

ORDINANCE NO. 300

AN ORDINANCE to repeal and re-enact Section 13 of Ordinance No. 120, of the City of Alexandria, Virginia, approved July 21, 1932, entitled "An Ordinance to provide for City Planning, including park development and maintenance; the creation, organization and powers of the Park and Planning Commission; the regulation of subdivision of land and the establishment of street grades; the establishment of building lines and the acquisition of right to keep planned streets free from buildings; and providing penalties for violation of this ordinance."

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA:

Section 1. That Section 13 of Ordinance No. 120 of the City of Alexandria, Virginia, approved July 21, 1932, be repealed and re-enacted to read as follows:

"SECTION 13. SUBDIVISION REGULATIONS. Before exercising the powers referred to in Section 12, the commission shall adopt regulations governing the subdivision of land. Such regulations may provide for the proper arrangement of streets in relation to other existing or planned streets and to the master plan, for adequate and convenient open spaces for traffic, utilities, access of fire-fighting apparatus, recreation, light and air, and for the avoidance of congestion of population. The commission further may require the owner, or owners, of any tract of land abutting on one side of an existing street or roadway less than fifty (50) feet in width, desiring to subdivide said land, to provide for the dedication of one-half of the land necessary to widen said existing street or roadway to fifty (50) feet for the portion thereof on which said land abuts, or to dedicate all of the necessary additional land on either side of said roadway or street if the tract abuts on both sides thereof. This requirement shall not be applicable, however, to applications for the resubdivision of portions of existing subdivisions already developed and built upon.

Such regulations may include provisions as to the extent to which streets and other ways shall be graded and improved and to which water and sewer and other utility mains, piping, or other facilities shall be installed as a condition precedent to the approval of the plat. The regulations or practice of the commission may provide for a tentative approval of the plat previous to such installation; but any such tentative approval shall be revocable and shall not be entered on the plat. In lieu of the completion of such improvements and utilities prior to the final approval of the plat, the commission may accept a bond with surety to secure to the city the actual construction and installation of such improvements or utilities at a time and according to specifications fixed by or in accordance with the regulations of the commission.

All such regulations shall be published as provided by law for the publication of ordinances, and, before adoption, a public hearing shall be held thereon. A copy thereof shall be certified by the commission to the Clerk of the Corporation Court.

Section 2. This Ordinance shall take effect immediately upon its passage.

Approved this 30th day of October, 1939.

RICHARD L. RUFFNER,
Mayor