

ORDINANCE NO. 2958

AN ORDINANCE to amend and reordain subsection (l) and subsection (a), and to further amend subsection (a) by adding a new subsection (7); to amend and reordain subsection (b) of Section 7-6-42 and to amend by adding a new subsection (k), all Section 7-6-42, 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 C relates to ADDITIONAL USE, AREA, ETC., REGULATIONS, which Section 7-6-42 relates to SUPPLEMENTARY PROVISIONS AND EXCEPTIONS TO HEIGHT; HEIGHT DISTRICTS, which subsection (l) relates to BOUNDARIES OF HEIGHT DISTRICT NO. 1, which subsection (a) relates to HEIGHT DISTRICT, which subsection (b) relates to HEIGHT LIMITS IN HEIGHT DISTRICT NO. 1, which subsection (k) relates to HEIGHT LIMITS IN HEIGHT DISTRICT NO. 6 and which new subsection (7) relates to BOUNDARIES OF HEIGHT DISTRICT NO. 6.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That subsection (l) and subsection (a) of 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:

Sec. 7-6-42. Supplementary provisions and exceptions as to height; height districts.

(a) Height district. The city is hereby divided into seven (7) height districts which shall be known as Height District No. 1, Height District No. 2, Height District No. 2A, Height District No. 3, Height District No. 4, Height District No. 5 and Height District No. 6.

(1) The boundaries of Height District No. 1 shall be as follows: Beginning at a point, such point being the intersection of the extended centerline of Oronoco Street with the pierhead line in the Potomac River as delineated on a map entitled "U.S. Coast and Geodetic Survey. Plainimetric Map T-8606, Boundary Survey, District of Columbia--Virginia, Potomac River, Alexandria, Southern Section"; thence westward along the centerline of Oronoco Street to the centerline of North Fairfax Street; thence southward along the centerline of North Fairfax Street to the centerline of Princess Street; thence westward with the centerline of Princess Street to a point 123.42 feet west of the west line of Pitt Street; thence northward and parallel to the west line of Pitt Street to a point 176.58 feet north of the north line of Oronoco Street; thence westward from such point and paralleling the north line of Oronoco Street to a point 173.42 feet east of the centerline of North Washington Street; thence north paralleling North Washington Street to the centerline of

First Street; thence east with the centerline of First Street to a point 500 feet east of the centerline of North Washington Street; thence north along a line 500 feet east of the centerline of George Washington Memorial Highway to the north city limits; thence west with the north city line to a point 500 feet west of the centerline of George Washington Memorial Highway; thence south along a line 500 feet west of the centerline of George Washington Memorial Highway to the centerline of First Street; thence east with the centerline of First Street to a point 173.42 feet west of the centerline of North Washington Street; thence south paralleling North Washington Street to a point 176.58 feet north of the north line of Oronoco Street; thence west to a point 123.42 feet west of the west line of Columbus Street; thence southward and parallel to the west side of Columbus Street to a point 176.58 feet north of the north line of Queen Street; thence westward paralleling Queen Street to a point 123.42 feet west of the west line of Alfred Street; thence southward and parallel to the west line of Alfred Street to a point 176.58 feet south of the south line of Queen Street; thence westward paralleling the south line of Queen Street to a point on the centerline of Patrick Street; thence southward along the centerline of Patrick Street to the centerline of a 10-foot wide alley, 100 feet north of the north line of King Street; thence westward along the centerline of the 10-foot wide alley to a point 43.9 feet west of the west line of North Fayette Street; thence northward seven (7) feet to a point; thence westward 25 feet to a point; thence southward 12 feet to a point; thence westward 25 feet to a point; thence northward five (5) feet to the centerline of a 10-foot wide alley; thence westward along the centerline of the 10-foot wide alley to a point 122 feet west of the west line of North Payne Street; thence northward 19 feet to the centerline of a 10-foot wide alley; thence westward along the 10-foot wide alley to the centerline of North West Street; thence southward to the centerline of a 10-foot wide alley; thence westward along the centerline of the 10-foot wide alley to the centerline of North Peyton Street to the south line of Baggett Place; thence westward along the south line of Baggett Place 287 feet to a point; thence northward 15 feet to the centerline of a 10-foot wide alley; thence westward along the centerline of the 10-foot wide alley to the centerline of Harvard Street; thence southward along the centerline of Harvard Street to the centerline of King Street; thence eastward along the centerline of King Street; thence eastward along the centerline of King Street to the centerline of South Peyton Street; thence southward along the centerline of South Peyton Street to the centerline of Duke Street; thence eastward along the centerline of Duke Street to a point 123.42 feet west of the west line of Alfred Street; thence southward and parallel to the west line of Alfred Street to the centerline of Wilkes Street; thence eastward along the centerline of Wilkes Street to the centerline of Columbus Street; thence southward with the centerline of Columbus Street to the centerline of Franklin Street; thence westward along the centerline of Franklin

Street to a point 123.42 feet west of the west line of Alfred Street; thence southward and parallel with the west line of Alfred Street to the centerline of the Capital Beltway; thence eastward along the centerline of the Capital Beltway to a point on the extension of the centerline of South Alfred Street; thence southward along the centerline of South Alfred Street and the southwardly extension thereof to the south city line at the mid-channel of Hunting Creek; thence easterly along said mid-channel of Hunting Creek to its intersection with the Virginia-Maryland state line as established by section 7.1-7 of the Code of Virginia (1950), as amended; thence northwardly and easterly along said state line to its intersection with the southwesterly line of the District of Columbia; thence northeasterly along said southwesterly line of the District of Columbia to the pierhead line as delineated on a map entitled "U.S. Coast and Geodetic Survey. Plainimetric Map T-8606, Boundary Survey, District of Columbia-Virginia, Potomac River, Alexandria, Southern Section"; thence north with said pierhead line to the point of beginning.

