

ORDINANCE NO. 5113

AN ORDINANCE to amend and reordain Section 2-100 (Definitions) of Article II (Definitions); Section 6-600 (Mount Vernon Avenue Urban Overlay Zone) of Article VI (Special and Overlay Zones); Section 8-100 (Off-Street Parking Required), Section 8-200 (General Parking Regulations), Section 8-300 (Central Business District), and Section 8-400 (King Street Transit Parking District) all of Article VIII (Off-Street Parking and Loading); and Section 11-500 (Special Use Permits) of Article XI (Development Approvals and Procedures); all of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council on January 20, 2018 as Text Amendment No. 2017-0010 to revise the commercial parking requirements, including associated changes.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2017-0010, 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 4, 2018 of a text amendment to the Zoning Ordinance to adopt revised commercial parking requirements and associated changes, which recommendation was approved by the City Council at public hearing on January 20, 2018;
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, with amendments;
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 2-100 of the Zoning Ordinance be, and the same hereby is, amended by adding a new subsection 2-142.1, which new language shall be inserted as shown below in underline:

**Section 2-142.1 - Enhanced Transit Area. An area with access to high capacity transit service, as depicted on the Enhanced Transit Area Map dated December 18, 2017, which is kept on file in the office of the city clerk.**

Section 2. That Section 6-600 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language in strikethrough and inserting new language in underline, as shown:

**ARTICLE VI. – SPECIAL AND OVERLAY ZONES**

**Sec. 6-600 - Mount Vernon Avenue urban overlay zone.**

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## 6-606 - Form based development.

The following system for new development within the overlay zone has been designed to supplement and substitute for the conventional zoning rules found in the CL zone in order to assure that new buildings and additions to existing buildings include the most desirable characteristics of Mount Vernon Avenue and are compatible with existing buildings in the area. Form based development provides an option for developers and property owners who choose to build pursuant to the following standards instead of the rules for development under the CL zone.

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- (E) *Standards and requirements for form based development.* An application for form based development SUP shall be reviewed for consistency and compliance with the following:
- (1) The standards for SUP approval in section 11-500.
  - (2) Chapter 6 of the Mount Vernon Avenue Business Plan, as adopted as part of the Potomac West Small Area Plan, which includes the city's goals for the urban design and streetscape elements for buildings on Mount Vernon Avenue, and enumerates both general and specific elements for applicants to follow related to, without limitation, building height, setbacks, coverage, buffering, access and parking locations, facade treatment and articulation, scale and massing, and architecture.
  - (3) The following specific rules regarding open space and parking based on the size and scope of development:
    - (a) *Tier 1: Lots of 7,000 square feet or less.*
      - (1) *Open space.* The undeveloped land resulting from the building coverage in chapter 6 of the Mt. Vernon Avenue Business Area Plan should be located, designed and planted so as to serve as an amenity for residents and users of the building.
      - (2) *Parking.* The parking requirements of Section 8-200 (a) shall not apply for land locked interior lots, ~~and may be reduced for~~ corner lots and lots with rear access as part of the form based development SUP review process **the provisions of Article VIII shall apply.**
    - (b) *Tier 2: Lots of 7,001—15,000 square feet.*
      - (1) *Open space.* A minimum of 15 percent of the lot area shall be provided in open and usable ground level open space. The provision of additional open space at ground level and in the form of roof tops, terraces or similar non-ground level open space is strongly encouraged.

- (2) *Parking.* For residential uses, a minimum of one space for each dwelling unit is required. **For office, restaurant, or specific commercial uses, the provisions of article VIII shall apply.** For any other use, a minimum of 50 percent of the number of parking spaces otherwise required under section 8-200 of this ordinance shall be provided, plus such additional number as is feasible consistent with achieving the goals of chapter 6 of the Mount Vernon Avenue Business Area Plan.

