

ORDINANCE NO. 3629

AN ORDINANCE to amend and reordain Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES) and Article V (MIXED USED ZONES) of the City of Alexandria Zoning Ordinance, to allow single and two-family dwellings in the commercial, office and mixed use zones and to provide regulations therefor, and to codify the existing interpretation allowing one or two accessory apartments above first floor retail or commercial uses in such zones.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sections 4-100, 4-200, 4-300, 4-400, 4-600, 4-700, 4-800, 4-900, 4-1000, 4-1100, 5-100, 5-200, 5-300, 5-400, and 5-500, of the City of Alexandria Zoning Ordinance, be, and the same hereby are, severally amended by adding to the permitted uses section thereof two new subsections, the appropriate lettered subsection headings to be assigned by the city attorney in preparing the codification of this ordinance, to read as follows:

- Single-family dwelling;
- Two-family dwelling;

Section 2. That Sections 4-100, 4-200, 4-300, 4-400, 4-600, 4-700, 4-800, 4-900, 4-1000, 4-1100, 5-100, 5-200, 5-300, 5-400, and 5-500, of the City of Alexandria Zoning Ordinance, be, and the same hereby are, each severally amended by amending the residential area regulations subsection and the mixed use area regulations subsection thereof, the appropriate lettered subsection and numbered paragraph headings to be assigned by the city attorney in preparing the codification of this ordinance; and if no such subsections exist, that the said sections be, and same hereby are, amended by adding a new section thereto, the appropriate catch line and numbered section heading to be assigned by the city attorney in preparing the codification of this ordinance, provided that no provision of any such new section shall be inconsistent with any provision of existing law, to read as follows:

- Residential.

Lot size. Each single-family dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-family dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit. For each multifamily dwelling unit 1,600 square feet of land area shall be provided and for each townhouse dwelling unit 1,980 square feet.

Frontage. When measured at both the front lot line and the front building line, each single-family dwelling, two-family dwelling and multifamily dwelling requires a minimum of 50 feet of frontage, a semi-detached dwelling requires a minimum

frontage of 37.5 feet for each dwelling unit, and each townhouse dwelling requires a minimum of 18 feet of frontage for interior lots, 26 feet of frontage for end lots and 38 feet of frontage for interior corner lots.

(_) Mixed use. When a development includes both residential and nonresidential uses, the residential lot size and frontage regulations shall apply to the residential component of the development.

Section 3. That Sections 4-100, 4-200, 4-300, 4-400, 4-600, 4-700, 4-800, 4-900, 4-1000, 4-1100, 5-100, 5-200, 5-300, 5-400, and 5-500, of the City of Alexandria Zoning Ordinance, be, and the same hereby are, each severally amended by amending the residential bulk regulations paragraph and the mixed use bulk regulations paragraph thereof, the appropriate numbered paragraph and lettered subparagraph headings to be assigned by the city in preparing the codification of this ordinance; and if no such paragraphs exist, that the said sections be, and same hereby are, amended by adding a new section thereto, the appropriate catch line and numbered section heading to be assigned by the city attorney in preparing the codification of this ordinance, provided that no provision of any such new section shall be inconsistent with any provision of existing law, to read as follows:

(_) Residential. For residential uses the following yard and open space requirements apply:

(_) Yards. Each single-family, two-family and townhouse dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. In the case of townhouses the side yard requirement shall apply only to interior end lots. Each multifamily dwelling shall comply with these yard requirements except that side yards shall be based on a setback ratio of 1:2 and a minimum of 16 feet.

(_) Open space. Residential development shall provide 40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

(_) Mixed use. When a development includes both residential and nonresidential uses, the residential yard and open space regulations shall be applicable to the residential component of the development.

Section 4. That Sections 4-100, 4-200, 4-300, 4-400, 4-500, 4-600, 4-700, 4-800, 4-900, 4-1000, 4-1100, 5-100, 5-200, 5-300, 5-400, and 5-500, of the City of Alexandria Zoning Ordinance, be, and the same hereby are, each severally amended by adding thereto a new section, the appropriate numbered section heading to be assigned by the city attorney in preparing the codification of this ordinance, to read as follows:

- Accessory apartments. One or two apartment dwelling units, located on a floor or floors above retail or commercial uses, shall be permitted as an accessory use. Such apartments shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such apartment shall provide the parking required for a multifamily dwelling unit of equivalent size.

Section 5. That Section 4-502 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by adding thereto two new subsections, to read as follows:

(A-01) Single-family dwelling;

(A-02) Two-family dwelling;

Section 6. That subsection (B) of Section 4-505 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended to read as follows:

(B) Residential.

