

ORDINANCE NO. 4791

AN ORDINANCE to amend and reordain Section 4-1200 (I/INDUSTRIAL ZONE) of Article 4 (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES) and Section 11-513 (ADMINISTRATIVE SPECIAL USE PERMIT) of Division B (DEVELOPMENT APPROVALS) of Title 11 (DEVELOPMENT APPROVALS AND PROCEDURES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2013-0001.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2013-0001, 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 January 3, 2013 of a text amendment to the Zoning Ordinance to adopt revised floodplain regulations, which recommendation was approved by the City Council at public hearing on January 12, 2013

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 4-1200 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown as underlined, as shown:

**4-1200 I/Industrial Zone**

**4-1202.1 - Administrative special uses.** The following uses may be allowed in the I zone with administrative approval, subject to section 11-513 of this ordinance:

(A) Restaurant;

(A.1) Day care center;

(B) Massage establishment;

(C) Outdoor garden center;

(D) Outdoor food and crafts market;

(E) Outdoor dining;

(F) Overnight pet boarding if located in a shopping center;

(F.1) Private School, academic or commercial, with more than 20 students on the premises at any one time;

(G) Valet parking.

Section 2. That Section 11-513 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown as underlined, as shown:

**11-513 - Administrative special use permit.** An applicant may seek the director's approval of a use identified in this ordinance as one for which administrative special use permit

approval is available pursuant to the standards and procedures outlined in this section.

(P) Specific standards for private schools, academic and commercial, and day care centers. Each such use shall:

- (1) Obtain all required state, federal and local licenses and certificates prior to opening its place of business;
- (2) Provide adequate drop off and pick up facilities so as to create minimal impact on pedestrian and vehicular traffic; and
- (3) Be located so as not to create obvious conflicts between children and dangerous or otherwise inappropriate uses.

Section 3. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 4. That Sections 4-1200 and 11-513 as amended pursuant to Section 1 and Section 2 of this ordinance, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

Section 5. 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.

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WILLIAM D. EUILLE  
Mayor

ATTEST:

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Jacqueline M. Henderson, MMC City Clerk

Final Passage: February 23, 2013