

ORDINANCE NO. 3713

AN ORDINANCE to amend and reordain Section 3-1107 (OFF-STREET PARKING) under Section 3-1100 (RM/TOWNHOUSE ZONE), of Article III (RESIDENTIAL ZONE REGULATIONS), Section 4-507 (USE LIMITATIONS) under Section 4-500 (CD/Commercial Downtown Zone), of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), Section 8-100 (OFF-STREET PARKING REQUIRED) and Section 8-200 (GENERAL PARKING REGULATIONS), of Article VIII (OFF-STREET PARKING AND LOADING), all of the City of Alexandria Zoning Ordinance.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 3-1107 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended to read as follows:

Section 3-1107 Off-street parking.

Section 8-200(C)(5)(a), the rule applicable to the Old and Historic Alexandria District, shall govern access to parking on land zoned RM, but located outside of such district.

Section 2. That subsection (E) of Section 4-507 of the City of Alexandria Zoning Ordinance be, and the same hereby is, repealed.

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Section 3. That paragraph (5), subsection (A), of Section 8-100 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended to read as follows:

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(5) Alternative reduction of requirement. Required parking may be reduced in conjunction with the provision of low and moderate income housing as provided in section 7-700, and required parking may be reduced or waived where alley or interior court access is infeasible, in the RM zone pursuant to section 3-1107 and in the Old and Historic Alexandria District, Parker-Gray District, Town of Potomac Historic District, Rosemont Historic District and for designated buildings over 100 years old, pursuant to section 8-200(C)(5).

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Section 4. That paragraph (1), subsection (A), of Section 8-200 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended to read as follows:

Section 8-200 General parking regulations.

(A) Schedule of requirements.

(1) Single-family detached, two-family and row or townhouse dwellings: two spaces per dwelling unit for single-family detached, two-family, and townhouse dwellings.

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Section 5. That subsection (C) of Section 8-200 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding thereto new paragraphs (5) and (6), to read as follows:

* * *

(5) Access to parking, required or otherwise, shall be limited as follows:

(a) Within the Old and Historic Alexandria District, access to all parking shall be provided from an alley or interior court. Upon a finding by the planning commission or director that it is clearly not feasible to provide such access, a waiver as to part or all of any 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.

(b) Within the Parker-Gray District, access to all parking shall be from an alley or interior court. Upon a finding by the director that such access is clearly not feasible, an application for a curb cut to provide access may be filed with the director of transportation and environmental services who shall, after review by the director and the director of transportation and environmental services, and provided the application meets the criteria of section 5-2-14(c) of the city code, docket the matter for hearing before the Parker-Gray District board of architectural review. The board of architectural review shall approve or deny the application based on whether the location and nature of the proposed curb cut and associated parking facility is compatible with the character and architectural style of the developed blockface. The decision of the board of architectural review may be appealed to city council pursuant to section 10-207. If approval of a curb cut as specified in this subparagraph is not granted, then a waiver as to part or all of any parking requirement may be granted by the planing commission as part of its site plan review, or, if no site plan is required, by the director.

(c) For buildings or structures over one 100 years old designated for preservation pursuant to section 10-300, access to all parking shall be provided from an alley or interior court. Upon a finding by the director that such access is clearly not feasible, an application for a curb cut to provide access may be filed with the director of transportation and environmental services who shall, after review by the director and the director of transportation and environmental services,

and provided the application meets the criteria of section 5-2-14(c) of the city code, docket the matter for hearing before the Old and Historic Alexandria District board of architectural review. The board of architectural shall approve or deny the application based on whether the location and nature of the proposed curb cut and associated parking facility is compatible with the character and architectural style of the designated building or structure. The decision of the board of architectural review may be appealed to city council pursuant to section 10-309. If approval of a curb cut as specified in this subparagraph is not granted, then a waiver as to part or all of any 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. The requirements of this subparagraph shall apply to all the land appurtenant to such designated building or structure, whether comprised of a single lot or multiple lots of record, on the date of designation.

(d) Within the Town of Potomac and Rosemont Historic Districts, access to all parking shall be from an alley or interior court. Upon a finding by the director that such access is clearly not feasible, an application for a curb cut to provide access may be filed with the director of transportation and environmental services for review by the director and the director of transportation and environmental services. The approval of both directors constitutes approval of the application. The directors shall review the application for compliance with the criteria of section 5-2-14(c) of the city code, and for the compatibility of the location and nature of the proposed curb cut and associated parking facility with the character and architectural style of the developed blockface. The rejection by either director constitutes a denial of the application. The administrative determination on the application may be appealed to city council. The procedures of section 10-207 shall apply to the extent appropriate to any such appeal.

(e) For land not covered by paragraph (a) through (d) above, approval for a curb cut may be obtained either as part of a site plan approved by the planning commission pursuant to section 11-400 or by administrative approval pursuant to section 5-2-14 of the city code.

(f) It is the express intent of the city that no curb cut be permitted anywhere in the city which does not, at a minimum, meet the criteria of section 5-2-14(c) of the city code.

(6) Parking, required or otherwise, limited on residential lots. For all lots containing single-family, two-family or townhouse dwelling uses, there shall be a limit of one vehicle per 1,000 square feet of lot area, not to exceed a maximum of four vehicles per lot parked or stored outside on the lot in question.

Section 5. That Sections 3-1107, 4-507, 8-100 and 8-200 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 6. 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, shall apply to 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: March 19, 1994