(1) Lot size. Each multifamily structure shall provide a minimum land area of 1,245 square feet per dwelling unit except that the minimum land area for each dwelling unit may be reduced to an amount no lower than 800 square feet with a special use permit. Each single-family, two-family and townhouse dwelling shall provide a minimum land area of 1,452 square feet.

(2) Frontage.

(a) When measured at both the front lot line and the front building line, each multifamily dwelling requires a minimum of 50 feet of frontage.

(b) For single-family and two-family duplex dwellings, the minimum lot width at the front building line and the minimum lot frontage at the front lot line shall be 25 feet. For two-family semi-detached dwellings, the minimum lot frontage shall be 25 feet for each dwelling unit.

(c) For townhouse dwellings, the minimum lot width at the front building line and the front lot line shall be 18 feet for interior lots; provided however that the planning commission may approve a lot width reduction on an interior lot

to a minimum of 15 feet where the commission finds the reduction necessary and appropriate and:

(1) Three or more townhouses are being developed contemporaneously; and

(2) The average lot width and lot frontage in the development is at least 18 feet.

Section 7. That Section 4-506 of the City of Alexandria Zoning Ordinance be, and the same hereby is amended to read as follows:

(A) Yards and open space.

(1) Nonresidential. For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 and the zone transition requirements of section 7-900.

(2) Residential. For residential uses, the following yard and open space requirements apply:

(a) Front yard. The front building line shall be the same as the front lot line unless a majority of the existing buildings with frontage on the same side of the block as the proposed building have a greater setback, in which case the front building line shall be the average distance of the existing buildings from the front lot line. If there are no existing buildings, the front building line shall be the front lot line. It is the intent of this provision that in the RM zone buildings shall abut the sidewalk unless a greater setback has been established by the existing buildings on the same side of the block.

(b) Side yards.

(1) Each single and two-family dwelling shall provide two side yards of a minimum size of five feet. Each interior end lot in a group of townhouses shall provide one side yard of a minimum size of five feet.

(2) Each multifamily dwelling shall provide two side yards based on a 1:3 setback ratio and of a minimum of 25 feet each.

(c) Rear yard.

(1) Each single-family, two-family and townhouse dwelling shall provide a rear yard based on a setback ratio of 1:2 and a minimum size of 16 feet.

(2) Each multifamily dwelling shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of 25 feet.

(d) Multifamily open space. Multifamily residential development shall provide 40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

(e) Single-family, two-family and townhouse open and usable space.

(1) Each single-family, two-family and townhouse dwelling shall provide open and usable space in an amount equal to the lesser of the following:

- (a) 35 percent of the lot area, or
- (b) The amount existing on June 24, 1992.

(2) No additions to any new or existing dwelling and no accessory structure which will reduce the open and usable space below that required under section 4-506(A)(2)(e)(1) above shall be allowed to be built in back or side yards.

(3) Driveways and alleys shall not be considered open space for the purpose of this section 4-506(A)(2)(e). Where two or more parking spaces are provided, one parking space may be considered open space.

(3) Mixed use. When a development includes both residential and nonresidential uses, the residential yard and open space regulations shall be applicable to the residential component of the development.

(B) Floor area ratio.

(1) Nonresidential. The maximum permitted floor area ratio for nonresidential uses is 1.5 except that the floor area ratio may be increased to an amount not to exceed 2.5 with a special use permit.

(2) Residential. The maximum permitted floor area ratio for multifamily residential uses is 1.25, not to exceed 35 units per acre except that the number of dwelling units per acre may be increased to a number not to exceed 54.45 with a special use

permit. The maximum permitted floor area ratio for single-family, two-family and townhouses dwellings is 1.50.

(C) Height. The maximum permitted height of a building is 50 feet, except that the maximum permitted height of a single-family, two-family or townhouse dwelling is 35 feet, provided however that such maximum height may be increased to an amount not to exceed 45 feet if the ridge line of the roof is parallel to the street and the slope of the roof is compatible with neighboring buildings.

Section 8. That Section 4-507 of the City of Alexandria Ordinance, be, and the same hereby is amended, by adding thereto a new subsection (E), to read as follows:

(E) Off-street parking. Access to required off-street parking spaces shall be provided from an alley or interior court. Upon a finding that it is clearly not feasible to provide such access, a waiver as to part or all of the parking requirement may be granted by the planning commission as part of its site plan review or, if no site plan is required, by the director.

Section 9. That Sections 4-100, 4-200, 4-300, 4-400, 4-500, 4-600, 4-700, 4-800, 4-900, 4-1000, 4-1100, 5-100, 5-200, 5-300, 5-400, and 5-500, 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 10. 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: May 15, 1993