

ORDINANCE NO. 5206

AN ORDINANCE to amend and reordain Section 2-119 (AVERAGE FINISHED GRADE), Section 2-119.1 (AVERAGE PRE-CONSTRUCTION GRADE), Section 2-154 (HEIGHT OF BUILDING), Section 2-193 (SETBACK RATIO), Section 2-204 (YARD), and Section 2-205 (YARD, FRONT) of Article II (DEFINITIONS); Section 3-106 (BULK AND OPEN SPACE REGULATIONS), Section 3-206 (BULK AND OPEN SPACE REGULATIONS), Section 3-306 (BULK AND OPEN SPACE REGULATIONS), Section 3-406 (BULK AND OPEN SPACE REGULATIONS), and Section 3-506 (BULK AND OPEN SPACE REGULATIONS) of Division A (SINGLE-FAMILY AND TWO-FAMILY ZONES) of Article III (RESIDENTIAL ZONE REGULATIONS); Section 3-606 (BULK AND OPEN SPACE REGULATIONS) and 3-706 (BULK AND OPEN SPACE REGULATIONS) of Division B (TOWNHOUSE AND MULTIFAMILY ZONES) Article III (RESIDENTIAL ZONE REGULATIONS); Section 6-403 (GENERAL REGULATIONS AND EXCEPTIONS) of Article VI (SPECIAL AND OVERLAY ZONES); Section 11-1302 (SPECIAL EXCEPTION ESTABLISHED) of Division C (BOARD OF ZONING APPEALS) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES); to add and ordain new Section 2-122.1 (BLOCK FACE, CONTEXTUAL), Section 2-154.1 (HEIGHT, THRESHOLD), Section 2-170.1 (LOT FRONTAGE), and 2-170.2 (LOT WIDTH) of Article II (DEFINITIONS); and delete Section 7-2502 (HEIGHT IN LINE WITH EXISTING DEVELOPMENT) and 7-2503 (RESIDENTIAL FRONT SETBACK AND FRONT DOOE THRESHOLD IN LINE WITH EXISTING DEVELOPMENT) 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. 2018-0011.

WHEREAS, the City Council finds and determines that:

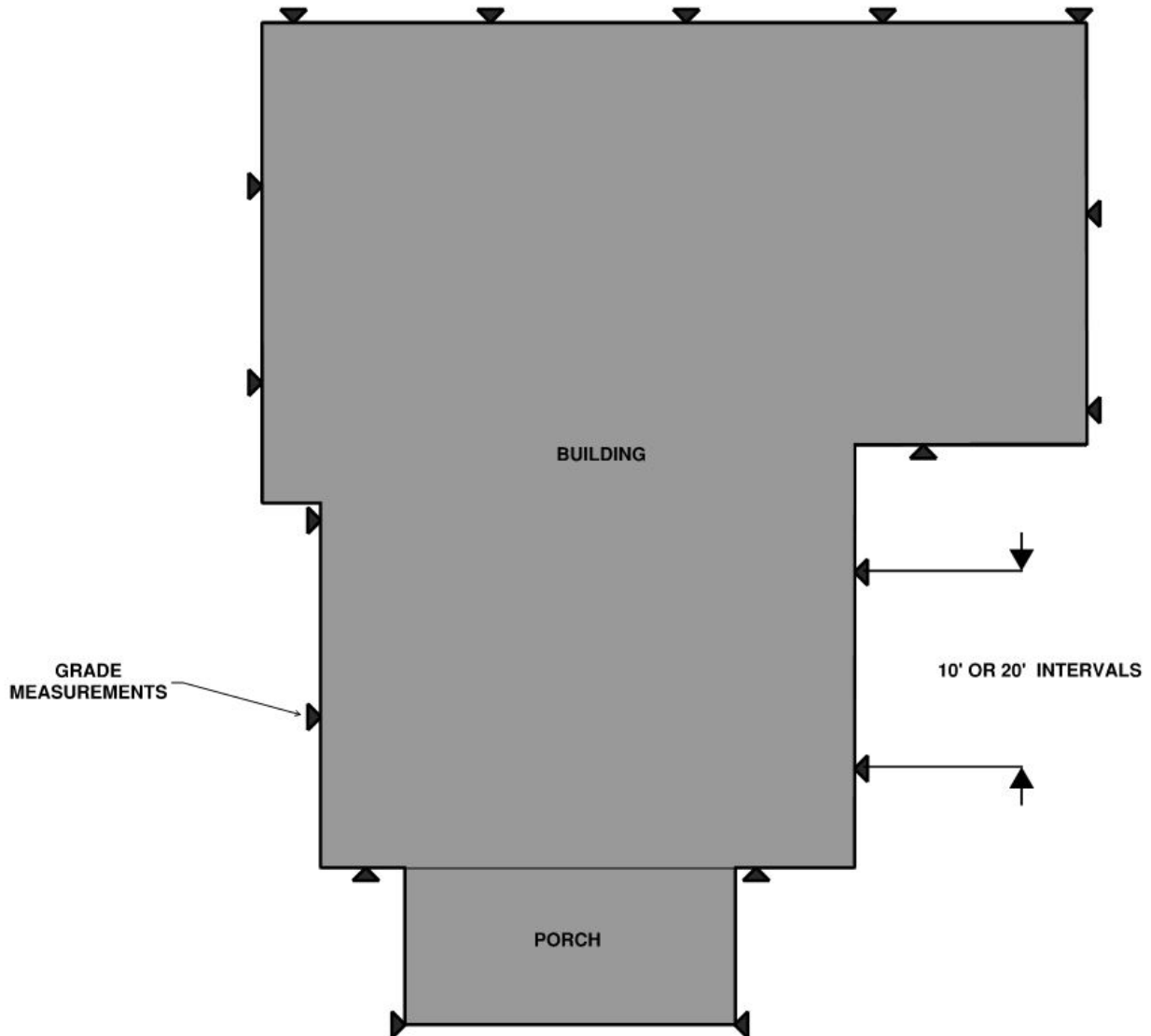
1. In Text Amendment No. 2018-0011, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on February 5, 2019 of a text amendment to the Zoning Ordinance to adopt amendments to the height and front setback regulations, which recommendation was approved by the City Council at public hearing on February 23, 2019;
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 2-119 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough, inserting new language shown in underline, and inserting the diagram, as follows:

2-119 - Average finished grade.

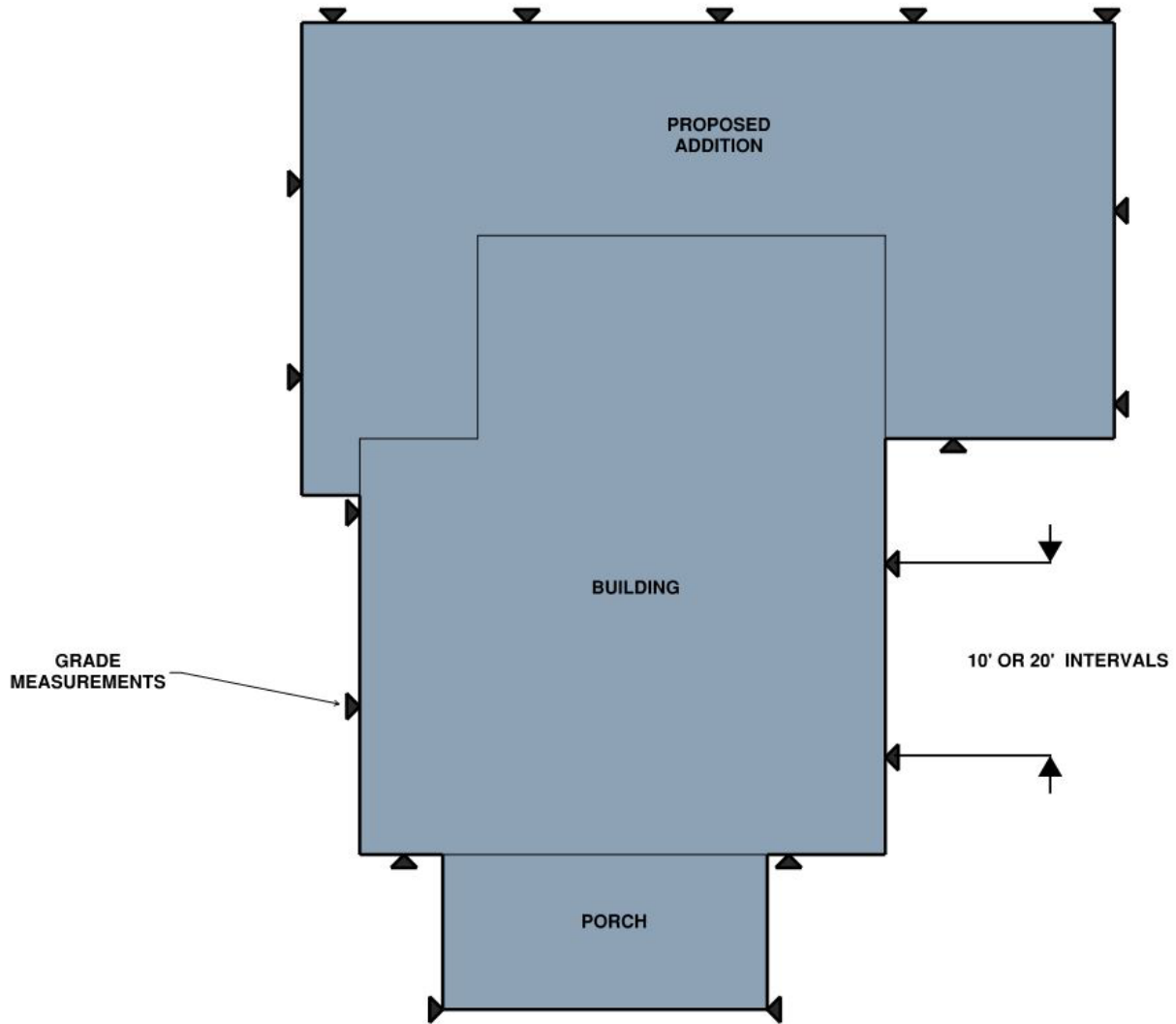
The elevation obtained by averaging the finished ground surface elevation at intervals of 1020 feet at the perimeter of a single, two-family or townhouse dwelling building, and intervals of 20 feet at the perimeter of any other building.