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Section 3. That Sections 8-100 through 8-400 of the Zoning Ordinance be, and the same hereby are, amended by deleting the language in strikethrough and inserting new language in underline, as shown:

## **ARTICLE VIII. - OFF-STREET PARKING AND LOADING**

### **Sec. 8-100 - Off-street parking required.**

- (A)(1) *General requirement.* No land shall be used or changed in use, no structure or building shall be constructed, and no existing structure or building shall be changed in use, significantly enlarged or significantly altered as those terms are defined in section 8-200(F)(4), unless the off-street parking required by this Article VIII is provided for the entire land, structure or building.
- (2) *Special requirement.* No existing building or structure shall be enlarged as that term is defined in section 8-200(F)(4) unless the off-street parking required by this Article VIII is provided for such enlargement.
- (3) *Statutory exception.* Land, buildings or structures actually in use or constructed as of January 27, 1987, and prior thereto are exempted from the requirements of this Article VIII to the extent provided in section 8-200(F).
- (4) *Reduction of requirement by special use permit.* A special use permit may be obtained pursuant to section 11-500, which authorizes the provision of less off-street parking than is ~~otherwise~~ **the minimum requirements** required by this Article VIII, subject to the following:
- (a) The special use permit applicant shall demonstrate that providing the required parking would be infeasible.
- (b) If the requested reduction exceeds five parking spaces, the special use permit applicant shall propose and have approved as a condition of the permit a parking management plan which shall include reasonable and effective measures, appropriate to the size, scale and location of the use, building or structure, which will mitigate the impacts of the proposed reduction in parking.

- (c) City council, upon consideration of the special use permit application, finds that the proposed reduction in parking will not have an adverse impact on the nearby neighborhood, and that the application otherwise complies with the standards for approval set forth in section 11-504.
  - (d) A special use permit may not reduce the number of off-street parking spaces otherwise required below the number of spaces which are provided at the time of the permit application, unless allowed by another provision of this ordinance or required by extraordinary circumstances.
- (5) *Alternative reduction of requirement.* Required parking may be reduced in conjunction with the provision of low and moderate income housing as provided in section 7-700, and required parking may be reduced or waived where alley or interior court access is infeasible, in the RM zone pursuant to section 3-1107 and in the Old and Historic Alexandria District, Parker-Gray District, Town of Potomac Historic District, Rosemont Historic District and for designated buildings over 100 years old, pursuant to section 8-200(C)(5).
- (6) *Reduction of requirement by administrative special use permit.* An administrative special use permit may be obtained pursuant to section 11-513, where sufficient parking to meet the requirement is available at all times the use is operational, despite the fact that the same parking spaces are used, dedicated or available for other uses at other times.
- (7) *Shared Parking: Off-street parking may be used to satisfy the requirements of Section 8-200(A) for two or more uses provided the following requirements are met:***
- (a) An application shall be filed with the Director of Planning and Zoning for an administrative permit on such forms and subject to such procedures as the director may establish for that purpose.**
  - (b) A shared parking agreement must be submitted in writing and approved by the Director of Planning and Zoning and the Director of Transportation and Environmental Services, outlining the uses, the square footage occupied by each use, the location of the parking facility, and the number of spaces that each use would share.**
  - (c) If the uses are not on the same property, the distance between the shared parking facility and the off-site uses is no more than 1,000 feet from the nearest corner of each lot containing the uses to the nearest lot line of the property with the shared parking facility, provided there are no active railroad tracks, interstate highways, or waterways located between the parking facility and the uses using the parking facility.**
  - (d) The shared parking is sufficient to meet the minimum amount required for all uses, according to the following calculation:**
    - (i) Determine the minimum parking requirements for each individual use pursuant to Section 8-200(A).**

**(ii) Multiply each amount by the corresponding percentages for each of the time periods set forth in the following table:**

<b><u>Time Period</u></b>	<b><u>Weekday Daytime</u></b>	<b><u>Weekday Evening</u></b>	<b><u>Weekend Daytime</u></b>	<b><u>Weekend Evening</u></b>
<b><u>Office</u></b>	<b><u>100 %</u></b>	<b><u>5%</u></b>	<b><u>5%</u></b>	<b><u>5%</u></b>
<b><u>Hotel</u></b>	<b><u>80%</u></b>	<b><u>100%</u></b>	<b><u>80%</u></b>	<b><u>100%</u></b>
<b><u>Medical Care Facility, Amusement Enterprise, Theaters/ Auditoriums/ Assembly halls, Specific Commercial, and General Commercial</u></b>	<b><u>60%</u></b>	<b><u>90%</u></b>	<b><u>100%</u></b>	<b><u>70%</u></b>
<b><u>Restaurant</u></b>	<b><u>50%</u></b>	<b><u>80%</u></b>	<b><u>80%</u></b>	<b><u>100%</u></b>
<b><u>Residential</u></b>	<b><u>60%</u></b>	<b><u>100%</u></b>	<b><u>90%</u></b>	<b><u>100%</u></b>

