

ORDINANCE NO. 3612

AN ORDINANCE to amend and reordain Section 4-102 (PERMITTED USES) under Section 4-100 (CL/COMMERCIAL LOW ZONE), Section 4-202 (PERMITTED USES) under Section 4-200 (CC/COMMERCIAL COMMUNITY ZONE), Section 4-302 (PERMITTED USES) under Section 4-300 (CSL/COMMUNITY SERVICE LOW ZONE), Section 4-402 (PERMITTED USES) under Section 4-400 (CG/COMMERCIAL GENERAL ZONE), Section 4-502 (PERMITTED USES) under Section 4-500 (CD/COMMERCIAL DOWNTOWN ZONE), Section 4-602 (PERMITTED USES) under Section 4-600 (CD-X/COMMERCIAL DOWNTOWN ZONE (OLD TOWN NORTH)), Section 4-702 (PERMITTED USES) under Section 4-700 (CR/COMMERCIAL REGIONAL ZONE), Section 4-802 (PERMITTED USES) under Section 4-800 (OC/OFFICE COMMERCIAL ZONE), Section 4-902 (PERMITTED USES) under Section 4-900 (OCM(50)/OFFICE COMMERCIAL MEDIUM(50) ZONE), Section 4-1002 (PERMITTED USES) under Section 4-1000 (OCM(100)/OFFICE COMMERCIAL MEDIUM(100) ZONE), Section 4-1102 (PERMITTED USES) under Section 4-1100 (OCH/OFFICE COMMERCIAL HIGH ZONE), Section 4-1202 (PERMITTED USES) under Section 4-1200 (I/INDUSTRIAL ZONE), Section 4-1302 (PERMITTED USES) under Section 4-1300 (UT/UTILITIES AND TRANSPORTATION ZONE), Sections 5-102 (PERMITTED USES) and 5-107 (OPEN SPACE REQUIREMENTS) under Section 5-100 (CRMU-L/COMMERCIAL RESIDENTIAL MIXED USE (LOW)), Sections 5-202 (PERMITTED USES) and 5-207 (OPEN SPACE REQUIREMENTS) under Section 5-200 (CRMU-M/COMMERCIAL RESIDENTIAL MIXED USE (MEDIUM)), Sections 5-302 (PERMITTED USES) and 5-307 (OPEN SPACE REQUIREMENTS) under Section 5-300 (CRMU-H/COMMERCIAL RESIDENTIAL MIXED USE (HIGH)), Section 5-402 (PERMITTED USES) under Section 5-400 (CRMU-X/COMMERCIAL RESIDENTIAL MIXED USE (OLD TOWN NORTH) ZONE), Section 5-502 (PERMITTED USES) under Section 5-500 (W-1/WATERFRONT MIXED USE ZONE) and to further amend the said Section 5-500 by adopting new Section 5-503.1 (PROHIBITED USES), Section 6-100 (POS/PUBLIC OPEN SPACE AND COMMUNITY RECREATION ZONE) by adopting new Section 6-105.1 (PROHIBITED USES), and Section 6-200 (WPR/WATERFRONT PARK AND RECREATION ZONE) by adopting new Section 6-203.1 (PROHIBITED USES), all of the City of Alexandria Zoning Ordinance.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sections 4-102, 4-202, 4-302, 4-402, 4-502, 4-602, 4-702, 4-802, 4-902, 4-1002, 4-1102, 4-1202, 4-1302, 5-102, 5-202, 5-302, 5-402, and 5-502, of the City of Alexandria Zoning Ordinance, be, and the same hereby are, each severally amended by adding thereto a new subsection, the appropriate lettered subsection heading to be assigned by the city attorney in preparing the codification of this ordinance, to read as follows:

() accessory uses, as permitted by section 7-100.

Section 2. That Sections 5-107, 5-207, and 5-307 of the City of Alexandria Zoning Ordinance, be, and the same hereby are, each severally amended to read as follows:

5- Open Space Requirements. Each residential development or residential portion of a mixed use development shall provide a minimum of 40% of land area as open and usable space; provided however that a portion of the space which would otherwise be required as green area may be met by comparable amenities and/or facilities provided in lieu thereof if such amenities or facilities meet or exceed the beneficial purposes which such green areas would accomplish. A determination by the director or by council in the case of a special use permit shall be made in each case as to whether the open space provided, in addition to meeting the technical definition of open space, is functional and usable.

Section 3. That Section 5-500 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding thereto a new Section 5-503.1, to read as follows:

Section 5-503.1 Prohibited Uses. Any use which is not a permitted, special or accessory use pursuant to this section 5-500 is prohibited.

Section 4. That Section 6-100 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding thereto a new Section 6-105.1, to read as follows:

Section 6-105.1 Prohibited Uses. Any use which is not a permitted, special, temporary or accessory use pursuant to this section 6-100 is prohibited.

Section 5. That Section 6-200 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding thereto a new Section 6-203.1, to read as follows:

Section 6-203.1 Prohibited Uses. Any use which is not a permitted, special or accessory use pursuant to this section 6-200 is prohibited.

Section 6. That Sections 4-102, 4-202, 4-302, 4-402, 4-502, 4-602, 4-702, 4-802, 4-902, 4-1002, 4-1102, 4-1202, 4-1302, 5-102, 5-107, 5-202, 5-207, 5-302, 5-307, 5-402, 5-502, 5-500, 6-100, and 6-200 of the City of Alexandria Zoning Ordinance, as amended by this ordinance, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

Section 7. That this ordinance shall become effective upon the date and at the time of its final passage, and shall apply to all applications for land use or land development approval provided for under the City of Alexandria Zoning ordinance which on such date are pending before any city

department, agency or board, or before city council, or on judicial review, and to all such applications which may be filed after such date.

PATRICIA S. TICER
Mayor

Final Passage: January 23, 1993