Section 2. That Section 2-119.1 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough, inserting new language shown in underline, and inserting the diagram, as follows:

2-119.1 - Average pre-construction grade.

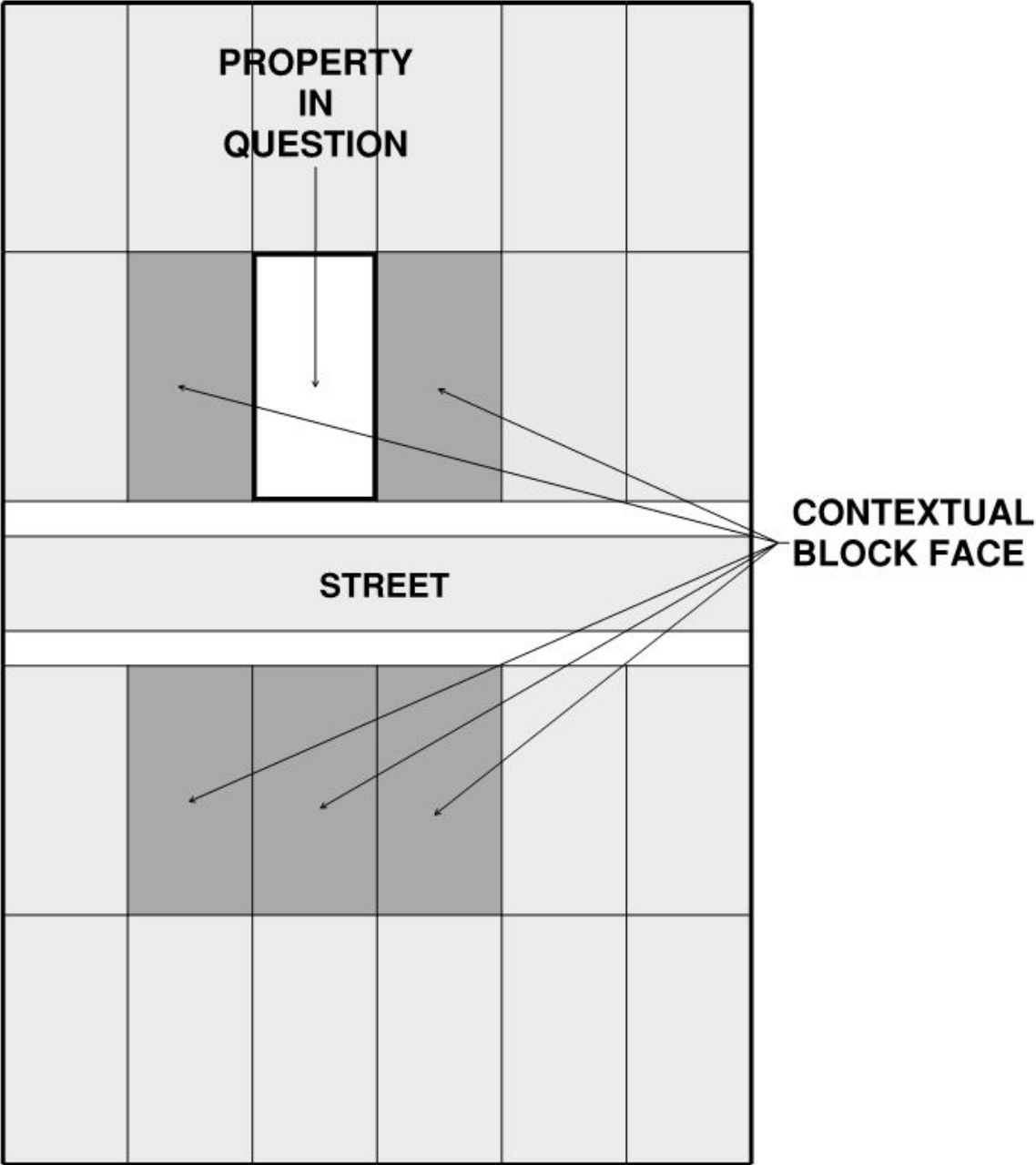
The elevation obtained by averaging the ground surface elevation at intervals of 1020 feet at the perimeter of a proposed single, two-family or townhouse dwelling and intervals of 20 feet at the perimeter of any other building ~~building~~ prior to construction.

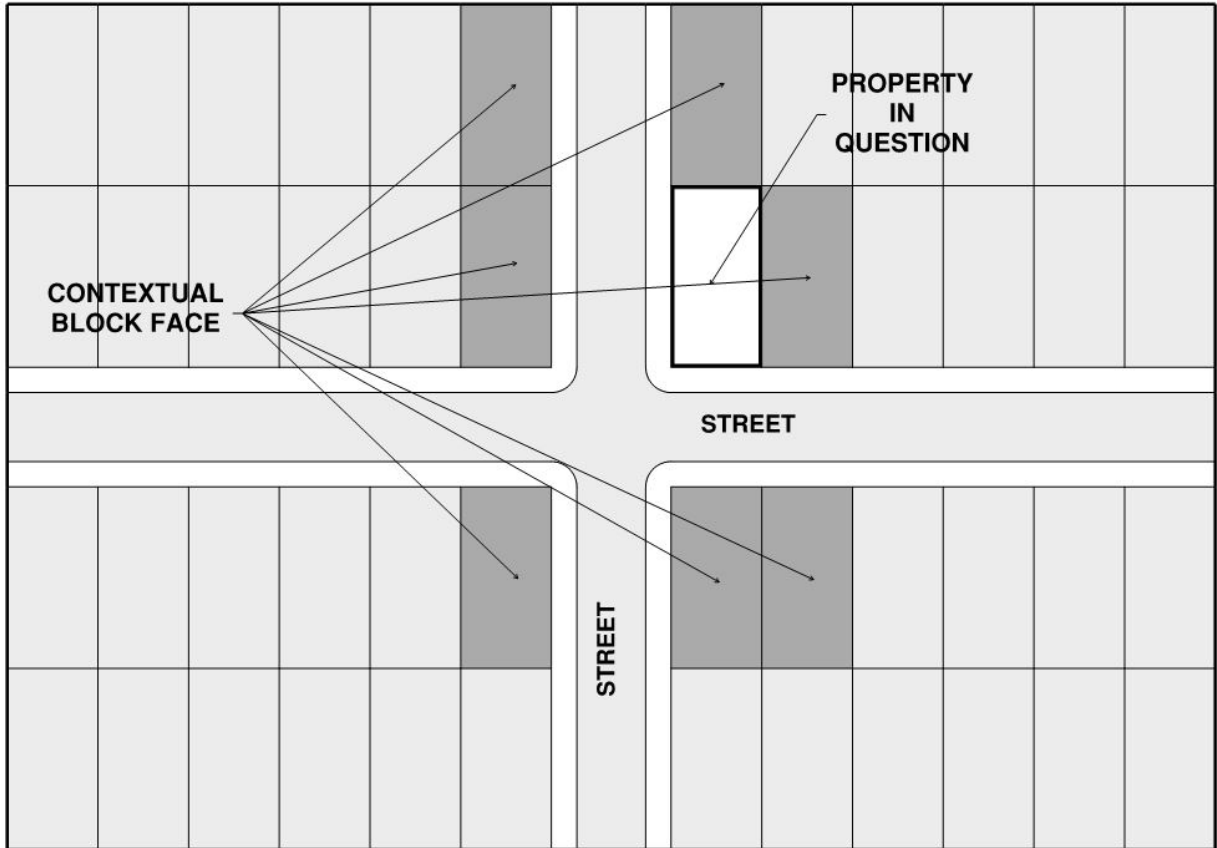


Section 3. That Section 2-122.1 of the Zoning Ordinance be, and the same hereby is, added and ordained, as shown:

2-122.1 – Block face, contextual.

