

ORDINANCE NO. 3822

AN ORDINANCE to amend and reordain Section 3-706 (BULK AND OPEN SPACE REGULATIONS), under Section 3-700 (RB/TOWNHOUSE ZONE), and Section 3-1106 (BULK AND OPEN SPACE REGULATIONS), under Section 3-1100 (RM/TOWNHOUSE ZONE), of Article III (RESIDENTIAL ZONE REGULATIONS), and Section 7-202 (PERMITTED OBSTRUCTIONS) under Section 7-200 (PERMITTED OBSTRUCTIONS IN REQUIRED YARDS), of Article VII (SUPPLEMENTAL ZONE REGULATIONS), all of the City of Alexandria Zoning Ordinance (TA NO. 95-09).

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That subsection (A) of Section 3-706 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended to read as follows:

(A) Yard requirements.

(1) Front yard. Each use shall provide a front yard of at least 20 feet, except within the Old and Historic Alexandria and the Parker-Gray Districts where the front building line shall be the same as the front lot line or such other line consistent with the character of the district that the board of architectural review approves.

(2) Side yards-outside historic districts.

(a) Each single-family and two-family dwelling shall provide two side yards each based on a setback ratio of 1:3 and a minimum size of eight feet.

(b) Each end lot in a group of townhouses shall provide a side yard based on a setback ratio of 1:3 and a minimum size of eight feet.

(c) Each structure containing multifamily dwellings shall provide two side yards each based on a setback ratio of 1:2 and a minimum size of 16 feet.

(d) Each other use shall provide two side yards based on a setback ratio of 1:1 and a minimum size of 25 feet.

(3) Side yards-within historic districts. Within the Old and Historic Alexandria and the Parker-Gray Districts, the following side yard requirements shall apply.

(a) Each residential lot which is 35 feet wide or wider shall provide two side yards of at least five feet each.

(b) Each residential lot which is at least 25 feet but less than 35 feet wide shall provide one side yard of at least five feet.

(c) No side yard is required on a residential lot which is less than 25 feet wide.

(d) Each nonresidential lot shall provide two side yards of at least five feet each, regardless of the width of the lot.

(4) Rear yard. Each residential use shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of eight feet. Each other use shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of 25 feet.

Section 2. That subsection (A) of Section 3-1106 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended to read as follows:

(A) Yard requirements.

(1) 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.

(2) Side yards.

(a) 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.

(b) Each other use shall provide two side yards of a minimum of 25 feet each.

(3) Rear yard.

(a) Each residential use shall provide a rear yard based on a setback ratio of 1:2 and a minimum size of 16 feet.

(b) Each other use shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of 16 feet.

(4) Corner lot. When a building is on a corner lot, the two frontages abutting the intersecting streets shall comply with the front yard requirements of section 3-1106(A)(1). The remaining yard on an exterior townhouse lot shall comply with the rear yard requirement of section 3-1106(A)(3)(a).

Section 3. That Section 7-202 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding thereto a new subsection (C) to read as follows:

(C) In the Old and Historic Alexandria and the Parker-Gray Districts, the requirement of sections 7-202(A)(1) and 7-202(B)(3) may be waived or modified by the board of architectural review where the board finds that a proposed fence would be architecturally appropriate and consistent with the character of the district.

Section 4. That Sections 3-706, 3-1106 and 7-202 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 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: September 16, 1995

