

ORDINANCE NO. 4120

AN ORDINANCE to amend and reordain Section 1-400 (INTERPRETATION OF ORDINANCE), of Article I (GENERAL REGULATIONS) of City of Alexandria Zoning Ordinance (TA NO. 00-0005).

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That paragraph (3) of Subsection 1-400(B) of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended to read as follows:

- (3) Maximum floor area ratio and maximum density shall be calculated as follows:
  - (a) In every zone, the maximum floor area ratio and maximum density specified for the zone shall be determined on the basis of the gross area of the lot or tract of land involved, which shall include:
    - (1) Areas to be dedicated for street purposes that are in excess of:
      - (a) 30 feet from the centerline in the instance of property located in the R-20 through R-2-5 zones, inclusive.
      - (b) 33 feet from the centerline in the instance of property located in each of the other zones.
    - (2) Areas located within fire, emergency vehicle, buffer, scenic, channel, bicycle, utility, park or sewer easements.
  - (b) Except as provided in subparagraph (c) below, compliance with floor area ratio and density requirements shall be determined separately for each individual lot of record.
  - (c) An applicant for a special use permit for a CDD pursuant to section 5-602(D), for development in a CRMU zone or for a cluster development may request that the land covered by the application be treated as a "tract" for purposes of calculating floor area ratio and density so as to achieve an overall figure that meets the requirements of the zone without regard to compliance on a lot by lot basis.
  - (d) Lots created for single-family and two-family dwellings shall not contain areas used, in whole or in part, for public or private streets, including alleys or driveways providing access to three or more dwelling units. Lots created for townhouse dwellings shall not contain areas used, in whole or in part, for public or private streets, including alleys or driveways providing access to more than one dwelling unit.
  - (e) Single-family and two-family dwellings on lots which contain public or private streets, including alleys or driveways providing access to three or more dwelling units, and townhouse dwellings on lots which contain public or private streets, including alleys or driveways providing access to more than one dwelling unit, existing on March 1, 2000 or for which a building permit application or preliminary site plan application was filed, and was

pending or had been approved on March 1, 2000, shall not be subject to the provisions of clause (d) of this paragraph, shall not be characterized as noncomplying structures or substandard lots, and shall be characterized as structures and lots grandfathered under prior law, pursuant to Section 12-500 of this ordinance.

Section 2. That Section 1-400 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, 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 Section 1-400(B)(3)(e) and Article XII of the Zoning Ordinance.

KERRY J. DONLEY  
Mayor

Introduction: April 11, 2000  
First Reading: April 11, 2000  
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