Abutting property developed with single or two-family dwellings that share a common street frontage or frontages with the property in question.





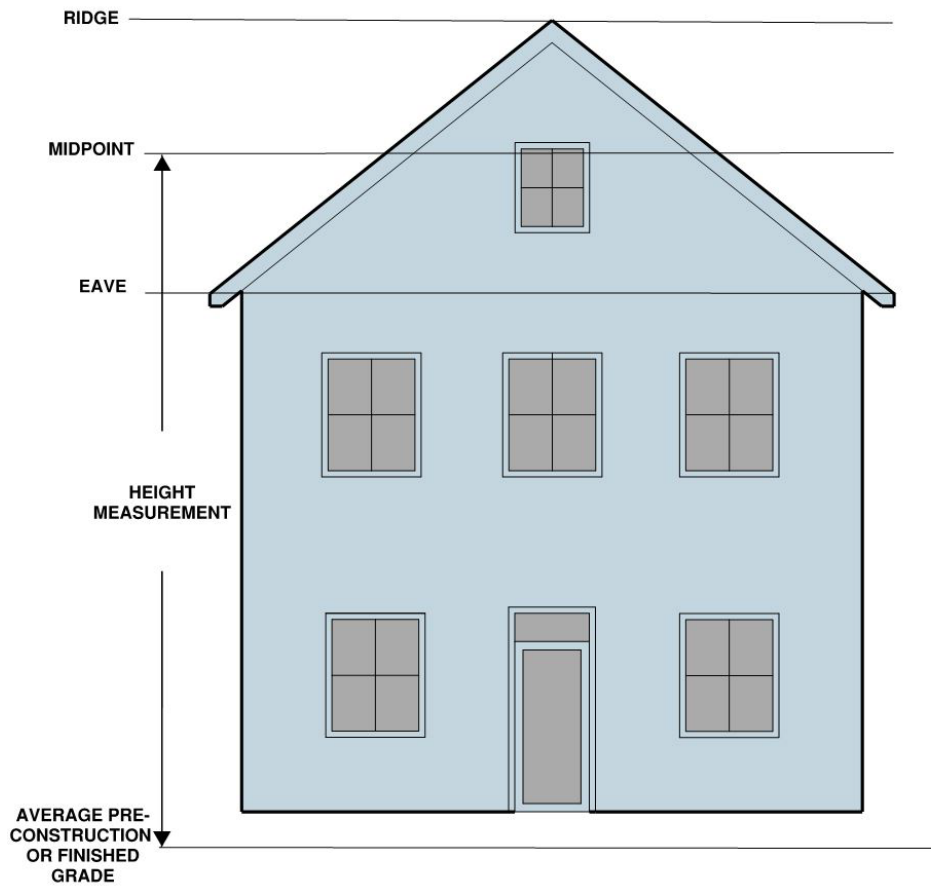
Section 4. That Section 2-154 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough, inserting new language shown in underline, and inserting the diagrams, as follows:

2-154 - Height of building.

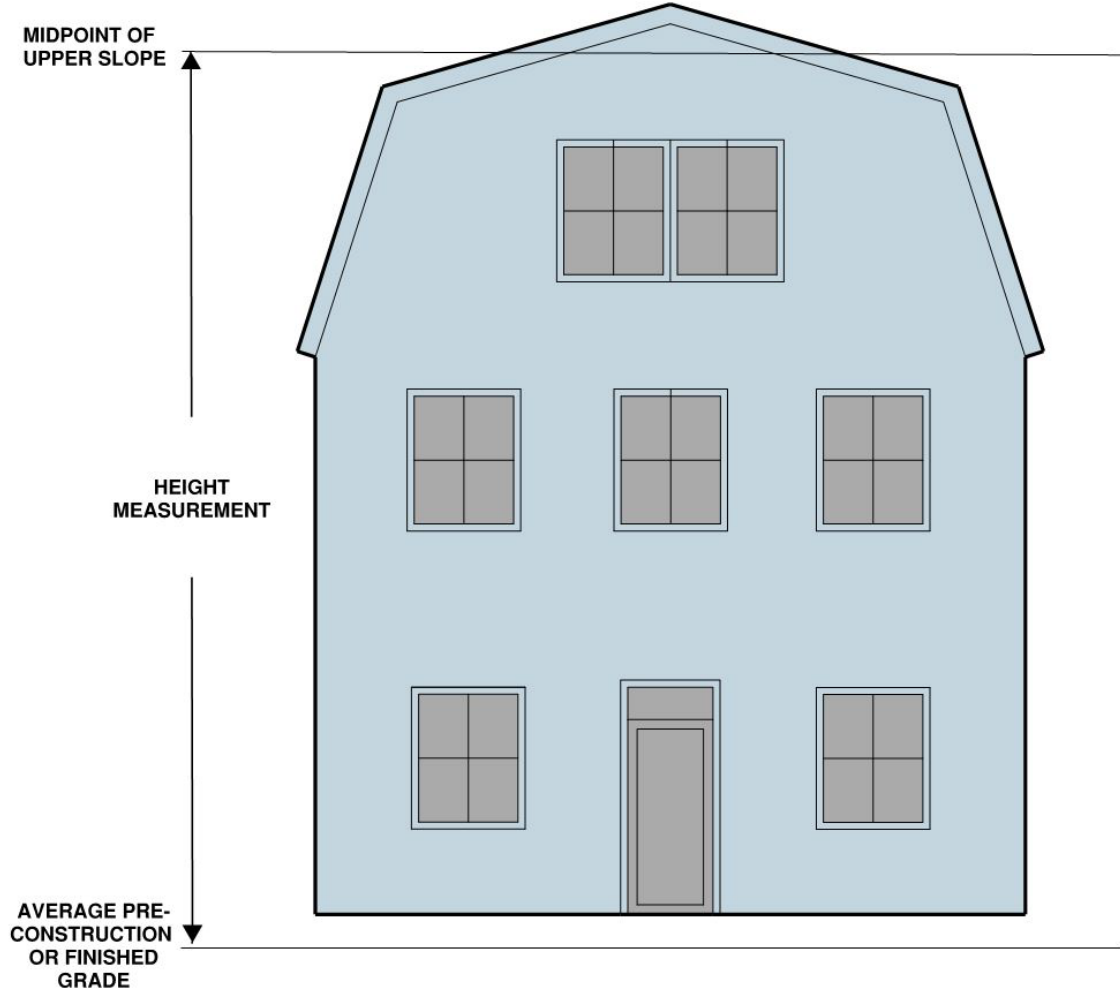
The vertical distance measured from average finished grade to the highest point of the building, except that:

(A) Gable or hip roof.

