

ORDINANCE NO. 3811

AN ORDINANCE to amend and reordain Section 6-405 (ADDITIONAL REGULATIONS FOR THE KING STREET METRO STATION HEIGHT DISTRICT) under Section 6-400 (HEIGHT DISTRICTS) of Article VI (SPECIAL AND OVERLAY ZONES) (TA NO. 95-008) of the City of Alexandria Zoning Ordinance.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 6-405 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended to read as follows:

Section 6-405 Additional regulations for the King Street Metro Station Height District.

(A) Height limits. The maximum height of any building or structure shall not exceed 77 feet above the average finished grade at the building.

(B) Exception. If at least 60 percent of the area of the first floor of the building is to be used for retail uses, the maximum height may be increased by not more than five feet. For the purpose of this section 6-405(B), retail uses shall include retail shopping establishments, restaurants, banks, financial investment and consulting offices, travel agencies, realty offices, personal service uses, educational uses, and any other commercial activity that involves a high degree of pedestrian activity, as determined by the director.

Section 2. That Section 6-405 of the City of Alexandria Zoning Ordinance, as amended by this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 3. 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 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 27, 1995