

ORDINANCE NO. 3190

AN ORDINANCE to amend and reordain subsection (a), Section 7-6-42, to further amend subsection (a) by amending subsection (2) and by adding a new subsection (9), and to amend Section 7-6-42 by adding a new subsection (m), 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 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 (a) relates to HEIGHT DISTRICT, which new subsection (m) relates to HEIGHT LIMITS IN HEIGHT DISTRICT NO. 8 and which new subsection (9) relates to BOUNDARIES OF HEIGHT DISTRICT NO. 8.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. 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 nine (9) 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, Height District No. 6, Height District No. 7 and Height District No. 8.

Section 2. That subsection (2) of 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:

(2) 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, Height District No. 4, Height District No. 5, Height District No. 6, Height District No. 7 and Height District No. 8.

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 by adding thereto a new subsection (9) to read as follows:

(9) The boundaries of Height District No. 8 (Cameron Street) shall be as follows:

Beginning at a point along the centerline of Cameron Street, that point being approximately 151 feet west of the

centerline of Harvard Street; thence south approximately 239 feet to a point approximately 148.9 feet north of the centerline of King Street; thence east approximately 167.2 feet to a point on the north boundary line of the Old and Historic District; thence east along the boundary line of the Old and Historic District to a point approximately 151.4 feet east of the centerline of North Henry Street, that point being on the boundary line of the Parker-Gray District; thence north along the boundary line of the Parker-Gray District to a point along the centerline of Cameron Street; thence west along the centerline of Cameron Street approximately 2,004.5 feet to the point of beginning.

Section 4. 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 thereto a new subsection (m) to read as follows:

(m) Height limits in Height District No. 8 (Cameron Street). In Height District No. 8 (Cameron Street), the maximum height of a building shall not exceed 50 feet above the average finished grade at the building; provided, however, that the following exceptions to the foregoing height limit shall apply:

(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; provided, that no penthouse shall exceed 15 feet in height.

(2) All necessary rooftop mechanical appurtenances and penthouses shall be concealed by or constructed of exterior architectural materials or features of the same type or quality used on the exterior walls of the main building in question.

(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) Any structure in existence or any project which had a site plan approved on or before March 21, 1987, shall not be deemed nonconforming as to height by virtue of its inclusion in this height district; provided, that no such structure or project shall be altered or reconstructed to a height in excess of the height which existed or was approved on March 21, 1987, or the height set forth in this subsection 7-6-42(m), whichever is greater.

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.

JAMES P. MORAN, JR.
Mayor

Final Passage: March 21, 1987