

ORDINANCE NO. 286

AN ORDINANCE to repeal and re-enact Sections II and VI and to amend Section V of Ordinance No. 109 of the City of Alexandria, Virginia, approved July 25, 1931, as amended, the same being an Ordinance entitled "AN ORDINANCE to regulate and restrict the location of buildings and structures and of premises to be used for trade, industry, residence or other specified uses within the City of Alexandria; to divide the City into zones, and to impose in each of said zones regulations designating the kinds or classes of trades, industries, residences or other purposes for which buildings or other structures or premises may be erected, altered or used; and to regulate the height, bulk and location of buildings and other structures and the areas of yards and open spaces".

WHEREAS, it has become necessary to amend the zoning ordinance of the City of Alexandria in several particulars; and

WHEREAS, it is desirable to adopt a revised zoning map as one of the amendments to said ordinance; and

WHEREAS, numerous applications for rezoning from "A" Residence to "B" Residence Zones have been made to the City Council of Alexandria, especially in several certain areas of the city; and

WHEREAS, the services of Irving C. Root, City Planner, were employed in order to determine upon an adequate and just revised zoning map; and

WHEREAS, two public hearings were held for discussion of the numerous changes suggested; and

WHEREAS, it is essential for the benefit of the community as a whole that the revised zoning map hereinafter referred to be adopted; now therefore

Be it ordained by the Council of the City of Alexandria, Virginia:

Section 1. That Section II—Zone Regulations of Ordinance No. 109 of the City of Alexandria, Virginia, approved July 25, 1931, be repealed and re-enacted so as to read as follows:

SECTION II—ZONE REGULATIONS

For the purpose of this ordinance the City is hereby divided into five zones as follows:

1. "A" Residence Zone.
2. "B" Residence Zone.
3. "C" Residence Zone, which zone is further subdivided hereby into "C 1" Residence Zone and "C 2" Residence Zone.
4. "D" Commercial Zone, which zone is further subdivided hereby into "D 1" Commercial Zone and "D 2" Commercial Zone.
5. "E" Industrial Zone.

The boundaries of said zones shall be as shown upon the revised map attached hereto and made a part of this ordinance designated as "Revised Zoning Map" and said revised map and all notations, references and other data shown thereon is by this reference made a part hereof to the same extent as if the information set forth on said revised map were fully described and incorporated herein.

Section 2. That Section V—"C" Residence Zone, Clause C, "Area Regulations", of Ordinance No. 109 of the City of Alexandria, Virginia, approved July 25, 1931, as amended, be further amended by adding sub-paragraph 7, which shall read as follows:

"7. Garage Space: For every apartment there shall be provided on the lot or plot on which the apartment is located garage space or parking space of sufficient area to accommodate one automobile for each family unit or apartment contained on such lot or plot."

Section 3. That Section VI—"D" Commercial Zone, of Ordinance No. 109 of the City of Alexandria, Virginia, approved July 25, 1931, as amended, be repealed and re-enacted so as to read as follows:

SECTION VI—"D" COMMERCIAL ZONE

A. USE REGULATIONS, in "D 1" Commercial Zone: Unless herein provided, no building or premises shall be used and no building or structure shall hereafter be erected, altered or repaired in the "D 1" Commercial Zone except for one or more of the following uses:

1. Any use permitted in the "C" Residence Zone, Section V, A, and subject to the same provisions in each case as set forth in Section III, A, of this ordinance.

2. Antique shops, professional offices, tourist homes and tea rooms where no alcoholic beverages are sold, provided that no changes shall be made in the exterior construction of any buildings in "D 1" Commercial Zone resoned for any of these purposes.

B. USE REGULATIONS, in "D 2" Commercial Zone: Unless herein provided, no building or premises shall be used and no building or structure shall hereafter be erected, altered or repaired in the "D 2" Commercial Zone except for one or more of the following uses:

1. Any use permitted in the "C" Residence Zone, Section V, A, and in "D 1" Commercial Zone, Section VI, A, and subject to the same provisions in each case as set forth in Section III, A, of this ordinance.

2. "Barbecue", establishment for outdoor cooking or roasting of food, or "Dining Car" being either converted railway or railroad cars or structures resembling in appearance railroad dining cars.

3. Gasoline filling station, provided no portion of said structure, pump, air standard or other accessory of same shall be located within ten (10) feet of a street property line or within five (5) feet of an adjacent property line.

4. Laundry or dry cleaning establishment.

5. Public Garage other than for storage.
6. Bottling Works.
7. Sign, advertising only the general business conducted on the premises and not projecting more than three (3) feet beyond the wall of the building upon which placed. Signs may be placed or painted on only the front wall of the building, except a corner building in which case the side of the building facing the intersecting street shall also be defined as frontage. No sign or signs shall have a larger area in the aggregate than one-tenth of the area of the said front wall of the building.
8. Or for any other use except the following:
 - a. Blacksmith or horseshoeing establishment;
 - b. Carting or hauling yard;
 - c. Contractor's plant for storage yard;
 - d. Cooperage;
 - e. Fuel yard or storage;
 - f. Ice plant; or ice storage house of more than ten tons capacity;
 - g. Lumber yard;
 - h. Machine shop or wood working plant having over five employees;
 - i. Stone yard or monument works;
 - j. Storage or baling of scrap paper, rags or junk;
 - k. Uses listed under "E" Industrial Zone, Section VII;
1. Any kind of manufacture other than manufacture clearly incidental to a retail business conducted on the premises, or any manufacturing or treatment which would constitute a nuisance.

PROVIDED HOWEVER, That before any building or premises within the "D 1" Commercial Zone shall be used or any building or structure shall be erected, altered or repaired for any of the uses authorized in the foregoing portion of this Section VI, A, and before any building or premises within said "D 2" Commercial Zone shall be used or any building or structure shall be erected, altered or repaired for any of the uses numbered 2, 3, 4, 5 and 8 in the foregoing portion of this Section VI, B, the application for the permit shall be presented to the City Council and assent of the City Council for such proposed use shall first be obtained.

C HEIGHT REGULATIONS: No building shall exceed a height of seventy-two (72) feet or six (6) stories except as provided in Section VIII, 1 and 2.

D. AREA REGULATIONS: For property occupied for residential use the Area Regulations, Section V, C, shall apply. For uses other than residential that are permitted in this zone, the entire lot between the front building line and rear lot line may be used.

Section 4. That this ordinance shall take effect on the day after its publication in the Alexandria Gazette.

Approved this 23rd day of May, 1939.

RICHARD L. RUFFNER,
Mayor.