

ORDINANCE NO. 3673

AN ORDINANCE to amend and reordain Section 2-138 (DWELLING, TOWNHOUSE), under Section 2-100 (DEFINITIONS), and to add a new Section 7-1600 (TOWNHOUSES), under Article VII (SUPPLEMENTAL ZONE REGULATIONS), all of the City of Alexandria Zoning Ordinance.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 2-138 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended to read as follows:

Section 2-138 Dwelling, townhouse.

One of a series of three or more attached dwelling units separated from one another by continuous vertical party walls without openings from basement to roof or roofs.

Section 2. That Article VII of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding thereto a new Section 7-1600 to read as follows:

Section 7-1600 Townhouses.

(A) No group of townhouses shall exceed eight dwelling units in a single structure, except that a greater number may be approved with a special use permit in zones where townhouses are a permitted use, subject to the restrictions of this section.

(B) No such special use permit shall be approved in the RA, RB, RM, RS, RT, CD and CL zones.

(C) No such special use permit shall be approved which authorizes a total length of any single structure in excess of 212 feet.

(D) No adjacent group of more than three townhouses approved pursuant to such a special use permit shall have the same front setback.

(E) No such special use permit shall be approved unless, in lieu of the otherwise applicable side yard setback requirements between end unit townhouses, such special use permit includes a condition, assented to in writing by the applicant, for the provision of fire resistive construction and/or fire protection system requirements, not otherwise required by the Uniform Statewide Building Code, and reasonably calculated to the satisfaction of the fire marshal to offset the diminution in fire safety occasioned by the relaxation of the otherwise applicable side yard setback requirements.

Section 3. That Section 2-138 and Article VII 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 4. 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 shall apply to all such applications which may be filed after such date, and shall apply to all other facts and circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as may be provided in Article XII of said ordinance.

PATRICIA S. TICER  
Mayor

Final Passage: October 16, 1993