

ORDINANCE NO. 3982

AN ORDINANCE to amend and reordain Subsection (CC) (ADEQUATE MINIMUM LANDSCAPING) of Section 11-410 (SITE PLAN REQUIREMENTS), under Section 11-400 (SITE PLAN), of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES) of the City of Alexandria Zoning Ordinance (TA NO. 98-0001).

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That subsection (CC) of Section 11-410 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended to read as follows:

(CC) Adequate minimum landscaping shall be provided as follows:

(1) All landscaping, including without limitation the utilization of reference standards and landscape plan submission requirements, protection and preservation of existing vegetation, specification of plant material in general and for street trees and parking areas, calculation of crown coverage, design and specification of bioretention plantings, and maintenance of plantings, shall be provided and performed as specified in guidelines prepared and maintained by the director of recreation, parks and cultural activities. The guidelines shall be known as the City's Landscape Guidelines, shall be made available to the public and shall be used by applicants in the preparation, submission for approval, execution and maintenance of landscape improvements, including as required by this section 11-410(CC).

(2) Area coverage of trees to be planted, together with the existing crown area of those retained, shall occupy at least 25 percent of the total land area of the proposed project. With the approval of the planning commission, up to 50 percent of the required landscaping may consist of new trees planted on adjacent public right-of-way or other public land or of on-site, roof-top, deck or plaza plantings; provided that, in the case of uses in certain zones which are permitted to cover 100 percent of the total land area of the proposed project, up to 100 percent of the required landscaping may consist of new trees planted on adjacent public right-of-way or other public land or of on-site, roof-top, deck or plaza plantings, with the approval of the planning commission. Total land area for purposes of this paragraph shall be the area shown on the site plan as the area of the site plan under consideration. All proposed plantings, including, but not limited to, shade trees, ornamental trees, evergreen trees, shrubs, groundcovers and turf grasses to be planted, shall be provided in accordance with the Landscape Guidelines.

(3) The planning commission or city council on appeal may require screening on site plans where a commercial or industrial use abuts a residential use or is directly across the street or other public right-of-way from a residential use. The screening may be composed of either plant or man-made materials. Where plant material is required, it may be included as part of the 25 percent area coverage of trees and shrubs required in section 11-410(CC)(1) above.

(4) Approved measures and methods shall be provided to preserve and protect existing vegetation from damage during construction and to protect vegetation in the public right-of-way. Methods for

preservation and protection shall be approved by the director of recreation, parks and cultural activities in accordance with the Landscape Guidelines.

(5) Any parcel proposed to be used for the outdoor display or storage of motor vehicles shall be required at a minimum to contain a landscaped buffer at a depth of six feet and a minimum height of three feet located along those streets upon which such parcel has frontage.

(6) (a) Where nonstructured surface parking areas are provided, they shall be designed with planting areas in the surface area at intervals to be determined by the director of recreation, parks and cultural activities and the director of transportation and environmental services. The planting areas shall be in the form of curbed space of sufficient size to permit the planting of trees and shrubs which may overhang the curbed space without damage from cars.

(b) Where a required surface parking lot abuts a public road or sidewalk, there shall be provided a landscaping strip at least six feet in width between the abutting right-of-way and the parking lot.

(c) Area coverage of trees or shrubs planted in the breaks and strips may be calculated as part of the landscaping required by section 4-110(CC) (1) above.

(7) The location and type of all ground cover proposed to be planted on all disturbed areas of the site shall be indicated but this paragraph shall not operate as a limitation upon any landscaping that city council may require as a condition attached to a special use permit.

(8) In addition to the provisions of this section 11-410(CC), further requirements relating to street trees within the site and on public rights-of-way adjacent to the site are set forth in section 11-412(D) (6).

(9) Where trees are to be planted within the public right-of-way, they shall be planted in appropriate tree wells and provided protection as determined to be necessary and appropriate by the director of recreation, parks and cultural activities.

Section 2. That Section 11-410 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 at the time of its final passage, and shall apply to all applications for land use, land development or subdivision 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

Introduction: 3/10/98
First Reading: 3/10/98
Publication: 3/11/98; 3/12/98
Public Hearing: 3/14/98
Second Reading: 3/14/98
Final Passage: 3/14/98