

Ordinance No. 595

AN ORDINANCE to amend and reordain Section 4, as said section is amended by Ordinance No. 463 adopted May 28, 1946, Chapter 28, of the Code of the City of Alexandria, Virginia, enacted as a whole July 2, 1940 and made effective August 5, 1940, which chapter relates generally to zoning and which said section contains use regulations applicable in "A-1" residence zones and "A" residence 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 matters hereinafter set forth, 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:

1. That Section 4, as said section is amended by Ordinance No. 463 adopted May 28, 1946, Chapter 28, of the Code of the City of Alexandria, Virginia, enacted as a whole July 2, 1940 and made effective August 5, 1940, be and the same hereby is amended to read as follows:

Sec. 4. Use Regulations.

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

- (1) Cemetery.
- (2) Church, convent or monastery.
- (3) Dwelling, single.
- (4) Public park or playground.
- (5) Public building.
- (6) Sanitarium.
- (7) Sign, advertising sale or lease of property upon which it stands, not exceeding 6 square feet.
- (8) Schools, private.
- (9) Stable, private.
- (10) Accessory buildings and uses incident to any of the above uses when located on the same lot and not involving the conduct of a retail business, and including:
 - (a) One private garage when located not less than 70 feet from the front lot line and not less than 40 feet from the side street in the case of a corner lot, except when built as a part of the main building, and except that such garage may be erected one foot from the front lot line if wholly below the finished surface of the ground and the floor thereof is not lower than the established grade of the curb in front of such garage; provided however, that any accessory building, and any detached garage, which is erected within 70 feet of any side street line, shall be distant not less than 15 feet from the party lot line intersecting such side street line.
 - (b) Professional office when situated in the building used by a practitioner as a private dwelling, provided that no name plate shall be displayed exceeding 1 square foot in area, and such plate shall contain only

the name and occupation of the resident of the premises.

(B) In the "A" residence zones, unless hereinafter provided no building or premises shall be used and no building or structure shall be hereafter erected, altered, or repaired except for one or more of the following uses:

- (1) Any use permitted in the "A-1" residence zone, subject to the same provisions in each case as hereinafter set forth in this section.
- (2) Aviation field.
- (3) Bus passenger station.
- (4) Childrens home.
- (5) Club, private.
- (6) Farm and buildings incidental thereto.
- (7) Foundling home.
- (8) Gravel pit or sand pit.
- (9) Greenhouse.
- (10) Hospital.
- (11) Nursery, horticulture.
- (12) Orphanage.
- (13) Public utility buildings constructed and used for non manufacturing purposes.
- (14) Public water works and reservoir.
- (15) Railway passenger station.
- (16) Riding academy.
- (17) Rock quarry.
- (18) Truck garden.
- (19) Accessory buildings and uses incident to any of the above uses when located on the same lot and not involving the conduct of a retail business, except as provided in paragraph (c) following and including:
 - (a) One private garage when located not less than 60 feet from the front lot line and not less than 30 feet from the side street in case of a corner lot, except when built as a part of the main building, and except that such garage may be erected one foot from the front lot line if wholly below the finished surface of the ground and the floor thereof is not lower than the established grade of the curb in front of such garage; provided however, that any accessory building, and any detached garage, which is erected within 60 feet of any side street line, shall be distant not less than 10 feet from the party lot line intersecting such side street line.
 - (b) Home occupations, provided that not more than one sign shall be displayed, such sign to be attached flat to the wall of the building and not exceeding two square feet in area.
 - (c) Sale on the premises of farm products produced thereon.

(C) The proviso is made that before any building or premises within the said "A-1" residence zone shall be used or any building or structure shall be hereafter erected, altered or repaired for any of the uses numbered (1), (6), (8) and (9) in subdivision (A) of this section, and before any building or

premises within said "A" residence zone shall be used or any building or structure shall be hereafter erected, altered, or repaired for any of the uses numbered (2), (4), (5), (7), (8), (9), (10), (12), (13), (15), (16), and (17) in subdivision (B) of this section, the application for the permits 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 use desired in each instance will be for the best interests of the health, safety and general welfare of the public.

A permit for not more than a six month period for the erection and maintenance of a larger sign for real estate sales purposes or for a temporary structure may be issued with the approval of the City Council.

2. That this ordinance shall be published in the Alexandria Gazette and it shall become effective the day after its publication. The clerk shall note in the minutes the time of such publication.

WILLIAM T. WILKINS
Mayor

Adopted August 15, 1949
Published August 17, 1949