

ORDINANCE NO. 4724

AN ORDINANCE to amend and reordain Section 7-2503 (RESIDENTIAL FRONT SETBACK AND FRONT DOOR THRESHOLD IN LINE WITH EXISTING DEVELOPMENT) of Section 7-2500 (INFILL REGULATIONS FOR SINGLE AND TWO FAMILY RESIDENTIAL ZONES) of Article VII (SUPPLEMENTAL ZONE REGULATIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2011-0006.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2011-0006, the planning commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on April 5, 2011 of a text amendment to the Zoning Ordinance to revise the residential front door threshold requirements as they apply to certain properties that are within the area required to comply with certain floodplain regulations, which recommendation was approved by the City Council at public hearing on April 16, 2011;

2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and concurs in the finding and action of the Planning Commission above stated;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 7-2503 of the Zoning Ordinance be, and the same hereby is, amended by deleting and inserting new language, as shown.

7-2503 Residential front setback and front door threshold in line with existing development.

- (A) Average Setback. Unless a different rule is specified for a particular zone, wherever the major portion of a block is developed, and the majority of the buildings built on one side of a street between two intersecting streets or between one intersecting street and a street dead end have been built at a uniform front setback forward or behind the minimum front setback prescribed for the zone in which such buildings are located, new residential buildings hereafter erected shall conform to the setback line so established. Absent a majority of buildings at a uniform front setback, the setback shall be established by the average of the front setbacks of the buildings on one side of the street of a block as described above. For all other residential construction, including without limitation, porches and additions, the director may designate an appropriate front setback no closer to the front property line than the established or average setback line. The board of zoning appeals is authorized to grant a special exception

under the provisions of section 11-1300 to modify the strict application of this requirement.

- (B) Average Threshold. Whenever the major portion of a block is developed, no front door threshold of a single family, two-family or townhouse residential building erected or altered after {January 20, 2007} shall exceed the average height of the front door threshold of the residential buildings built on that block (one side of a street between two intersecting streets or one intersecting street and a street dead end) by more than 20 percent, provided, that
- (1) Additional front door threshold height may be permitted if a special use permit is approved pursuant to section 11-500 of this ordinance, and city council determines that the proposed construction will not detract from the value of and will be of substantially the same residential character as adjacent and nearby properties.
 - (2) No SUP shall be necessary if the additional front door threshold height is the minimum necessary to comply with the floodplain requirements of section 6-306(B).
 - (3) For the purpose of this paragraph 7-2503(B), the height of the front door threshold is defined as the vertical distance between the average pre-construction grade along the front of the building to the top of the threshold. The front door threshold shall accurately reflect the actual location of the first floor of the building, and in all cases the front door threshold shall be measured to the top of the threshold or the top of the highest elevation of the finished first floor, whichever is greater.
- (C) Blockface Determination. For the purposes of this section 7-2503, where the number of buildings on one side of a street between two intersecting streets or between one intersecting street and a street dead end is either fewer than five or where the distance between streets as specified above is less than 200 feet or where the number of buildings is greater than 15 or where the distance between streets as specified above is greater than 600 feet, the director may designate an appropriate block for purposes of calculating front setback and front door threshold height without regard to intersecting streets subject to an administrative protocol, and subject to city council approval as part of the special use permit, if there is one, granted pursuant to this section 7-25023.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 3. That Section 7-2503, as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. 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 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: June 25, 2011