

Ordinance No. 710

AN EMERGENCY ORDINANCE to amend paragraph 2, Subsection (a), Section 1, of ARTICLE IV and ARTICLE VIII of 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. 708, which said paragraph 2 relates to Zoning of annexed areas which said ARTICLE VIII relates to community unit plan, and which said Chapter 28 relates to the use of land and premises, the zoning of land and all phases thereof and contains the comprehensive zoning map of said City.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORD

Sec. 1. That paragraph 2, Subsection (a) Section 1, Article IV of 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. 708, be and the same hereby is amended to read as follows:

2. Zoning of Annexed Areas—Any area annexed to the City of Alexandria shall, effective on the date on which such annexed territory becomes a part of the City of Alexandria, be automatically classified as R-20 zone until the Zoning Plan for said area has been adopted by the City Council. After the effective date of annexation, but prior to the adoption of a comprehensive zoning plan for such an area the City Council may place in force in such area a Community Unit plan similar to that hereinafter described in ARTICLE VIII of this Chapter. The City Planning Commission shall recommend to City Council an appropriate zoning plan for the area within six (6) months of the effective date of such annexation.

Sec. 2. That ARTICLE VIII of 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. 708, and the same hereby is amended by adding a new section thereto numbered Section 3 to read as follows:

Sec. 3—The Community Unit Plan as described in this Article is hereby adopted for all of the new area annexed to the City of Alexandria on midnight December 31, 1951, and is declared to be in full force and effect, except that the average lot area per family contained in a site, exclusive of the area occupied by streets and alleys, shall not be less than the lot area per family for the RA Zone and the Floor Area Ratio of all buildings on a site shall not be greater

than that specified for the RA Zone.

Sec. 3. That in the opinion of Council an emergency exists and this ordinance is hereby declared "An Emergency Ordinance" for the reason that the area recently annexed to the City needs zoning protection during the period of time a master zoning plan is being prepared and developers of large scale building projects should also be given some relief, pending the adoption of an appropriate zoning plan. This section becomes null and void upon the adoption by the City Council of a comprehensive zoning plan for said annexed area and sections 1 and 2 of Article VIII shall thereafter control the community unit plan.

Sec. 4. That this ordinance shall be published in a newspaper of general circulation as soon as possible after its introduction, together with a notice containing the time and place for a public hearing. The clerk of the Council shall note the date of introduction and first reading, the date of publication, the date of the public hearing and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective the date of its final passage.

Published: 1-24-52
Final Passage: 1-29-52

Franklin P. Backus
Mayor