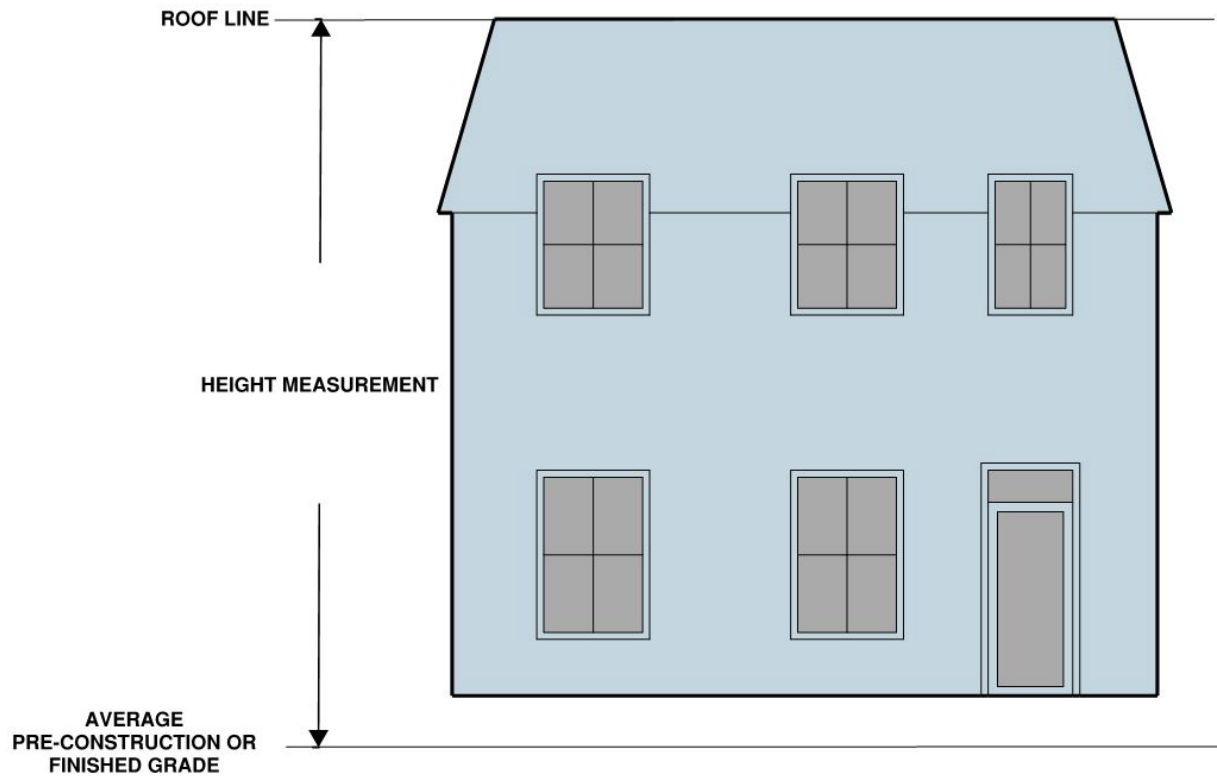
(1) — In the case of a gable or hip roof, height shall be measured to the midpoint between the eaves and the ridge, regardless of orientation of the gable to the street.



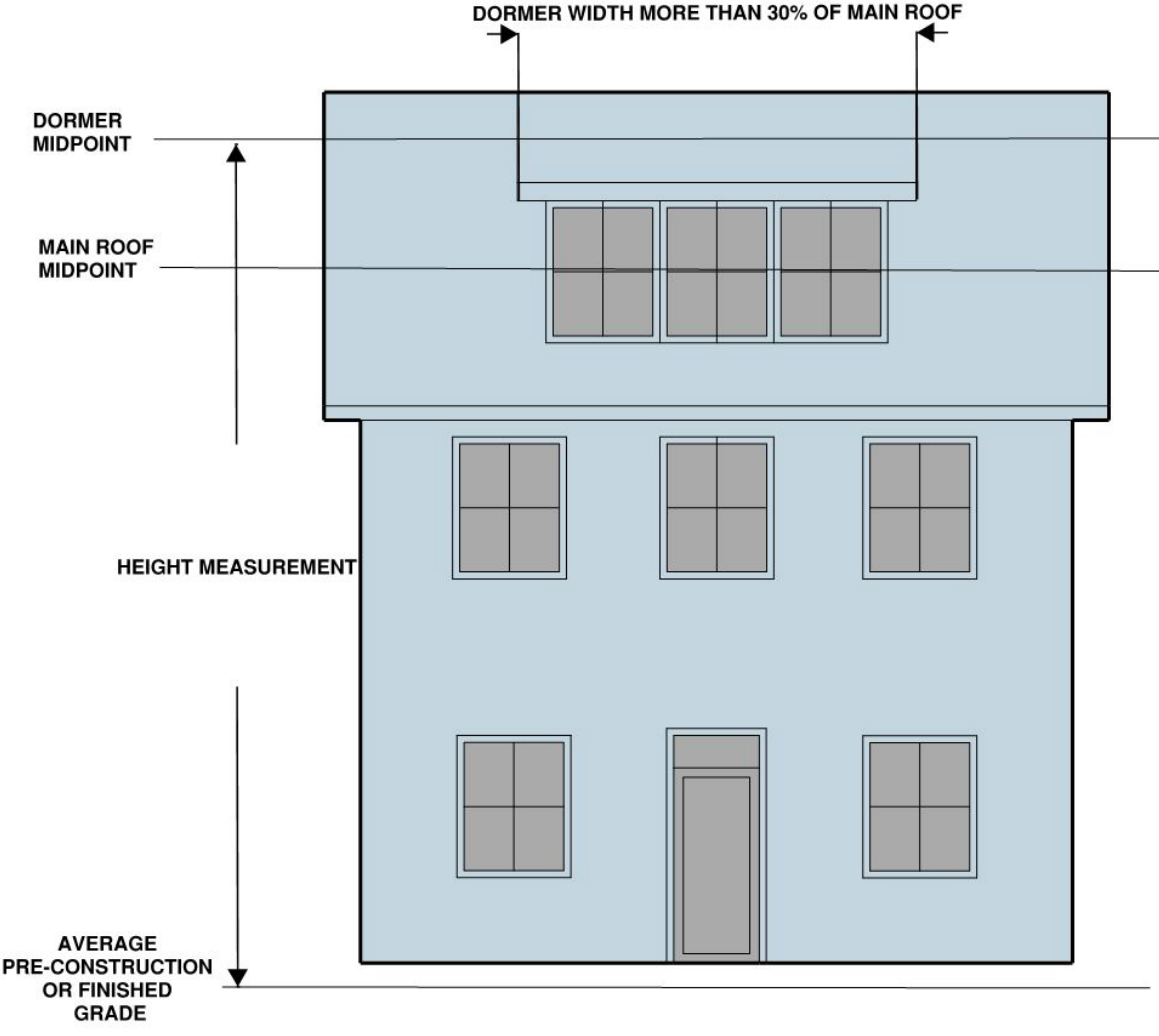
- ~~(2) For purposes of establishing the setback ratio on the gable end of a building with a gable roof, height shall be measured to the midpoint between the eaves and the ridge.~~
- (B) Gambrel roof.
- ~~(1) In the case of a gambrel roof, height shall be measured to the midpoint of the upper slope of the roof.~~