Section 2. 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 (7) to read as follows:

(7) The boundaries of Height District No. 6 (northwest Old Town) shall be as follows: Beginning at a point in the centerline of Madison Street where it intersects with the boundaries of the Old and Historic Alexandria District; thence westward along the centerline of Madison Street to the centerline of Columbus Street; thence southward along the centerline of North Columbus Street to a point 100 feet from the south line of Madison Street; thence westward to a point 90.4 feet from the west line of North Columbus Street; thence southward to the centerline of Pendleton Street; thence westward along the centerline of Pendleton Street to a point 123.4 feet west of the west line of North Patrick Street; thence southward and parallel to the west line of North Patrick Street to the centerline of a 10-foot alley, 100.00 feet north of the north line of King Street; thence eastward along the centerline of the 10-foot alley to the centerline of North Patrick Street; thence northward along the centerline of North Patrick Street to a point 176.58 feet south of the south line of Queen Street; thence eastward 123.42 feet west of the west line of North Alfred Street; thence northward to a point 176.58 feet north of the north line of Queen Street; thence eastward to a point 123.42 feet west of the west line of North Columbus Street; thence northward to a point 176.58 feet north of the north line of Oronoco Street; thence eastward to a point 173.42 feet west of the west line of North Washington Street; thence northward to the point of beginning.

Section 3. That subsection (b), Section 7-6-42 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:

(b) Height limits in Height District No. 1. The heights of buildings shall be as specified for each zone in this chapter except that as set forth in (1) through (4) below, no building shall be erected to a height in excess of 50 feet; except further, that in any zone for which the heights of building limitation is less than said 50 feet such lower height limitation shall prevail unless a special use permit as specified in sections 7-6-191 to 7-6-195 of this code is obtained, and said use permit is authorized in the particular zone, in which case the height of the building may extend up to 50 feet. Provided, however, that any existing structure or for a project which had a site plan approved on or before June 26, 1984, included in the areas added to Height District No. 1, by the amendments of city council of June 26, 1984, shall not be deemed nonconforming as to height by virtue of its inclusion in Height District No. 1.

(1) Within the boundaries of any approved urban renewal (redevelopment) project, for which the city has executed a cooperation agreement, no building shall be erected to a height in excess of 62 feet above the average ground elevation at the building.

(2) a. Within the boundary described in the following paragraph, any building may be erected in excess of the above-mentioned 50-foot height an additional height of two (2) feet for each one (1) foot of setback of the entire building from either Washington Street or King Street, provided that in no event shall any such building be erected to a height in excess of 77 feet above the average ground elevation at the building. In constructing this subsection, buildings in approved urban renewal (redevelopment) projects mentioned in (1) above shall not have the advantage of the extra height for setback provided for by this subsection but shall be restricted as in subsection (1) above.

b. Beginning at a point on the centerline of Cameron Street 173.42 feet east of the centerline of North Washington Street; thence north paralleling North Washington Street to the centerline of First Street; thence east with the centerline of First Street to a point 500 feet east of the centerline of North Washington Street; thence north along a line 500 feet east of the centerline of George Washington Memorial Highway to the north city limits; thence west with the north city line to a point 500 feet west of the centerline of George Washington Memorial Highway; thence south along a line 500 feet west of the centerline of George Washington Memorial Highway to the centerline of First Street; thence east with the centerline of First Street to a point 173.42 feet west of the centerline of North Washington Street; thence southward and parallel to the

centerline of Washington Street to the centerline of Cameron Street; thence eastward along the centerline of Cameron Street to the centerline of Washington Street; thence southward with the centerline of Washington Street to a point 200 feet from the south line extended of Cameron Street west of Washington Street; thence westward paralleling the north line of King Street to a point on the centerline of Patrick Street; thence southward along the centerline of Patrick Street to a point 176.58 feet north of the north line of Prince Street; thence eastward and parallel to the north line of Prince Street to a point 173.42 feet west of the centerline of Washington Street; thence southward paralleling Washington Street to the south city line; thence east with the south city line to a point 173.42 feet east of the centerline of Washington Street; thence northward and parallel with Washington Street to the centerline of Prince Street; thence westward along the centerline of Prince Street to the centerline of Washington Street; thence northward along the centerline of Washington Street to the centerline of Cameron Street east of Washington Street; thence eastward along the centerline of Cameron Street to the point of beginning.

Section 4. That 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 further amended by adding a new subsection (k) to read as follows:

(k) Height limits in Height District No. 6 (northwest Old Town). In Height District No. 6 (northwest Old Town), the maximum height of a building shall not exceed 50 feet above the average finished grade at the building except as follows:

(1) 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.

(2) 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.

(3) 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.

(4) Any structure in existence or for a project which had a site plan approved on or before June 26, 1984, in this area

as of June 26, 1984, shall not be deemed nonconforming as to height by virtue of its inclusion in this height district.

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 27, 1984