive than uses permitted in the WPR waterfront park and recreation zone.

(n) Characterization. For the purpose of this code, the W-1 waterfront (mixed use) zone shall be considered a commercial zone.

Section 3. That subsection (a), Section 7-6-42, Article C, Chapter 6, Title 7 of The Code of the City of Alexandria, Virginia, 1981, 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 (5)~~ six (6) 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 and Height District No. 5.

Section 4. That subsection (a), Section 7-6-42, Article C, Chapter 6, Title 7 of The Code of the City of Alexandria, Virginia, 1981, as amended, be and the same hereby is amended by adding a new subsection numbered (6) to read as follows:

(6) The boundaries of Height District No. 5 (north waterfront vicinity) shall be as follows:

Beginning at a point where the centerline of North Fairfax Street extended intersects with the southern boundary of the Southern Railway System right-of-way; thence southwardly along the Southern Railway System right-of-way to the centerline of Pendleton Street extended; thence eastwardly along the centerline of Pendleton Street extended to the pierhead line of the Potomac River; thence southwardly along the pierhead line of the Potomac River to the centerline of Oronoco Street extended; thence westwardly along the centerline of Oronoco Street to the centerline of North Union Street; thence southwardly to the centerline of Queen Street; thence westwardly along the centerline of Queen Street to the centerline of North Lee Street; thence northwardly along the centerline of North Lee Street to the centerline of Princess Street; thence westwardly along the centerline of Princess Street to the centerline of North Fairfax Street; thence northwardly along the centerline of North Fairfax Street to the point of beginning.

Section 5. That Section 7-6-42, Article C, Chapter 6, Title 7 of The Code of the City of Alexandria, Virginia, 1981, as amended, be and the same hereby is amended by adding a new subsection (j) to read as follows:

(j) Height limits in Height District No. 5 (north waterfront vicinity). In Height District No. 5 (north waterfront vicinity), the maximum height of any building shall be as follows:

(1) In the area bounded by the southwesterly boundary of the Southern Railway System on the north and east, the centerline of Pendleton Street on the south and the centerline of North Fairfax Street on the west, no building shall exceed 77 feet above the average finished grade at the building, except as specified below.

(2) In the area bounded by the centerline of Pendleton Street on the north, the centerline of North Union Street on the east, the centerline of Oronoco Street on the south, and the centerline of North Fairfax Street on the west, no building shall exceed 66 feet above the average finished grade at the building, except as specified below.

(3) In the area bounded by the easterly extension of the centerline of Pendleton Street on the north, the pierhead line of the Potomac River on the east, the centerline of Oronoco Street on the south and the centerline of North Union Street on the west, no building shall exceed 50 feet above the average finished grade at the building, except as specified below.

(4) In the area bounded by the centerline of Oronoco Street on the north, the centerline of North Union Street on the east, the centerline of Queen Street on the south, the centerline of Lee Street on the west, the centerline of Princess Street on the south and the centerline of North Fairfax Street on the west, no building shall exceed 50 feet above the average finished grade at the building, except as specified below.

a. Chimneys, towers, tanks, machinery, equipment, penthouses 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.

b. 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.

c. All radio and television reception or transmission structures extending in excess of 75 feet above the

ground or 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 7-6-191 to 7-6-200 of this code.

d. 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 January 1, 1982; provided, however, that no building in existence on January 1, 1982, shall be altered or reconstructed to a height in excess of the height of the building as it existed on that date or the heights set forth in subsections (1) through (4) above, whichever is greater.

In addition, any such building shall not be deemed to be nonconforming as to height of buildings.

Section 7. 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: November 13, 1982