

ORDINANCE NO. 3223

AN ORDINANCE to amend and reordain subsection (a), Section 7-6-42, to further amend subsection (a) by amending subsection (2) and adding a new subsection (10), and to further amend Section 7-6-42 by adding a new subsection (n), 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 AS TO HEIGHT; HEIGHT DISTRICTS, which subsection (a) relates to HEIGHT DISTRICTS, which new subsection (n) relates to HEIGHT LIMITS IN HEIGHT DISTRICT NO. 8 and which new subsection (10) relates to BOUNDARIES OF HEIGHT DISTRICT NO. 9.

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 districts.** The city is hereby divided into ten 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, Height District No. 8 and Height District No. 9.

Section 2. That subsection (2), 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, Height District No. 8 and Height District No. 9.

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 (10) to read as follows:

(10) The boundaries of Height District No. 9 (Old Town North Vicinity) shall be as follows: Beginning at a point, said point being 173.42 feet east of the centerline of North Washington Street on the centerline of First Street; thence east along the centerline of First Street to the centerline of North Pitt

Street; thence south along the centerline of North Pitt Street to a point 123.3 feet south of the centerline of Oronoco Street; thence west along the centerline of a 4.6 foot wide alley to a point 156.42 feet west of the centerline of North Pitt Street; thence north parallel to the centerline of North Pitt Street to a point 209.58 feet north of the centerline of Oronoco Street; thence west, parallel to the centerline of Oronoco Street, to a point 173.42 feet east of the centerline of North Washington Street; thence north and parallel to the centerline of North Washington Street 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 (n) to read as follows:

(n) Height limits in Height District No. 9 (Old Town North Vicinity). In Height District No. 9 (Old Town North Vicinity), the maximum height of any building shall be as follows:

(1) The maximum height of a building shall not exceed 60 feet above average finished grade at the building in the area bounded as follows, beginning at a point, said point being 173.42 feet east of the centerline of North Washington Street on the centerline of First Street; thence east along the centerline of First Street to the centerline of North Pitt Street; thence south along the centerline of North Pitt Street 158 feet to point; thence west and parallel to the centerline of First Street to a point 173.42 feet east of the centerline of North Washington Street; thence north parallel to the centerline of North Washington Street to the point of beginning; provided, that the exceptions to the foregoing height limit set forth in subsection (5) shall apply.

(2) The maximum height of a building shall not exceed 84 feet above average finished grade at the building in the area bounded as follows, beginning at a point, said point being 173.42 feet east of the centerline of North Washington Street and 158 feet south of the centerline of First Street; thence east parallel to the centerline of First Street to the centerline of North Pitt Street; thence south along the centerline of North Pitt Street to the centerline of Montgomery Street; thence west along the centerline of Montgomery Street to the centerline of North Saint Asaph Street; thence south along the centerline of North Saint Asaph Street to the centerline of Wythe Street; thence east along the centerline of Wythe Street to the centerline of North Pitt Street; thence south along the centerline of North Pitt Street 209.6 feet to a point; thence west parallel to the centerline of Wythe Street to a point 173.42 feet east of the centerline of North Washington Street; thence north parallel to the centerline of North Washington Street to the point of

beginning; provided, that the exceptions to the foregoing height limit set forth in subsection (5) shall apply.

(3) The maximum height of a building shall not exceed 115 feet above average finished grade at the building in the area bounded as follows, beginning at a point, said point being at the intersection of the centerlines of Montgomery Street and North Saint Asaph Street; thence east along the centerline of Montgomery Street to the centerline of North Pitt Street; thence south along the centerline of North Pitt Street to the centerline of Wythe Street; thence west along the centerline of Wythe Street to the centerline of North Saint Asaph Street; thence north along the centerline of North Saint Asaph Street to the point of beginning; provided, that the exceptions to the foregoing height limit set forth in subsection (5) shall apply.

(4) The maximum height of a building shall not exceed 60 feet above average finished grade at the building in the area bounded as follows, beginning at a point, said point being 173.42 feet east of the centerline of North Washington Street and 209.6 feet south of the centerline of Wythe Street; thence east parallel to the centerline of Wythe Street to the centerline of North Pitt Street; thence south along the centerline of North Pitt Street to a point 123.3 feet south of the centerline of Oronoco Street; thence west along the centerline of a 4.6 foot wide alley to a point 156.42 feet west of the centerline of North Pitt Street; thence north parallel to the centerline of North Pitt Street to a point 209.58 feet north of the centerline of Oronoco Street; thence west, parallel to the centerline of Oronoco Street, to a point 173.42 feet east of the centerline of North Washington Street; thence north and parallel to the centerline of North Washington Street to the point of beginning; provided, that the exceptions to the foregoing height limit set forth in subsection (5) shall apply.

(5) The following exceptions to the foregoing height limits shall apply:

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

b. 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.

c. No building shall exceed the applicable 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.

d. 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.

e. Any structure in existence or any project which had a site plan approved on or before May 16, 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 May 16, 1987, or the height set forth in this subsection, 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: June 13, 1987