

ORDINANCE NO. 3865

AN ORDINANCE to amend and reordain Section 11-603 (CLUSTER DEVELOPMENT LIMITATIONS) under Section 11-600 (CLUSTER RESIDENTIAL DEVELOPMENTS) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES) of the City of Alexandria Zoning Ordinance.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That subsection (G) of Section 11-603 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended to read as follows:

Section 11-603 Cluster development limitations.

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(G) Area requirements. Modification of yard and lot requirements including minimum lot area and widths may be permitted. The yard regulations applicable to any property abutting a residential cluster development shall also be applicable to the exterior boundary of the cluster development where abutting unless because of the location or other special circumstance of the cluster or abutting development, no benefit will be served by such a yard requirement. Such modifications and variations must be shown on the cluster development plan.

Section 2. 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, land development or submission approval provided for under the City of Alexandria Zoning Ordinance which are on such date 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 the Zoning Ordinance.

KERRY J. DONLEY  
Mayor

Final Passage: May 18, 1996