**(iii) Sum the total requirement for each use for each time period.**

**(iv) The time period with the highest value shall be the required minimum for all uses sharing the spaces.**

**(v) Only the uses listed in the table are eligible for shared parking under this section.**

**(78) Multifamily dwelling requirement modification-Exceeding the parking maximum requirement by special use permit.** In addition to the reductions allowed by this section, for multifamily dwellings, a **A** special use permit may be obtained pursuant to section 11-500 and section 8-100(A)(4), which authorizes the provision of more off-street parking than is otherwise required by this Article VIII, **subject to the following:**

**(a) The special use permit applicant shall demonstrate that providing the excess parking is necessary for the purpose of the use, as demonstrated by a parking study.**

**(b) If the requested increase exceeds five parking spaces, the special use permit applicant shall propose designs and plans for the conversion of excess parking spaces to public parking, storage, bike parking, additional use space, or some alternative purpose in the event the spaces are underutilized.**

**(c) City council, upon consideration of the special use permit application, finds that the proposed increase in parking will not have an adverse impact on the nearby neighborhood, and that the application otherwise complies with the standards for approval set forth in section 11-504.**

**(9) Parking requirement exemption from minimum requirements. Nonresidential uses that have a parking requirement of 2 spaces or less shall be exempt from providing the spaces.**

- (B) It shall be unlawful to diminish the off-street parking facility required for any structure or premises by this Article VIII, unless another such facility, meeting all the requirements, is substituted.
- (C) Notwithstanding the requirements of this Article VIII, those projects subject to approval under section 11-700 regarding Transportation Management Special Use Permits shall be required to provide for parking and loading in compliance with that section and the approved special use permit.

**Sec. 8-200 - General parking regulations.**

- (A) *Schedule of requirements.* The following number of parking spaces shall be provided for each use listed. In the case of any use not listed in this section 8-200(A), the requirements of the most similar listed use shall apply. The requirements of this section 8-200(A) may be reduced when special zoning allows parking reductions and the required approvals of the director and the director of transportation and environmental services have been obtained and the conditions of said approval are complied with.

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- (5) ~~*Hotels or motels: one space for each guest room or dwelling unit except that for buildings over three stories in height, one space for each two guest rooms or dwelling units; provided, that on sites for which preliminary site plans have been approved after July 6, 1966, one space for each guest room or dwelling unit plus one employee parking space for each 15 guest rooms or dwelling units or major fraction thereof. See also section 8-200(B)(21).*~~

**(a) Within the Enhanced Transit Area**

**i. Minimum requirement – 0.2 spaces per guest room**

**ii. Maximum requirement – 0.4 spaces per guest room**

**(b) Outside the Enhanced Transit Area**

**i. Minimum requirement – 0.25 spaces per guest room**

**ii. Maximum requirement – 0.7 spaces per guest room**

**(c) Any other uses on the property shall be subject to the general parking requirements of this Article.**

**(d) Parking for meeting spaces above 5,000 square feet within a hotel shall be determined according to the requirements for Specific Commercial uses.**

- (6) *Hospitals, nursing homes, sanitariums and convalescent homes: one space for each two patient beds.*

- (7) *Community buildings, fraternal organizations, civic clubs, lodges, museums, libraries and similar uses*: one space for each 200 square feet of floor area.
- (8) *Theaters, auditoriums, assembly halls and Restaurants*: one space for each four seats except that for restaurants used to serve employees, but not the general public, of a multi-story office building of four stories or more in height and located entirely within such building with no direct ingress or egress to the restaurant from the exterior of the building except those required for service and emergency purposes and without any sign identifying such restaurant from the exterior of the restaurant or building: one space for each eight seats. Provided that this exception shall be permitted only with a special use permit.
- (9) ~~*Clinics, medical or dental*~~ **Medical Care Facilities**: one space for each 200 square feet of floor area.
- (10) *Churches*: one space for each five seats in the principal auditorium or one space for each ten classroom seats, whichever is greater.
- (11) *Schools, elementary*: one space for each 25 classroom seats. *Schools, high*: one space for each ten classroom seats. ~~*Schools, day nursery or nursery*: two spaces for each classroom. *Schools, commercial, including, but not limited to, secretarial, conservatories, art and craft and the like*: one space for each two seats.~~
- (12) *Automobile service stations*: one space for each gasoline pump.
- (13) *Amusement enterprises (indoor)*: one space for each 200 square feet of floor area on all floors.
- (14) *Amusement enterprises (outdoor)*: one space for each 400 square feet of ~~lot~~ **designated use area. For the purposes of this section, designated use area does not include areas devoted exclusively to landscaping or parking.**
- (15) *Homes for the elderly*: one space per each two units plus one space for each two guest rooms, except for homes for the low income elderly, one space per each four units plus one space for each four guest rooms only with a special use permit.
- (16) ~~*Retail*~~ **Specific Commercial** ~~*uses*~~: ~~the required number of parking spaces shall be determined by Table A~~