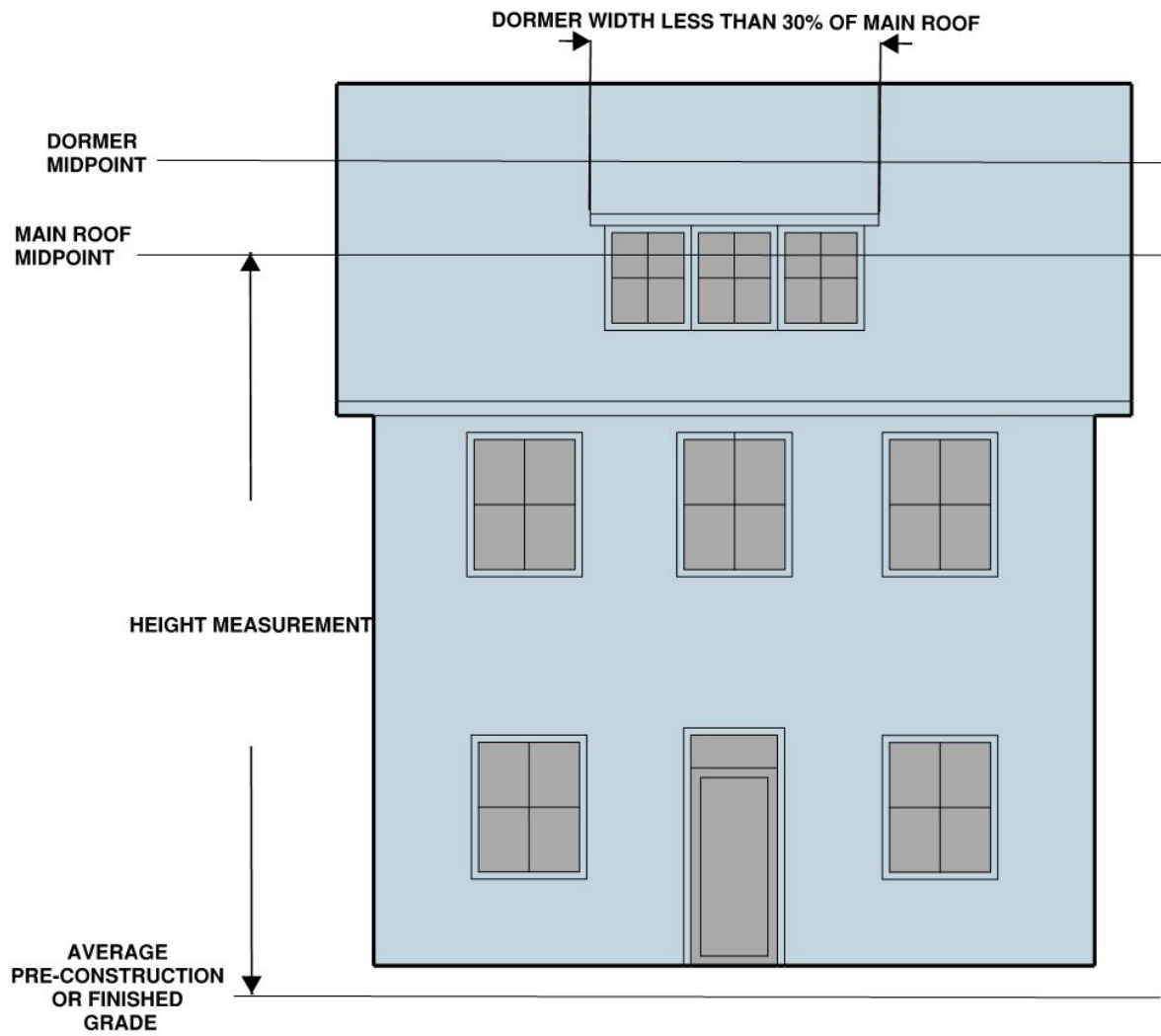


- (2) ~~For purposes of establishing the setback ratio on the vertical end of a building with a gambrel roof, height shall be measured to the point where the upper slope and the lower slope of the ridged roof meet.~~
- (C) Mansard roof. In the case of a mansard roof, height shall be measured to the roof line.

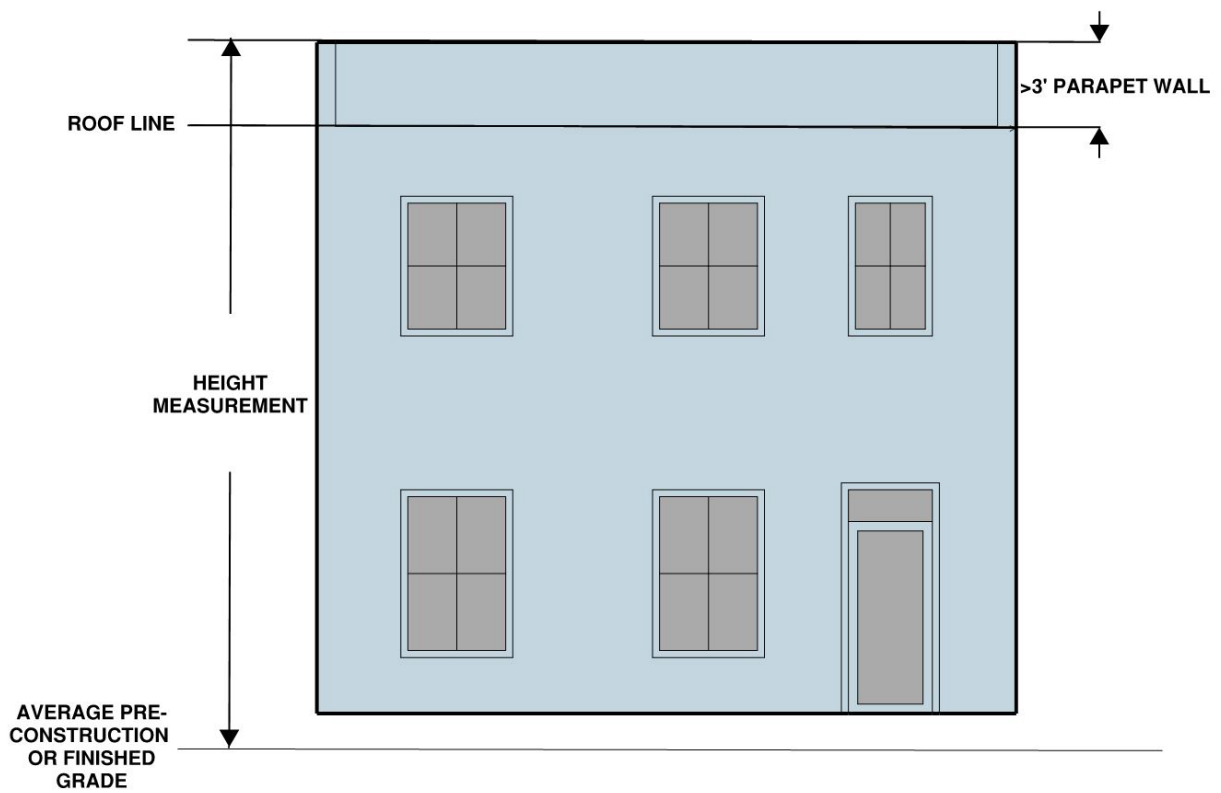
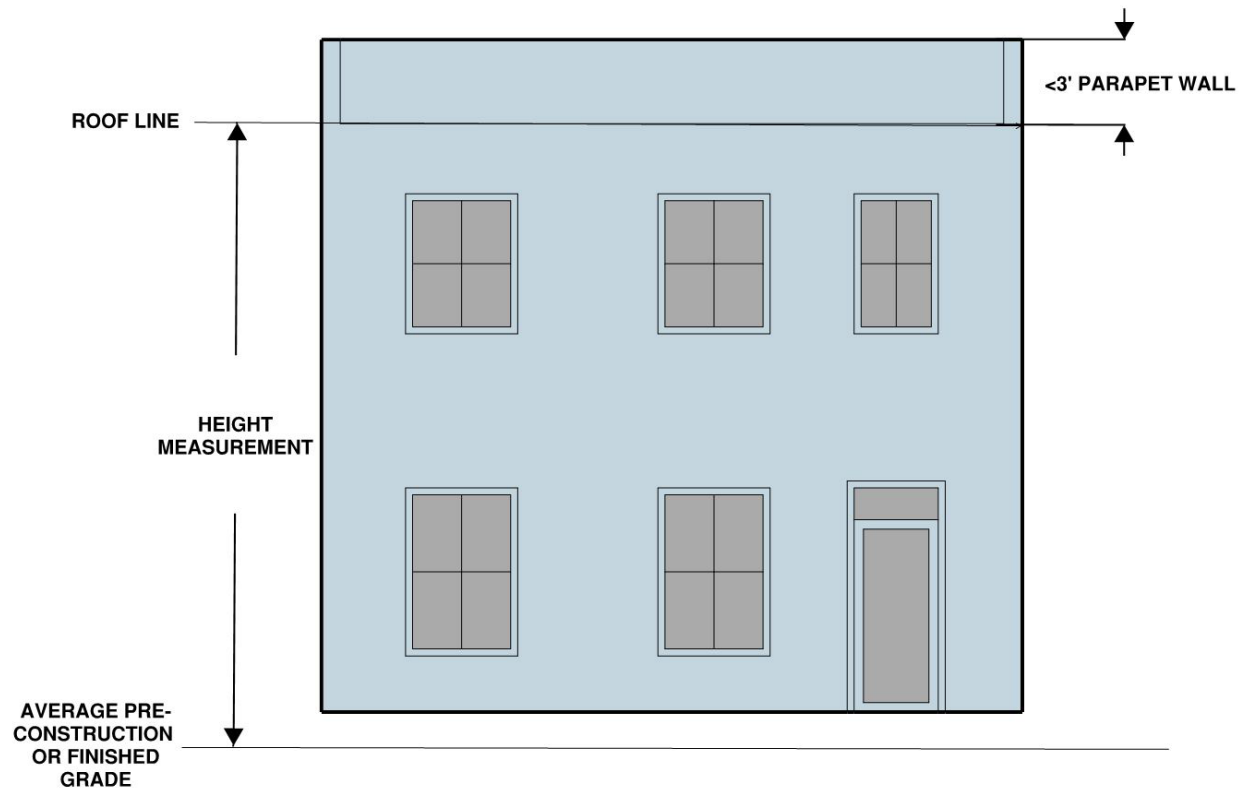


(D) Dormers. In the case of dormers, height shall be measured to the midpoint between the dormers eaves and the ridge. For buildings in the R-20, R-12, R-8, R-5, R-2-5, and single-family and two-family dwellings in the RA and RB zones, not including property located within the Old and Historic Alexandria and Parker-Gray Districts, height shall be measured to the midpoint of the dormers if the total width of all dormers is more than 30 percent of the horizontal width of the roof.





