

ORDINANCE NO. 5034

AN ORDINANCE to amend and reordain Section 7-1101 (Restriction on Parking Trailers in any zone) of Section 7-1100 (Parking trailers and recreational vehicles) of Article VII (Supplemental Zone Regulations) and Section 11-513 (Administrative Special Use Permits) of Section 11-500 (Special Use Permits) of Article XI (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. 2016-0005.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2016-0005, 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 June 9, 2016 of a text amendment to the Zoning Ordinance to allow classroom trailers at public schools with an administrative Special Use Permit, which recommendation was approved by the City Council at public hearing on June 18, 2016;

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 7-1101 of the Zoning Ordinance be, and the same hereby is, amended by adding the new language shown in underline below:

7-1101 - Restrictions on parking trailers in any zone.

The parking of a trailer in any zone is hereby prohibited with the following exceptions:

- (A) One trailer may be parked or stored in a lawful, enclosed garage, provided that no living quarters or business premises shall be maintained in such trailer.
- (B) Trailers used as contractors' offices or equipment sheds may be parked on the site of an active construction project for the duration of construction authorized by an approved building permit.
- (C) Trailers used for temporary nonresidential purposes such as classrooms, banks, offices, or similar activities may be parked on a lot provided approval of a special use permit has first been obtained, **except that a special use permit for trailers used for school related activities in any zone where public schools are a permitted use and in conjunction with an ACPS school may be approved administratively subject to section 11-513 of this ordinance.**

Section 2. That Section 11-513 of the Zoning Ordinance be, and the same hereby is, amended by adding the new language shown in underline below:

(U) Specific standards for trailers at public schools

- (1) **The administrative special use permit approval shall expire five years from the date of approval;**
- (2) **All classroom trailers shall be located so as to reduce visibility from public rights-of-way and from nearby residentially zoned properties, and the design for trailers shall be compatible with applicable historic district and/or Master Plan design guidelines to the satisfaction of the Director of Planning and Zoning;**
- (3) **Loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line;**
- (4) **Parking and circulation must be to the satisfaction of the Director of Transportation and Environmental Services;**
- (5) **Impacts to parking that meets recreational needs during non-school hours should be minimized; and**
- (6) **Trailers shall not be used for storage purposes.**

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

Section 4. That Sections 7-1101 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 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.

ALLISON SILBERBERG
Mayor

Final Passage: June 28, 2016