**(a) Within the Enhanced Transit Area**

**i. Minimum requirement – 0.25 spaces per 1,000 square feet of floor area**

**ii. Maximum requirement – 3.0 spaces per 1,000 square feet of floor area**

**(b) Outside the Enhanced Transit Area**

**i. Minimum requirement – 0.75 spaces per 1,000 square feet of floor area**

**ii. Maximum requirement – 4.0 spaces per 1,000 square feet of floor area**

**(c) The following uses are specific commercial for the purposes of determining parking requirements:**

**i. Animal care facility**

- ii. Convenience store
- iii. Day care center
- iv. Light assembly , service and crafts
- v. Massage establishment
- vi. Personal Service Establishment
- vii. Private school, commercial
- viii. Retail shopping establishment

**(17) Restaurant:**

**(a) Within the Enhanced Transit Area**

- i. Minimum requirement – 1.0 space per 1,000 square feet of floor area
- ii. Maximum requirement – 3.0 spaces per 1,000 square feet of floor area

**(b) Outside the Enhanced Transit Area**

- i. Minimum requirement – 1.0 spaces per 1,000 square feet of floor area
- ii. Maximum requirement – 4.0 spaces per 1,000 square feet of floor area

**(c) For portions of a restaurant devoted to outdoor dining, the area occupied by the first 20 outdoor seats shall be exempt from the parking requirement.**

**(17)(18) Nonretail *Miscellaneous commercial* uses, including, but not limited to, personal service shops, equipment and repair businesses, *health and athletic clubs, garden centers, outdoor food and crafts markets, and funeral homes and all other commercial uses not otherwise defined* the like: one space for each 400 square feet of floor area.**

Retail uses: the required number of parking spaces shall be determined by the following table:

Total Floor Area in Square Feet per Floor		Required Number of Parking Spaces per Given Square Feet of Floor Area											
Not Less Than	Not More Than	Ground floor Parking Districts						Other Floors Parking Districts					
		1	2	3	4	5	6	1	2	3	4	5	6
—	–1,500	1 per 200	1.1 per 200	1.2 per 200	1.2 per 200	1.2 per 200	1 per 200	1 per 300	1.1 per 300	1.2 per 300	1.2 per 300	1.2 per 300	1 per 300
–1,500	–5,000	1 per 210	1.1 per 210	1.2 per 210	1.2 per 210	1.2 per 210	1 per 210	1 per 310	1.1 per 310	1.2 per 310	1.2 per 310	1.2 per 310	1 per 310
–5,000	20,000	1	1.1	1.2	1.2	1.2	1	1	1.1	1.2	1.2	1.2	1

		per 220	per 220	per 220	per 220	per 220	per 220	per 320	per 320	per 320	per 320	per 320	per 320
20,000	—	1 per 230	1.1 per 230	1.2 per 230	1.2 per 230	1.2 per 230	1 per 230	1 per 330	1.1 per 330	1.2 per 330	1.2 per 330	1.2 per 330	1 per 330

~~(18)~~**(19)** *Office buildings uses, including ~~commercial~~, governmental, medical, and professional:*

**(a) Within the Enhanced Transit Area**

**i. Minimum requirement – 0.25 spaces per 1,000 square feet of floor area**

**ii. Maximum requirement – 1.5 spaces per 1,000 square feet of floor area**

**(b) Outside the Enhanced Transit Area**

**i. Minimum requirement – 0.75 spaces per 1,000 square feet of floor area**

**ii. Maximum requirement – 2.25 spaces per 1,000 square feet of floor area**

~~(a) — The required number and type of parking spaces shall be determined by the following table:~~

**In Parking Districts**

(spaces required/square feet of floor area)

	1	2	3	4	5	6
Minimum	1/500	1/450	1/475	1/475	1/475	1/600
Minimum car pool space set aside	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%

~~Parking district 6 shall encompass the area located within a radius of 2,000 feet from any entrance to any Washington/Metropolitan Transit Authority rail station. The boundaries of this and parking districts 1 through 5 shall be shown on the map designated "City of Alexandria Parking District Boundaries," dated May 26, 1987, signed by the mayor, the clerk of the council, the chairman of the planning commission, which map is on file in the office of the planning commission and which is hereby made a part of this Article VIII.~~