(E) In the case of a flat roof with a parapet wall which is three feet in height or less, the highest point shall be the roof line;



- (~~FE~~) In the case of a building with ten feet or less horizontal distance between the building setback line and the right-of-way line, height shall be measured from the average finished grade or the curb grade, whichever is less.;
- (~~GF~~) For ~~a~~ buildings in the R-20, R-12, R-8, R-5, R-2-5, and single-family and two-family dwellings in the RA and RB zones (not including property located within the Old and Historic Alexandria and Parker-Gray Districts), height shall be measured from the average pre-construction grade, ~~or average finished grade, whichever is lower; and~~
- (~~HG~~) For treatment of rooftop appurtenances, church steeples, reception or transmission structures, noncomplying buildings and structures, lighting for congregate recreational facilities and dog parks and roof decks and guards, chimneys, flagpoles, steeples, antennas and mechanical penthouses, see section 6-403.

Section 5. That Section 2-154.1 of the Zoning Ordinance be, and the same hereby is, added and ordained, as shown:

2-154.1 – Height, threshold.

The vertical distance, as measured from the average pre-construction grade along a building wall which faces a street, to the top of the finished first floor.

Section 6. That Section 2-170.1 of the Zoning Ordinance be, and the same hereby is, added and ordained, as shown:

2-170.1 – Lot frontage.

The length of a front lot line.

Section 7. That Section 2-170.2 of the Zoning Ordinance be, and the same hereby is, added and ordained, as shown:

2-170.2 – Lot width.

The distance along a straight line measured between the side lot lines or, in the case of a corner lot, a side lot line and secondary front lot line, at the zone’s minimum front yard requirement. The front yard requirement established by a contextual block face shall not apply to lot width determination.

Section 8. That Section 2-193 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

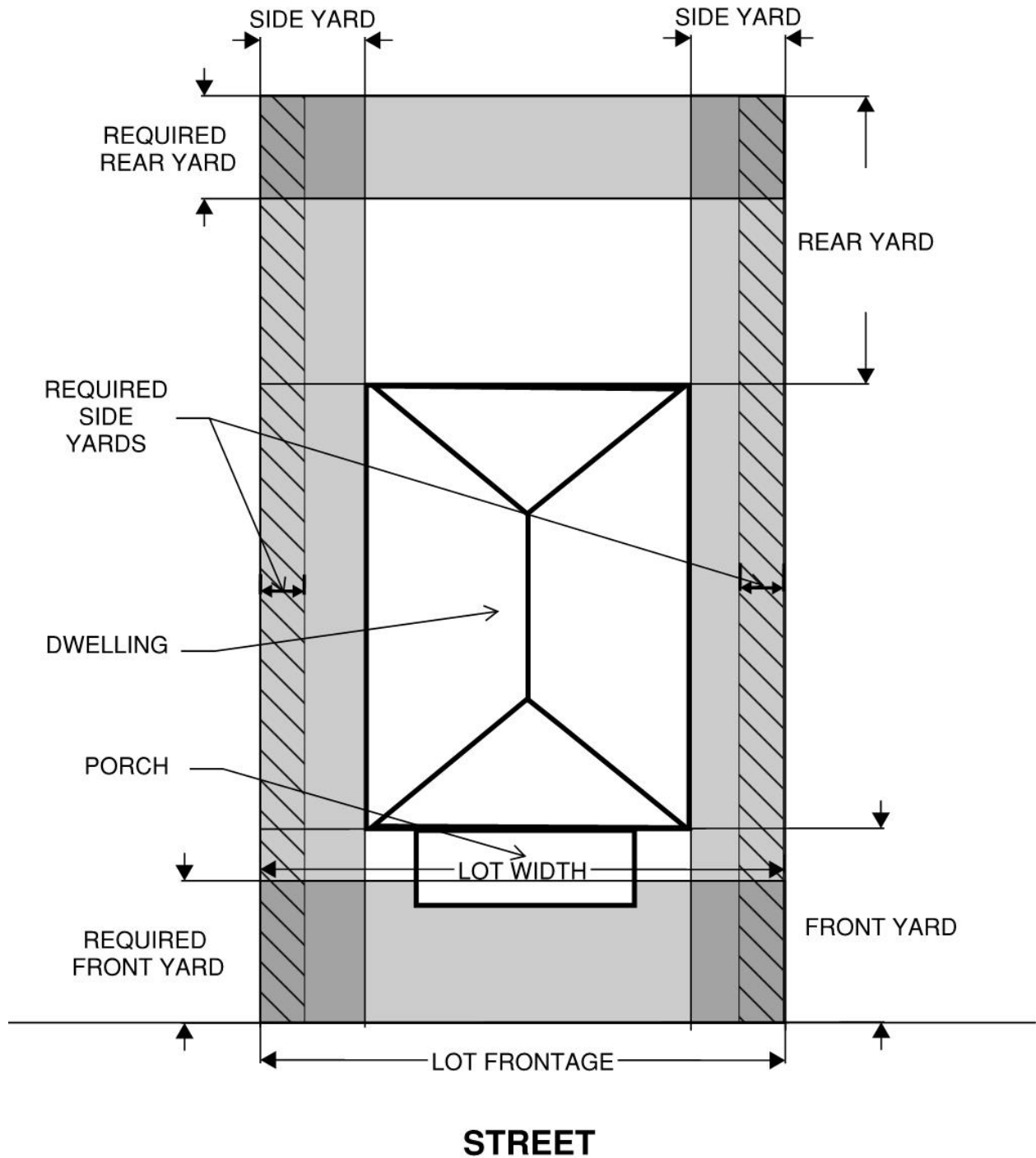
2-193 - Setback ratio.

The ratio of the horizontal distance between any part of a building or structure and the nearest side or rear property line or the nearest building or the center line of a street or alley to the height of that part of the building above average finished grade of such line, ~~except that for buildings in the R-20, R-12, R-8, R-5, R-2-5 and single-family and two-family dwellings in the RA and RB zones not including property located within the Old and Historic Alexandria and Parker-Gray Districts, height shall be measured from the average pre-construction grade of such line.~~

Section 9. That Section 2-204 of the Zoning Ordinance be, and the same hereby is, amended by inserting the diagram, as follows:

2-204 – Yard.

The required open area on the same lot with a building or group of buildings, which open area lies between the building or group of buildings and the nearest lot line or between one building and another building and is unoccupied and unobstructed from the ground upward.



Section 10. That Section 2-205 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in

underline, as follows:

2-205 - Yard, front.

A yard extending across the width of a lot side of a lot measured between the side lot lines and being the minimum horizontal distance between the front lot line and the main building or any projection thereof not permitted in section 7-202. For a corner lot, the two yards lying between the main building and the intersecting streets shall both be deemed to be front yards and any additional yards shall be deemed to be side yards. For a through lot, the two or more yards lying between the main building and the two or more public streets shall be deemed to be front yards.

Section 11. That Section 3-106 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

3-106 - Bulk and open space regulations.

(A) *Yard requirements.*

- (1) *Front yard.* For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. provide a front yard of at least 40 feet. If the minimum front yard, including the front yard of the property in question, within this range exceeds 40 feet, a residential use shall provide a front yard of at least 40 feet. Any other use shall provide a front yard of at least 70 feet.
- (2) *Side yards.* Each residential use shall provide two side yards, each based on a setback ratio of 1:2 and a minimum size of 12 feet. Each other use shall provide two side yards, each based on a setback ratio of 1:1 and a minimum size of 25 feet.
- (3) *Rear yard.* Each residential use shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of 12 feet. Each other use shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of 25 feet.

