

ORDINANCE NO. 4522

AN ORDINANCE to amend Article VII (SUPPLEMENTAL ZONE REGULATIONS), of the City of Alexandria Zoning Ordinance, by adding thereto a new Section 7-2300 (INCREASED DENSITY FOR PRIVATE SCHOOLS, ACADEMIC), in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2008-0001.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Article VII of the City of Alexandria Zoning ordinance, be, and the same hereby is, amended by adding thereto a new Section 7-2300 to read as follows:

Sec. 7-2300 Increased density for private schools, academic.

Notwithstanding any contrary provision in this ordinance, a private school, academic, located in a residential zone, whose campus consists of two or more lots or parcels of land, at least one of which is vacant and is separated from the balance of the campus by a public right-of-way, may be constructed, expanded or reconstructed to a size which exceeds the density permitted by the applicable zone regulations; provided, that such construction, expansion or reconstruction is approved by special use permit; and, provided further, that no increase in height above the height permitted in the zone shall be approved. Any density increase attributable to the transfer of density from the vacant lot or parcel and utilized for the construction, expansion or reconstruction of the use shall reduce the density available for any development of the vacant lot or parcel. A notice of such reduction in density on the vacant lot or parcel shall be approved by the City and recorded among the land records. Such reduction shall run with the and, and bind successors in interest.

Section 2. That Article VII, 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 on 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, 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.

WILLIAM D. EUILLE  
Mayor

Final Passage: March 15, 2008