~~(b) — The car pool parking spaces required by section 8-200(A)(18)(a) above to be provided in conjunction with an office building shall be reserved for car pool vehicles until 10:30 a.m. on work days. Each space so reserved and provided without charge for car pool vehicles may be counted as three spaces toward the minimum number of parking spaces required for an office building. For purposes of this section 8-200(A)(18), a car pool shall mean three or more people traveling together on a continuing and prearranged basis in a private motor vehicle. Each space similarly reserved and provided without charge for~~

~~van pool vehicles may be counted as eight spaces toward the minimum number of parking spaces required for an office building. For purposes of this section 8-200(A)(18), a van pool shall mean eight or more people traveling together on a continuing and prearranged basis in a motor vehicle designed for the transportation of persons. The provision of transit fare media (flash passes, tickets and tokens) at 100 percent subsidy to occupants of an office building may be used to reduce the required number of parking spaces on the basis of one space for each two persons for whom such transit fare media are provided on an annual basis. The total reduction attributable to the provision of car pool vehicle parking spaces, van pool vehicle parking spaces, and transit fare media shall not exceed 30 percent of the total number of parking spaces required by section 8-200(A)(a) above. Compliance with these provisions allowing reductions in the number of required parking spaces where car pool and van pool spaces are provided without charge and where subsidized transit fare media are provided to building occupants shall be established in an annual report prepared by the office building owner or occupant and submitted to the director. Failure to adhere to these provisions shall result in disallowance of the credit allowed hereunder to the extent of the failure to adhere.~~

~~(19)~~**(20)** *Industrial warehouse building:*

- (a) Where 75 percent or more of the floor area of the building is used for long-term storage the following provisions shall apply: one space for each 400 square feet of office area of all floors, in addition to the following requirements:

Total Floor Area in Square Feet Per Floor (Excluding Office Floor Area)		Required Parking Space Per Given Square Feet of Floor Area
Not Less Than	Not More Than	
—	5,000	1 space per 2,500 square feet (or one per floor, whichever is greater)
5,000	10,000	1 space per 3,000 square feet (or one space per floor, whichever is greater)
10,000	50,000	1 space per 5,000 square feet (or one space per floor, whichever is greater)
50,000	—	1 space per 7,000 square feet (or one space per floor, whichever is greater)

- (b) For the purpose of this section 8-200(A)(19), long-term storage shall mean the storage of items for more than 30 days.

~~(20)~~**(21)** *Industrial buildings used for other than long-term storage purposes:*

- (a) One space for each 400 square feet of office area of all floors, in addition to the requirements of the following table:
- (b) The parking requirements for industrial uses in this section 8-200(A)(20) shall be considered sufficient for industrial users having a maximum of 20 employees.
- (c) Additional parking shall be required at a rate of one parking space for each three employees in excess of 20.
- (d) Parking requirements shall at no time be considered sufficient for any other use of the premises, and additional spaces shall be provided to meet requirements when there is any change to a different industrial use or to a commercial use.

Total Floor Area in Square Feet per Floor (excluding office floor area)		Required Number of Parking Spaces per Given Square Feet of Floor Area Parking Districts					
Not More Than	Not Less Than	1	2	3	4	5	6
—	5,000	1 sp. per 400 sq. ft.	1.1 sp. per 400 sq. ft.	1.2 sp. per 400 sq. ft.	1.2 sp. per 400 sq. ft.	1.2 sp. per 400 sq. ft.	1.1 sp. per 400 sq. ft.
5,000	10,000	1 sp. per 500 sq. ft.	1.1 sp. per 500 sq. ft.	1.2 sp. per 500 sq. ft.	1.2 sp. per 500 sq. ft.	1.2 sp. per 500 sq. ft.	1.1 sp. per 500 sq. ft.
10,000	—	1 sp. per 600 sq. ft.	1.1 sp. per 600 sq. ft.	1.2 sp. per 600 sq. ft.	1.2 sp. per 600 sq. ft.	1.2 sp. per 600 sq. ft.	1.1 sp. per 600 sq. ft.