(B) *FAR.* The maximum permitted floor area ratio shall be 0.25.

(C) *Height.* The maximum permitted height of a structure is ~~30~~35 feet except for a church or school use in which case the maximum permitted height is 40 feet.

(D) *Threshold height.* The maximum permitted threshold height for a residential use is two and one-half feet, the highest threshold height within the contextual block face or the minimum necessary to comply with the floodplain requirements of section 6-306(B), whichever is greatest.

Section 12. That Section 3-206 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

3-206 - Bulk and open space regulations.

(A) *Yard requirements.*

- (1) *Front yard.* For each residential use, the required front yard shall be between the range established the front yards within the contextual block face. provide a front yard of at least 35 feet. If the minimum front yard, including the front yard of the property in question, within this range exceeds 35 feet, a residential use shall

provide a front yard of at least 35 feet. Any other use shall provide a front yard of at least 35 feet.

- (2) *Side yards.* Each residential use shall provide two side yards, each based on a setback ratio of 1:2 and a minimum size of ten feet. Each other use shall provide two side yards, each based on a setback ratio of 1:1 and a minimum size of 25 feet.
- (3) *Rear yard.* Each residential use shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of ten feet. Each other use shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of 25 feet.
- (B) *FAR.* The maximum permitted floor area ratio is 0.30.
- (C) *Height.* The maximum permitted height of a structure is ~~30~~35 feet except for a church or school use in which case the maximum permitted height is 40 feet.
- (D) *Threshold height.* The maximum permitted threshold height for a residential dwelling is two and one-half feet, the highest threshold height within the contextual block face or the minimum necessary to comply with the floodplain requirements of section 6-306(B), whichever is greatest.

Section 13. That Section 3-306 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

3-306 - Bulk and open space regulations.

- (A) *Yard requirements.*
 - (1) *Front yard.* For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face.~~provide a front yard of at least 30 feet.~~ If the minimum front yard, including the front yard of the property in question, within this range exceeds 30 feet, a residential use shall provide a front yard of at least 30 feet. Any other use shall provide a front yard of at least 30 feet.
 - (2) *Side yards.* Each residential use shall provide two side yards, each based on a setback ratio of 1:2 and a minimum size of eight feet. Each other use shall provide two side yards, each based on a setback ratio of 1:1 and a minimum size of 25 feet.
 - (3) *Rear yard.* Each residential use shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of eight feet. Each other use shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of 25 feet.
- (B) *FAR.* The maximum permitted floor area ratio is 0.35.
- (C) *Height.* The maximum permitted height of a structure is ~~30~~35 feet except for a church or school use in which case the maximum permitted height is 40 feet.
- (D) *Threshold height.* The maximum permitted threshold height for a residential use is two and one-half feet, the highest threshold height within the contextual block face or the minimum necessary to comply with the floodplain requirements of section 6-306(B), whichever is greatest.

Section 14. That Section 3-406 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

3-406 - Bulk and open space regulations.

(A) *Yard requirements.*

- (1) *Front yard.* For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. ~~provide a front yard of at least 25 feet.~~ If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet. Any other use shall provide a front yard of at least 25 feet.
- (2) *Side yards.* Each residential use shall provide two side yards, each based on a setback ratio of 1:3 and a minimum size of seven feet. Each other use shall provide two side yards, each based on a setback ratio of 1:1 and a minimum size of 25 feet.
- (3) *Rear yard.* Each residential use shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of seven feet. Each other use shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of 25 feet.

(B) *FAR.* The maximum permitted floor area ratio is 0.45.

(C) *Height.* The maximum permitted height of a structure is ~~30~~³⁵ feet except for a church or school use in which case the maximum permitted height is 40 feet.

(D) *Threshold height.* The maximum permitted threshold height for a residential use is two and one-half feet, the highest threshold height within the contextual block face or the minimum necessary to comply with the floodplain requirements of section 6-306(B), whichever is greatest.

Section 15. That Section 3-506 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

3-506 - Bulk and open space regulations.

(A) *Yard requirements.*

- (1) *Front yard.* For each residential use, the front yard shall be between the range of front yards within the contextual block face. ~~provide a front yard of at least 25 feet.~~ If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet. Any other use shall provide a front yard of at least 25 feet.
- (2) *Side yards.* Each single-family or duplex dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum size of seven feet. Each two-family semi-detached dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum size of ten feet. Each other use shall provide two side yards, each based on a setback ratio of 1:1 and a minimum size of 25 feet.
- (3) *Rear yard.* Each residential use shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of seven feet. Each other use shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of 25 feet.

(B) *FAR.* The maximum permitted floor area ratio is 0.45.

(C) *Height.* The maximum permitted height of a structure is ~~30~~³⁵ feet except for a church or school use in which case the maximum permitted height is 40 feet.

(D) *Threshold height.* The maximum permitted threshold height for a residential use is two and one-half feet, the highest threshold height within the contextual block face or the

minimum necessary to comply with the floodplain requirements of section 6-306(B), whichever is greatest.

Section 16. That Section 3-606 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

3-606 - Bulk and open space regulations.

(A) *Yard requirements.*

(1) *Front yard.* For each single and two-family dwelling, use the required front yard shall be between the range of front yards within the contextual block face. shall provide a front yard of at least 20 feet. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, each single and two-family dwelling shall provide a front yard of at least 20 feet. All other uses shall provide a front yard of at least 20 feet.

(2) *Side yards.*

(a) Each single-family and two-family dwelling shall provide two side yards based on a setback ratio of 1:3 and a minimum size of seven feet.

(b) Each end lot in a group of townhouses shall provide a side yard based on a setback ratio of 1:3 and a minimum size of eight feet.

(c) Each structure containing multifamily dwellings shall provide two side yards each based on a setback ratio of 1:2 and a minimum size of 16 feet.

(d) All other uses shall provide two side yards based on a setback ratio of 1:1 and a minimum size of 25 feet.

(3) *Rear yard.* Each residential use shall provide a rear yard based on a setback ratio of 1:1 and a minimum yard of eight feet. Each other use shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of 25 feet.

(B) *Open and usable space.* Each lot occupied by a dwelling unit shall provide a minimum of 800 square feet of open and usable space for each dwelling unit; provided however,

(1) In the case of multifamily dwellings, improved rooftops and decks are encouraged and the following amount of such space may be offset against the amount of open and usable space which would otherwise be required at ground level: up to 80 square feet of the open space requirement for each dwelling unit may be provided in the form of improved rooftops or decks if an amount of land equal to the amount provided in rooftops or decks is located between the front lot line and any building or parking area and is appropriately landscaped;

(2) In the case of a rooming or boarding house, an additional 200 square feet for each guest room shall be provided.

(C) *FAR.* The maximum permitted floor area ratio is 0.75.

(D) *Height.* The maximum permitted height for single and two-family dwellings is 30 feet. For all other structures, the maximum permitted height of a structure is 45 feet.

(E) *Threshold height.* The maximum permitted threshold height for single and two-family dwellings is two and one-half feet, the highest threshold height within the contextual block face or the minimum necessary to comply with the floodplain requirements of section 6-306(B), whichever is greatest.

Section 17. That Section 3-706 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

3-706 - Bulk and open space regulations.

(A) *Yard requirements.*

(1) *Front yards outside historic districts.* For each single and two-family dwelling, the required front yard shall be between the range of front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, each single and two-family dwelling shall provide a front yard of at least 20 feet. All other uses shall provide a front yard of at least 20 feet.

~~(2)~~ *Front yards within historic districts.* Within the Old and Historic Alexandria and Parker-Gray Districts, Each use shall provide a front yard of at least 20 feet, except within the Old and Historic Alexandria and the Parker-Gray Districts where the front building line shall be the same as the front lot line or such other line consistent with the character of the district that the board of architectural review approves.

~~(3)~~ *Side yards-outside historic districts.*

- (a) Each single-family and two-family dwelling shall provide two side yards each based on a setback ratio of 1:3 and a minimum size of eight feet.
- (b) Each end lot in a group of townhouses shall provide a side yard based on a setback ratio of 1:3 and a minimum size of eight feet.
- (c) Each structure containing multifamily dwellings shall provide two side yards each based on a setback ratio of 1:2 and a minimum size of 16 feet.
- (d) Each other use shall provide two side yards based on a setback ratio of 1:1 and a minimum size of 25 feet.

~~(4)~~ *Side yards-within historic districts.* Within the Old and Historic Alexandria and the Parker-Gray Districts, the following side yard requirements shall apply.

