

ORDINANCE NO. 3269

AN ORDINANCE to amend and reordain subsection (b), and subsubsection (2) thereof, of Section 7-6-42, 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 (b) relates to HEIGHT LIMITS IN HEIGHT DISTRICT NO. 1, which subsubsection (2) formerly related to ADDITIONAL HEIGHT BASED ON SETBACK FROM WASHINGTON STREET OR KING STREET and which subsubsection (2) now relates to GRANDFATHERED BUILDINGS AND STRUCTURES.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That subsection (b), 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:

(b) Height limits in Height District No. 1. The heights of buildings shall be as specified for each zone in this chapter, except that as set forth in (1) through (4) below, no building shall be erected to a height in excess of 50 feet; except further, that in any zone for which the heights of building limitation is less than said 50 feet, such lower height limitation shall prevail unless a special use permit as specified in sections 7-6-191 to 7-6-195 of this code is obtained, and said use permit is authorized in the particular zone, in which case the height of the building may extend up to 50 feet.

Section 2. That subsubsection (2), subsection (b), 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) a. Any existing structure and any project which had a site plan approved on or before June 26, 1984, included in the areas added to Height District No. 1, by the amendments of city council of June 26, 1984, shall not be deemed nonconforming as to height by virtue of its inclusion in Height District No. 1.

b. Any building or structure in existence within the area described in paragraph c of this subsubsection on December 12, 1987, shall not be deemed nonconforming as to height by virtue of the repeal on January 23, 1988, of the allowance of an additional height of two feet for each one foot of setback of the entire building from either Washington Street or King Street, not to exceed a height in excess of 77 feet above the average

ground elevation at the building; provided, that no such building or structure shall be altered or reconstructed to a height in excess of the height which existed on December 12, 1987, or 50 feet, whichever is greater; provided further, that no such building or structure shall be increased in size to a height in excess of 50 feet; and provided further, that any building or structure, shown on a site plan approved by the planning commission between June 12, 1986, and December 12, 1987, which site plan remains in force and effect and pursuant to which site plan substantial construction of any building or structure shown thereon has commenced as of December 12, 1987, shall, for the purpose of this subsection, be deemed to be in existence as of December 12, 1987.

c. Beginning at a point on the centerline of Cameron Street 173.42 feet east of the centerline of North Washington Street; thence north paralleling North Washington Street to the centerline of First Street; thence east with the centerline of First Street to a point 500 feet east of the centerline of North Washington Street; thence north along a line 500 feet east of the centerline of George Washington Memorial Highway to the north city limits; thence west with the north city line to a point 500 feet west of the centerline of George Washington Memorial Highway; thence south along a line 500 feet west of the centerline of George Washington Memorial Highway to the centerline of First Street; thence east with the centerline of First Street to a point 173.42 feet west of the centerline of North Washington Street; thence southward and parallel to the centerline of Washington Street to the centerline of Cameron Street; thence eastward along the centerline of Cameron Street to the centerline of Washington Street; thence southward with the centerline of Washington Street to a point 200 feet from the south line extended of Cameron Street west of Washington Street; thence westward paralleling the north line of King Street to a point on the centerline of Patrick Street; thence southward along the centerline of Patrick Street to a point 176.58 feet north of the north line of Prince Street; thence eastward and parallel to the north line of Prince Street to a point 173.42 feet west of the centerline of Washington Street; thence southward paralleling Washington Street to the south city line; thence east with the south city line to a point 173.42 feet east of the centerline of Washington Street; thence northward and parallel with Washington Street to the centerline of Prince Street; thence westward along the centerline of Prince Street to the centerline of Washington Street; thence northward along the centerline of Washington Street to the centerline of Cameron Street east of Washington Street; thence eastward along the centerline of Cameron Street to the point of beginning.

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: January 23, 1988