**(e) The boundaries of parking districts 1 through 6 shall be shown on the map designated "City of Alexandria Parking District Boundaries," dated May 26, 1987, signed by the mayor, the clerk of the council, the chairman of the planning commission, which map is on file in the office of the planning commission and which is hereby made a part of this Article VIII.**

~~(21) Hotels within parking district 1 shall provide a minimum of .7 parking space per room and one parking space per each eight restaurant and meeting room seats. For purposes of this section 8-200(A)(21), a room shall be defined as an enclosed, private and secure area designed to provide overnight accommodation to not more than four persons.~~

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(C) *Location of parking facilities.*

- (1) For all single-family detached and two-family residential dwellings, required off-street parking facilities shall be located on the same lot as the main building. Tandem parking is permitted to meet this requirement.
- (2) For all multifamily dwellings, required off-street parking facilities shall be located on the same lot as the main building lot, on a lot separated from the main building lot by an alley or directly across the street from the main building when separated by a minor local street only.
- (3) For all commercial or industrial uses, the distance from the off-street parking facility to the commercial or industrial use which it serves shall not exceed ~~500~~**1,000** feet **measured as a straight line** from the nearest corner of the lot containing the structure to the nearest ~~usable portion of the lot~~ **line of the property with the shared parking facility**, ~~used for parking~~, provided that **there are no active railroad tracks, interstate highways, or waterways located between the parking facility and the uses using the parking facility and** such off-street parking facility shall be permitted on land in a commercial or industrial zone only. **An application shall be filed with the Director of Planning and Zoning for an administrative permit for off-site parking on such forms and subject to such procedures as the director may establish for that purpose.**

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(E) *Provision of compact car spaces.*

- (1) Parking facilities providing for ten or more required off-street parking spaces for a non-retail use may provide up to 75 percent of the required spaces as compact car parking spaces. Parking facilities providing ten or more required off-street parking spaces for a ~~retail~~ **specific commercial, restaurant, or miscellaneous commercial** use may provide up to 30 percent of the required spaces as compact car parking spaces. Each compact car parking space shall be adequately signed to indicate the intended use ~~and shall be provided as close as possible to the entrance of the building or structure to which such space is accessory; provided, however,~~ that any parking facility for which a preliminary site plan has been submitted to the director on or before June 24, 1975, shall be treated as an existing parking facility subject to section 8-200(E)(2).
- (2) Nonstructured surface parking facilities in existence on June 24, 1975, may be restriped for compact car parking spaces in conformance with these regulations; provided that compliance with section 11-410(CC)(5) of the site plan regulations, except for the setback requirement for a parking facility abutting a public road or sidewalk, is demonstrated to the director. If the director determines that the

facility does not so comply, said nonstructured surface parking facilities may be restriped for compact car parking spaces only if a site plan has been submitted and approved in accordance with section 11-400 of this ordinance.

- (3) Structured parking facilities in existence on June 24, 1975, may be restriped for compact car parking spaces in conformance with these regulations without the necessity of complying with section 11-410(CC)(5) of the site plan regulations.
- (4) For purposes of this section, a compact car shall mean an automotive vehicle having a width of less than six feet and a length of less than 16 feet.
- (5) ~~The parking of vehicles other than compact cars, as defined above, in compact car parking spaces provided by this section 8-200(E) is hereby prohibited. It shall be unlawful for any owner or operator of parking facilities with compact car parking spaces striped in conformance with these regulations to permit any person to park any vehicle other than a compact car in a compact car parking space.~~

(F) *Prior existing buildings and structures.*

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**(7) Notwithstanding the provisions of section 8-100 above, if any land, structure, or building has been changed in use to a hotel, office, restaurant, or specific commercial use, or any hotel, office, restaurant, or specific commercial use has been enlarged, significantly enlarged or significantly altered after February 24, 2018, the parking requirements of this Article XIII shall apply to all the land and to the entire structure or building upon completion of the change in use, significant enlargement or significant alteration; however, any existing parking above the requirement may remain. This section shall not apply if a construction or alteration permit has been applied for and reasonably soon thereafter construction activity has commenced and continues to be diligently pursued as of February 24, 2018, or if a special use permit is obtained under section 7-700 or section 11-500 which authorizes the change in use, enlargement, significant enlargement or significant alteration with the provision of less off-street parking than is required.**

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#### **Sec. 8-300 - Central business district.**

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- (B) *Application of certain requirements.* Within the central business district any lot or group of contiguous lots of record as of June 28, 1983, containing less than 10,000 square feet shall not be subject to the requirements of the following: sections 8-200(A)(9), (11), (12), **(13), (14)**, (16), ~~(17)~~, (18), (19), ~~and (20)~~ **and (21)** and section 8-200(B); provided, however, that any lots subdivided after June 28, 1983, into lots of

