

ORDINANCE NO. 3237

AN ORDINANCE to amend and reordain subsection (3) of subsection (h), Section 7-6-44 and subsection (h) of 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 SUB-STANDARD 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 SET-BACK 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, and which subsection (3) relates to USES AUTHORIZED FOR A RESIDENTIAL CLUSTER DEVELOPMENT.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That subsection (h), Section 7-6-44 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 7-6-33, 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, RA, RB, RM, RT or W-1 which can accommodate not less than five 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 that 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 2. That subsection (3), subsection (h), Section 7-6-44 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) Uses authorized for a residential cluster development. The following uses only shall be authorized in a residential cluster development:

- a. Single-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RA, RB, RM, RT and W-1 zones.
- b. Two family dwellings in the R-2-5, RA, RB, RM and W-1 zones.
- c. Row dwellings in the RA, RB, RM, RT and W-1 zones.
- d. Public utility uses as set forth in section 7-6-12 of this code.
- e. Public utility uses as set forth in section 7-6-14 of this code in the R-8, R-5, R-2-5, RA, RB, RM, RT and W-1 zones.
- f. Home occupations as set forth in section 7-6-12 of this code.
- g. Private and public recreational facilities.
- h. Accessory buildings, including private garages and servants' quarters, as provided in sections 7-6-41 and 7-6-44 of this code.

Section 3. 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 on the date of its final passage.

JAMES P. MORAN, JR.
Mayor

Final Passage: October 19, 1987