

ORDINANCE NO. 4273

AN ORDINANCE to amend and reordain Section 12-102 (NONCOMPLYING STRUCTURES), under Section 12-100 (NONCOMPLYING STRUCTURES), of Article XII (NONCOMPLIANCE AND NONCONFORMITY) of the City of Alexandria Zoning Ordinance, by adding thereto a new Subsection (D) (RESIDENTIAL REUSE) (TA NO. 2002-0003).

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 12-102 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding thereto a new Subsection (D) to read as follows:

- (D) *Residential reuse.* A building which faces the unit through 1500 block of King Street, and which is a noncomplying structure because it exceeds the floor area ratio of the CD zone, may be converted from nonresidential to residential use, notwithstanding any requirement of the CD zone applicable to residential uses, provided that a special use permit is approved to allow such conversion.

Section 2. That Section 12-102 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: 10/08/02
First Reading: 10/08/02
Publication: 10/10/02
Public Hearing: 10/19/02
Second Reading: 10/19/02
Final Passage: 10/19/02