

ORDINANCE NO. 3214

AN ORDINANCE to amend and reordain subsection (2)a, subsection (3), and subsection (11)t of Section 7-6-72, and to further amend Section 7-6-72 by adding two new subsections numbered (14) and (15), all of Article E, 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 E relates to OFF-STREET PARKING AND LOADING, which Section 7-6-72 relates to OFF-STREET PARKING GENERALLY, which subsection (2)a relates to COMPACT CAR PARKING SPACES, which subsection (3) relates to SIZES OF REQUIRED PARKING SPACES, which subsection (11)t relates to REQUIRED PARKING SPACES FOR COMMERCIAL, GOVERNMENTAL AND PROFESSIONAL OFFICE BUILDINGS, which new subsection (14) relates to REDUCTION IN REQUIRED PARKING FOR CAR POOL AND VAN POOL SPACES AND TRANSIT SUBSIDIES and which new subsection (15) relates to REQUIRED PARKING FOR HOTELS IN PLANNING DISTRICT I.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That subsection (2)a, Section 7-6-72, Article E, 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)a. Parking areas or parking lots providing for 10 or more required off-street parking spaces for a non-retail use may provide up to 75 percent of the required spaces as compact car parking spaces. Parking areas or parking lots providing 10 or more required off-street parking spaces for a retail use may provide up to 30 percent of the required spaces as compact car parking spaces. Each compact car parking space shall be adequately signed to indicate the intended use and shall be provided as close as possible to the entrance of the building or structure to which such space is accessory; provided, however, that any parking area or parking lot for which a preliminary site plan has been submitted to the director of planning and community development on or before June 24, 1975, shall be treated as an existing parking area or parking lot as specified below.

Section 2. That subsection (3), Section 7-6-72, Article E, 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:

(3) Each required parking space shall be no less than 18.5 feet in length and 9 feet in width, except that each required compact car parking space shall be no less than 16 feet in length and 8 feet in width for compact car parking spaces, exclusive of driveways and aisles; provided, however, that parking spaces parallel to driveways and aisles shall be not less than 22 feet

in length and 8 feet in width for standard cars and 18 feet in length and 7 feet in width for compact cars.

Section 3. That subsection (11)t, Section 7-6-72, Article E, 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:

(11)t. Office buildings, including commercial, governmental and professional: the required number of parking spaces shall be determined by the following table:

	In Parking Districts (spaces required/square feet of floor area)					
	1	2	3	4	5	6
Minimum	500	450	1/475	1/475	1/475	1/600
Minimum car pool space set aside	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%

Parking district 6 shall encompass the area located within a radius of 2,000 feet from any entrance to any Washington Metropolitan Transit Authority rail station. The boundaries of this and parking districts 1 through 5 shall be shown on the map designated "City of Alexandria Parking District Boundaries," dated May 26, 1987, signed by the mayor, the clerk of the council, the chairman of the planning commission and the secretary of the planning commission, which map is on file in the office of the planning commission and which is hereby made a part of this chapter.

Section 4. That Section 7-6-72, Article E, 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 (14) to read as follows:

(14) The car pool parking spaces required by subsection (11)t of this section to be provided in conjunction with office buildings shall be reserved for car pool vehicles until 10:30 a.m. on work days. Each space so reserved and provided without charge for car pool vehicles may be counted as 3 spaces toward the minimum number of parking spaces required for an office building. For purposes of this subsection, a car pool shall mean 3 or more people traveling together on a continuing and prearranged basis in a private motor vehicle. Each space similarly reserved and provided without charge for van pool vehicles may be counted as 8 spaces toward the minimum number of parking spaces required for an office building. For purposes of this subsection, a van

pool shall mean 8 or more people traveling together on a continuing and prearranged basis in a motor vehicle designed for the transportation of persons. The provision of transit fare media (flash passes, tickets and tokens) at 100% subsidy to occupants of an office building may be used to reduce the required number of parking spaces on the basis of 1 space for each 2 persons for whom such transit fare media are provided on an annual basis. The total reduction attributable to the provision of car pool vehicle parking spaces, van pool vehicle parking spaces, and transit fare media pursuant to the provisions of this subsection shall not exceed 30% of the total number of parking spaces required by subsection (11)t of this section. Compliance with these provisions allowing reductions in the number of required parking spaces where car pool and van pool spaces are provided without charge and where subsidized transit fare media are provided to building occupants shall be established in an annual report prepared by the office building owner or occupant and submitted to the director of planning and community development. Failure to adhere to these provisions shall result in disallowance pro tanto of the credit allowed hereunder.

Section 5. That Section 7-6-72, Article E, 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 (15) to read as follows:

(15) Hotels within Parking District 1 shall provide a minimum of .7 parking space per room and 1 parking space per each 8 restaurant and meeting room seats. For purposes of this subsection, a room shall be defined as an enclosed, private and secure area designed to provide overnight accommodation to not more than 4 persons.

Section 6. 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 requests. 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: May 26, 1987