10,000 square feet or less and developed or redeveloped individually or as a single entity shall comply with all provisions of sections 8-200(A) and (B). In addition, whenever a parcel or contiguous parcels of land within this area containing over 10,000 square feet or more are redeveloped, or whenever a parcel or contiguous parcels of undeveloped land within this area containing 10,000 square feet or more are developed, the requirements of section 8-200(A) shall apply. In addition, the provisions of section 8-200(A) shall not apply to restaurants. Furthermore, the provisions of sections 8-200(A) and (B) shall not apply within the boundaries of any urban renewal (redevelopment) project located within the central business district and for which project a cooperation agreement between the city and the Alexandria Redevelopment and Housing authority has been entered into nor to city hall nor to public uses (including the art center) which are located in torpedo plant building number two.

(C) *Valet parking.* **Valet parking shall be permitted with an administrative special use permit approval pursuant to Section 11-513(N).**

- (1) ~~Within the central business district, no valet parking operation which involves the pick up, delivery, stacking, storing, parking or unparking of motor vehicles by a valet or parking attendant from, to or on any public right of way shall be permitted after July 1, 1987, as, or in connection with, any principal or accessory use of lands, buildings or structures.~~
- (2) ~~The provisions of section 8-300(C)(1) to the contrary notwithstanding, such valet parking operation may be permitted provided that:~~
  - (a) ~~The motor vehicles so served are parked, stored and unparked exclusively in an off-street parking facility; and~~
  - (b) ~~A special use permit separately authorizing and governing such valet parking operation is applied for and granted pursuant to the provisions of section 11-500 of this ordinance.~~

**Sec. 8-400 - King Street Transit Parking District.**

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(B) *Requirements.* Within the King Street transit parking district, the following regulations shall apply to off-street parking; **uses not listed shall provide parking pursuant to Section 8-200(A):**

- (1) ~~Office buildings, including commercial, government and professional, shall have one parking space for each 530 square feet of floor area; provided, however, that the required parking may be reduced to not less than one parking space for each 665 square feet of floor area when the applicant, at the time of site plan approval, demonstrates through a parking study to the planning commission, or to the city council on appeal, which appeal may be filed within the time and in the manner prescribed by section 11-409(C), except that any aggrieved party may appeal, that the off-street parking provided is adequate for the site, and that there will be no unreasonable adverse effect on the surrounding residential neighborhoods.~~

- (2) Single-family, two-family, and row or townhouse shall have one parking space per dwelling unit.
- (3) ~~Freestanding retail and service operations shall have one parking space for each 500 square feet of floor area.~~
- (4) ~~Freestanding restaurants shall have one parking space for each ten seats; except that for carry-out restaurants there shall be no requirement.~~
- (5) Automobile service stations shall have one parking space for each service bay; except that for self-service operations, there shall be provided one parking space for each employee.
- (6) ~~Hotels shall have 0.7 of a parking space for each guest room.~~
- (7) ~~Amusement enterprise shall have one parking space for each 200 square feet of floor area.~~
- (8) Hotel or office building projects with retail, restaurant or amusement enterprises as ancillary uses. No parking shall be required for the first 10,000 square feet of floor area for restaurants, for the first 10,000 square feet of floor area for retail uses and for the first 1,000 square feet of floor area for amusement enterprises; provided, that such uses occupy not more than 25 percent of the total floor area of the mixed use building project. Parking for the excess floor area for such ancillary uses above 25 percent shall be provided ~~at one space for each 1,000 square feet of floor area~~ **pursuant to Section 8-200(A).**

(C) *Valet parking.* ~~By utilizing valet parking as defined in section 2-201, the area of space in any parking facility as measured in square feet may be reduced by no more than 40 percent, subject to review of the director and the director of transportation and environmental services to ensure compliance with **On-street valet parking operations shall be permitted with an administrative special use permit pursuant to Section 11-513(N)** the following regulations:~~

- (1) ~~The number of parking spaces required by section 8-400(B) above shall not be reduced; however, the requirements of section 8-200(D)(2) relating to aisles and striping shall not apply.~~
- (2) ~~All required parking shall be located only in a structured parking facility.~~
- (3) ~~Kiosks, fare gates, walkways, customer waiting areas and all other facilities necessary to accommodate valet parking shall be shown on the site plan.~~
- (4) ~~Attendant parking service shall be available for the days and hours required by the director and the director of transportation and environmental services as specified in site plan approval.~~
- (5) ~~No vehicle shall be parked or temporarily stored by an attendant on streets or alleys, including sidewalks, abutting the structured parking facility.~~
- (6) ~~Failure to institute valet parking upon the occupancy of the building for which valet parking is provided or cessation of valet parking after occupancy has~~