- (a) Each residential lot which is 35 feet wide or wider shall provide two side yards of at least five feet each.
- (b) Each residential lot which is at least 25 feet but less than 35 feet wide shall provide one side yard of at least five feet.
- (c) No side yard is required on a residential lot which is less than 25 feet wide.
- (d) Each nonresidential lot shall provide two side yards of at least five feet each, regardless of the width of the lot.

~~(5)~~ *Rear yard.* Each residential use shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of eight feet. Each other use shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of 25 feet.

(B) *Open and usable space.* Each lot occupied by a dwelling unit shall provide a minimum of 800 square feet of open and usable space for each dwelling unit; provided however,

- (1) In the case of multifamily dwellings, improved rooftops and decks are encouraged and the following amount of such space may be offset against the amount of open and usable space which would otherwise be required at ground level: up to 80 square feet of the open space requirement for each dwelling unit may be provided

in the form of improved rooftops or decks if an amount of land equal to the amount provided in rooftops or decks is located between the front lot line and any building or parking area and is appropriately landscaped.

(C) *FAR.* The maximum permitted floor area ratio is 0.75.

(D) *Height.* ~~The maximum permitted height of a structure is 45 feet~~

(1) Outside historic districts.

(a) The maximum height for single and two-family dwellings is 30 feet.

(b) The maximum height for all other structures is 45 feet.

(2) Within historic districts. Within the Old and Historic Alexandria and the Parker-Gray Districts, the maximum height of a structure is 45 feet.

(E) Threshold height outside historic districts. The maximum permitted threshold height for single and two-family dwellings outside the Old and Historic Alexandria and Parker-Gray districts is two and one-half feet, the highest threshold height within the contextual block face or the minimum necessary to comply with the floodplain requirements of section 6-306(B), whichever is greatest.

Section 18. That Section 6-403 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

6-403 - General regulations and exceptions.

(B) ~~*Mechanical Rooftop appurtenances.*~~ Chimneys, towers, tanks, machinery, equipment, stairs, elevators, roof decks and guards, penthouses or other ~~necessary~~ mechanical appurtenances to a main building may be erected as a part of the main building to their required heights, regardless of any other height provisions or restrictions of this ordinance, provided that the following requirements are met.

(1) All ~~necessary~~ rooftop ~~mechanical~~-appurtenances ~~and penthouses~~ shall be concealed by or constructed of exterior architectural materials or features of the same type of quality used on the exterior walls of the main building in question.

(2) For buildings located within the Old and Historic Alexandria District or the Parker Gray District, or for buildings outside such districts designated pursuant to section 10-300, the board of architectural review may, after public hearing, waive or modify the screening requirement of subsection (B)(1) of this section, if the board finds such requirement to be architecturally inappropriate. The board of architectural review may delegate the waiver authority in the Parker-Gray District under this subsection (3), making it an administrative determination pursuant to the requirements of section 10-203 of this ordinance.

(3) Penthouses The following limitations apply to ~~rooftop mechanical~~ penthouses:

(a) A maximum of three~~Only one~~ penthouses are is permitted unless the number is increased by a special use permit;

(b) The penthouses shall not exceed 15 feet unless the height is increased by a special use permit;

- (c) The penthouses must be limited in size to the minimum space ~~required to house-~~
necessary for stairs, elevators, required elevator vestibules not exceeding 64 square feet per elevator, necessary mechanical equipment, or similar appurtenances; and
- (d) No equipment may be placed above the roof of the penthouse to increase its height if such equipment could be located on the roof of the building itself.
- ~~(3) For buildings located within the Old and Historic Alexandria District or the Parker Gray District, or for buildings outside such districts designated pursuant to section 10-300, the board of architectural review having jurisdiction of the matter may, after public hearing, waive or modify the screening requirement of subsection (B)(1) of this section, if the board finds such requirement to be architecturally inappropriate. The board of architectural review for the Parker Gray District may delegate the waiver authority under this subsection (3), making it an administrative determination pursuant to the requirements of section 10-203 of this ordinance.~~
(4) Roof Decks and Guards. Roof decking and required guards, not to exceed six feet above the roofline or the minimum height required by the Virginia Uniform Statewide Building Code (USBC), whichever is higher. Such structures shall be constructed with material that is transparent or compatible with the design of the building and must comply with all setbacks otherwise required by this ordinance.

Section 19. That Section 7-2502 of the Zoning Ordinance be, and the same hereby is, amended by deleting the current section in its entirety.

Section 20. That Section 7-2503 of the Zoning Ordinance be, and the same hereby is, amended by deleting the current section in its entirety.

Section 21. That Section 11-1302 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

11-1302 - Special exception established.

A lot developed with a single family, two family or townhouse dwelling may be the subject of a special exception from the following zoning requirements pursuant to this section 11-1300:

- ~~(D) Established front yard setback requirements for a main dwelling required by section 7-2503, subject to the following requirements:~~
 - ~~(1) Limitation on front setback increase or decrease.~~
 - ~~(a) An adjustment is allowed of as much as ten percent from the average front setback line calculated for the project or five feet, whichever is less.~~
 - ~~(b) The front setback increase or decrease shall be the minimum necessary to achieve the desired result.~~
 - ~~(2) The applicant shall demonstrate by clear and convincing evidence that the proposed change in front setback for the dwelling is necessary for environmental and/or critical construction reasons and that the dwelling in the proposed location~~

~~will be compatible with the character of the rest of the neighborhood block and will not be detrimental to the maintenance of a an established setback along the street.~~

(D) Maximum height for single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, and single-family and two-family dwellings in the RA and RB zones not including property located within the Old and Historic Alexandria and Parker-Gray Districts, subject to the following requirements:

(1) Dwelling shall not exceed the height of the tallest dwelling within the contextual block face plus 20 percent. For the purposes of applying this subsection only, dwelling height shall be measured from average pre-construction grade along the front of the dwelling only;

(2) Regardless of the height established by (1), above, the maximum height shall not exceed 35 feet.

(3) Nothing in this subsection shall be deemed to authorize the extension or enlargement of a dwelling beyond the floor area ratio permitted or height to setback ratios required by the zone in which such dwelling is located, nor to authorize the approval of more than one special exception per dwelling under the provisions of this subsection.

Section 22. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 23. That to Section 2-119 (AVERAGE FINISHED GRADE), Section 2-119.1 (AVERAGE PRE-CONSTRUCTION GRADE), Section 2-154 (HEIGHT OF BUILDING), Section 2-193 (SETBACK RATIO), Section 2-204 (YARD), and Section 2-205 (YARD, FRONT) of Article II (DEFINITIONS); Section 3-106 (BULK AND OPEN SPACE REGULATIONS), Section 3-206 (BULK AND OPEN SPACE REGULATIONS), Section 3-306 (BULK AND OPEN SPACE REGULATIONS), Section 3-406 (BULK AND OPEN SPACE REGULATIONS), and Section 3-506 (BULK AND OPEN SPACE REGULATIONS) of Division A (SINGLE-FAMILY AND TWO-FAMILY ZONES) of Article III (RESIDENTIAL ZONE REGULATIONS); Section 3-606 (BULK AND OPEN SPACE REGULATIONS) and 3-706 (BULK AND OPEN SPACE REGULATIONS) of Division B (TOWNHOUSE AND MULTIFAMILY ZONES) Article III (RESIDENTIAL ZONE REGULATIONS); Section 6-403 (GENERAL REGULATIONS AND EXCEPTIONS) of Article VI (SPECIAL AND OVERLAY ZONES); Section 11-1302 (SPECIAL EXCEPTION ESTABLISHED) of Division C (BOARD OF ZONING APPEALS) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES); to add and ordain new Section 2-122.1 (BLOCK FACE, CONTEXTUAL), Section 2-154.1 (HEIGHT, THRESHOLD), Section 2-170.1 (LOT FRONTAGE), and 2-170.2 (LOT WIDTH) of Article II (DEFINITIONS); and delete Section 7-2502 (HEIGHT IN LINE WITH EXISTING DEVELOPMENT) and 7-2503 (RESIDENTIAL FRONT SETBACK AND FRONT DOOE THRESHOLD IN LINE WITH EXISTING DEVELOPMENT) of Article VII (SUPPLEMENTAL ZONE REGULATIONS), as amended, deleted, or added pursuant to Sections 1 through 21 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.

JUSTIN WILSON
Mayor

Final Passage: March 16, 2019