

ORDINANCE NO. 3163

AN ORDINANCE to amend subsection (a) by adding a new subsubsection numbered (1.1) and to amend and reordain subsections (b), (c) and (d), all of Section 7-6-17; to amend and reordain subsubsection (l) of subsection (a), Section 7-6-25, all of Article B; and to amend and reordain subsection (h), Section 7-6-44, 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 7-6-44 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, SIDE AND REAR YARD PARKING LIMITATIONS; OUTDOOR DISPLAY OR STORAGE OF GOODS OR MERCHANDISE, which subsection (h) relates to RESIDENTIAL CLUSTER DEVELOPMENT, which Article B relates to USE, AREA, ETC., REGULATIONS GENERALLY, which Section 7-6-25 relates to C-2 COMMERCIAL ZONE, which subsection (a) relates to USES PERMITTED, which subsubsection (l) relates to PERMITTED USES IN THE C-1 COMMERCIAL ZONE, which Section 7-6-17 relates to RA RESIDENCE ZONE, which subsection (d) relates to YARD REGULATIONS, which subsection (c) relates to FRONTAGE REGULATIONS, which subsection (b) relates to AREA REGULATIONS, which subsection (a) relates to USES PERMITTED and which new subsubsection (1.1) relates to ROW DWELLINGS.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That subsection (a), Section 7-6-17, 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 by adding a new subsubsection numbered (1.1) to read as follows:

(1.1) Row dwellings.

Section 2. That subsection (b), Section 7-6-17, Article B, Chapter 6, Title 7 of The Code of the City Alexandria, Virginia, 1981, as amended, be and the same hereby is amended and reordained to read as follows:

(b) **Area regulations.** No structure used for multi-family dwelling purposes shall be erected or placed on a lot containing less than 1,600 square feet of land for each dwelling unit contemplated to be placed thereon. No structure used for single-family, two-family or row dwelling purposes shall be erected or placed on a lot containing less than 1,980 square feet of land for each dwelling unit contemplated to be placed thereon;

provided, however, if a special use permit is first obtained in accordance with section 7-6-191 through section 7-6-195 of this chapter, such lots may be smaller than the said 1,980 square feet. The last-stated proviso, however, shall not affect any residential cluster development plan presented pursuant to section 7-6-44 of this chapter.

Section 3. That subsection (c), Section 7-6-17, 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:

(c) **Frontage regulations.** With the exception of row dwellings, no building shall be erected or placed on a lot having less than 50 feet of width at the front building line or at the front lot line. For row dwellings, the minimum lot width at the front lot line and the front building line shall be 18 feet for interior lots, 26 feet for end lots and 38 feet for corner lots; however, on the exterior side of a cul-de-sac or curved street having a radius of less than 100 feet, the width at the front lot line may be reduced a maximum of three (3) feet if approved by the planning commission. No row dwelling shall be of less width at the front building line than the minimum lot width prescribed for interior lots, and for two- (2) family dwellings of the semi-detached type, each dwelling unit shall be on a lot with a frontage of not less than 25 feet.

Section 4. That subsection (d), Section 7-6-17, 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:

(d) **Yard regulations.**

(1) Side yard. Same as R-5 residence zone; except that minimum side yards for each residential building or group of buildings containing one (1) or more dwelling units shall be eight (8) feet, but for building walls of three (3) stories or more in height the yard provisions of division 2, article G of this chapter shall apply opposite any such wall; provided, that, in the case of row dwellings, eight- (8) foot side yards shall be provided for each end lot in a group.

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

(3) Rear yards. Same as R-8 residence zone, but for building walls of three (3) stories or more in height, the yard provisions of division 2, article G of this chapter shall apply opposite any such wall.

Section 5. That subsection (1), subsection (a), Section 7-6-25, 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:

(1) Any use permitted in the C-1 commercial zone, except row dwellings as therein permitted.

Section 6. That subsection (h), Section 7-6-44, 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:

(h) Residential cluster development. Notwithstanding any other provisions or requirements of section 7-6-12 through section 7-6-18, sections 7-6-21, 7-6-22 and section 7-6-32, the owner or the duly authorized agent of all persons or entities having a legal interest in a tract of land zoned R-20, R-12, R-8, R-5, R-2-5, R-B, R-M, R-T or W-2 which can accommodate not less than five (5) single-family or row dwellings may apply for a special use permit for a residential cluster development on such tract of land in accordance with the procedures, requirements and standards set forth in this subsection 7-6-44(h). The regulations set forth in paragraphs 7-6-44(h)(3) through 7-6-44(h)(9) of this code, both inclusive, are intended merely as guides and it is contemplated in any given case the planning commission may recommend or the city council may require stricter regulations when authorizing the issuance of a special use permit, so as to fulfill more adequately the purposes of this subsection 7-6-44(h); and in no case shall the planning commission recommend or the city council authorize a development which would exceed the regulations set forth in paragraphs 7-6-44(h)(3) through 7-6-44(h)(9) of this code, both inclusive.

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.

JAMES P. MORAN, JR.  
Mayor

Final Passage: November 24, 1986