

ORDINANCE NO. 3741

AN ORDINANCE to amend and reordain Section 4-303 (SPECIAL USES) under Section 4-300 (CSL/COMMERCIAL SERVICE LOW ZONE) of Article IV (COMMERCIAL OFFICE AND INDUSTRIAL ZONES) (TA No. 94-004), Section 9-301 (REVIEW REQUIRED) under Section 9-300 (SIGNS, MARQUEES AND AWNINGS WITHIN THE OLD AND HISTORIC ALEXANDRIA AND PARKER GRAY DISTRICTS AND ON 100 YEAR OLD BUILDINGS) of Article IX (SIGNS, MARQUEES AND AWNINGS) (TA No. 94-003), and to add a new Section 2-163.1 (LIGHT ASSEMBLY, SERVICE AND CRAFTS) (TA No. 94-004) to Article II (DEFINITIONS), all of the City of Alexandria Zoning Ordinance.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 4-303 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding thereto a new subsection (O.1) to read as follows:

(O.1) Light assembly, service and crafts;

Section 2. That Article II of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding thereto a new Section 2-163.1, to read as follows:

Section 2-163.1 Light assembly, service and crafts. Assembly under this definition is a use engaged in the assembly, predominantly from previously prepared materials, of finished products or parts, and may include processing, assembly, treatment, packaging, incidental storage and sales of such products. Service includes business services otherwise consistent with the definition of light assembly and crafts. Crafts is a use engaged in by artists or craftpersons for the production or creation of individual handmade objects, not mass produced, such as furniture, sculpture, paintings, pottery, glassware, specialized bookbinding and clothing, and may include accessory exhibition and retail space for products created on the premises. It is specifically anticipated that assembly, service and craft uses under this definition will not be uses typically associated with industrial uses; will have no discernible impact, including noise, odor, light, glare or vibration, at the nearest property line; that all operations, including storage, will be housed completely within an enclosed building, and will operate with a minimal number of pickups and deliveries by trucks larger than a pickup or a van. No uses related to automobiles or other vehicles or heavy equipment are permitted, and all uses must be designed and operated so as to demonstrate compatibility with the character of neighboring uses and with all uses permitted in the zone.

Section 3. That Section 9-301 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding thereto a new subsection (E), to read as follows:

(E) Prohibited signs. No sign advertising a business, which sign is within 200 feet of and visible from Washington Street, shall be permitted unless it is attached to a building in which the business being advertised is conducted, or unless it is the minimum signage necessary to comply with section 9-7-20 of the city code.

Section 4. That Sections 4-303 and 9-301, and Article II, 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 5. That this ordinance shall become effective upon the date 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 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: June 18, 1994