

## Ordinance No. 484

AN ORDINANCE to amend and reordain Section 13, Article VI, Chapter 28, of the Code of the City of Alexandria, Virginia, enacted as a whole July 2, 1940, and made effective August 5, 1940, as amended by Ordinance No. 463, relating generally to zoning and relating particularly to use regulations and area regulations in D-commercial zones.

WHEREAS, pursuant to due and timely notice of the time and place of hearing published in a paper of general circulation in the City of Alexandria, Virginia, a public hearing was held in relation to the changes hereinafter made, at which public hearing parties in interest and citizens had an opportunity to be heard,

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

Section 1. That Sec. 13, Article VI, Chapter 28, of the Code of the City of Alexandria, Virginia, enacted as a whole July 2, 1940 and made effective August 5, 1940, as amended by Ordinance No. 463, be and the same hereby is amended and re-enacted to read as follows:

### Sec. 13. Use Regulations.

(A) In the "D-1" commercial zone, unless hereinafter provided, no building or premises shall be used and no building or structure shall hereafter be erected, altered or repaired except for one or more of the following uses:

- (1) Any use permitted in the "C" residence zone, Section 10, of this chapter.
- (2) Antique shops, professional offices, business offices where no merchandise is sold or kept for sale and where no mechanical or laboratory work is done, tourist houses and tea rooms where no alcoholic beverages are sold, provided that no changes shall be made in the exterior construction of any building in the "D-1" commercial zone rezoned for any of these purposes.
- (3) Sign, not to exceed 9 square feet in area.

(B) In the "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 except for one or more of the following uses:

- (1) Any use permitted in the "C" residence zone, Section 10, and in "D-1" commercial zone, Section 13.

- (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 cars.
- (3) Gasoline filling station, provided no portion of said structure, pump, air standard or other accessory of same shall be located within 10 feet of a street property line or within 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, setting forth no more than the name of the concern or proprietor and advertising the general or special type of business conducted on the premises. Signs may be placed or painted only on the front wall of a building, except a corner building in which case the side of the building facing the intersecting street shall also be defined as frontage. No such sign or signs on the front wall of a building shall have a greater area in the aggregate than one-tenth of the area of the said front wall; and if a special type of business is advertised, only one-sixth of the area of the sign shall be used for such special advertising, unless such special type of business constitutes fifty per cent or more of the gross business of the concern or proprietor. Signs of non-combustible material may be placed on top of buildings and at right angles to buildings, but none shall project more than four feet beyond the wall of the building. Except as herein otherwise provided, all signs shall conform to the provisions of Chapter 10 of the Code.
- (8) Or any other use except the following:
  - (a) Blacksmith or horseshoeing establishment.
  - (b) Carting or hauling yard.
  - (c) Contractor's plant or storage yard.
  - (d) Cooperage.
  - (e) Fuel yard or storage.
  - (f) Ice plant; or ice storage house of more than 10 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 bailing of scrap paper, rags or junk.
- (k) Uses listed under "E" industrial zone, section 16.
- (l) 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.

(C) The proviso is made 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 numbered (1), (6), (8) and (9), in subdivision (A) of Section 4, and for any of the uses numbered (2), (4), (5), (7), (8), (10), (12), (15) and (17) in subdivision (B) of Section 4 and for antique shops, tea rooms and business offices, and before any building or structure shall be erected, altered, or repaired for any of the uses numbered (2), (3), (4), (5) and (6) in subdivision (B) of this Section 13, the application for the permit shall be presented to the City Council and the assent of the City Council shall be first obtained. Such assent shall be given by adoption of a resolution by the City Council after it has determined whether or not the desired use in each instance would be for the best interests of the health, safety and general welfare of the public.

Section 2. That this ordinance shall become effective the day after its publication in the Alexandria Gazette.

William T. Wilkins  
Mayor

November 26, 1946