~~commenced as required by section 8-400(C)(4) above shall constitute a violation of this ordinance.~~

- ~~(7) No site plan for a structured parking facility designated for valet parking shall become effective unless and until the owner covenants and agrees, on behalf of itself and its successors in interest, to provide valet parking in accordance with the requirements of section 8-400(C)(4) above in an executed contract to be attached to the approved site plan and kept in city records.~~
- ~~(D) *Design standards.* Within the King Street transit parking district, all off-street parking shall conform to the following parking design standards to the satisfaction of the director:
  - ~~(1) No less than 75 percent of the parking provided shall be in a structure, unless a special use permit is obtained.~~
  - ~~(2) That part of a building fronting directly on a public street, sidewalk, plaza or other public area shall not be used for off-street parking except entrance/exit to the parking facility, except in those cases where the planning commission finds it to be physically impossible to do otherwise.~~
  - ~~(3) Any surface parking area shall be landscaped.~~
  - ~~(4) Open space shall contain such improvements as benches, walkways and other natural and manmade amenities for the use and enjoyment of residents, visitors and workers.~~~~
- ~~(E) *Conflict with other requirements.* The provisions of this section 8-400 are to be read in conjunction with section 8-200(A)(18) and, in the case of an inconsistency as to the required number of spaces, to apply the least restrictive minimum number.~~

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Section 4. That Section 11-500 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language in strikethrough as shown:

## **ARTICLE XI. – DEVELOPMENT APPROVALS AND PROCEDURES**

### **Section 11-500 Special Use Permits**

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#### **Sec. 11-513 – Administrative Special Use Permit**

- (M) *Specific standards for outdoor dining.*
  - (1) Outdoor dining shall be accessory to an approved indoor restaurant.
  - (2) Outdoor dining, including all its components such as planters, wait stations and barriers, shall not encroach onto the public right of way unless authorized by an encroachment ordinance.

- (3) A maximum of 20 seats may be located at outdoor tables in front of the restaurant. ~~The outdoor seats permitted require no additional dedicated off-street parking spaces and are separate from the indoor seats.~~
- (4) The hours of operation for the outdoor dining shall be the same as permitted for the indoor restaurant, unless a neighborhood standard has been established with a different time. Within the NR Zone, the Mount Vernon Avenue Urban Overlay Zone and the West Old Town neighborhood areas, outdoor dining shall be closed and cleared of all customers by 10:00 p.m. Sunday through Thursday and by 11:00 p.m. on Friday and Saturday. Within the Old Town Small Area Plan, outdoor dining shall be closed and cleared of all customers by 11:00 p.m. daily, consistent with the King Street outdoor dining overlay zone section 6-805(E).
- (5) No live entertainment shall be permitted in the outdoor seating area.
- (6) Outdoor seating areas shall not include advertising signage, including on umbrellas.
- (7) On site alcohol service, to the extent allowed for indoor dining, is permitted; no off-premise alcohol sales are permitted.
- (8) A plan shall be submitted with dimensions showing the layout for the outdoor dining area and depicting the design, location, size and space of the dining area, chairs, tables, barriers, umbrellas planters, wait stations, and other components to be located within the area, and such additional information as the director may reasonably require.
- (9) The outdoor dining area shall be cleared and washed at the close of each business day that it is in use.
- (10) Reserved.
- (11) The provisions of the King Street outdoor dining overlay zone in section 6-800 apply to regulate outdoor dining within the Central Business District.

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Section 5. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 6. That Sections 2-100, 6-600, 8-100, 8-200, 8-300, 8-400, and 11-500, as amended pursuant to Sections 1 through 4 of this ordinance, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

Section 7. That this ordinance shall become effective on the date and at the time of its final passage, and after such date, shall apply to all applications for land use, land development or subdivision approval provided for under the City of Alexandria Zoning Ordinance for which an application has not yet been filed with the Department of Planning and Zoning, 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 Section 8-200(F) of Article VIII or in Article XII of the Zoning Ordinance.

ALLISON SILBERBERG  
Mayor

Final Passage: February 24, 2018