

Ordinance No. 737

AN ORDINANCE to amend and reordain Section 2, Article 5, and Section 4, Article 12, 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 Section 2 relates to offstreet parking and loading; and which said Section 4, Article 12 relates to Certificate of Occupancy; and which said Chapter 28 relates to the use of land and premises, the zoning of land all phases thereof.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Sec. 1. That Section 2, Article 5 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 and reordained to read as follows:

Sec. 2. Offstreet Parking

- (a) For all buildings or structures hereafter erected, altered or occupied for any of the uses listed below offstreet parking facilities, consisting of not less than 160 square feet per vehicle, exclusive of driveways and aisles, shall be provided in the number of spaces as listed below; provided that these requirements shall not apply to any building or structure used for any of the purposes listed below prior to the enactment of this section unless there is an increase in floor area exceeding 33% of the existing floor area on the effective date of this section or unless there be a change from residential use to any other use.
- (b) In the R-20, R-12, R-8, R-5, and R-2-5 zones, such facility shall be located on the same lot as the main building; in the RA, RB, RC, and RM residence zones, such facilities shall be located either on the same lot as the main building or a lot immediately contiguous to the main building lot or on a lot separated from the main building only by an alley or such other location as may be approved under the Community Unit Plan; in the C and I zones the distance from the parking facility to the building which it serves shall not exceed 700 feet, provided that, if such facility serves a commercial or industrial zone, it shall be permitted in a residential zone only with a special use permit as specified in Article X.

The lot or such offstreet parking facility as required by Article 5 for a particular structure or premises shall not be included as a part of the lot or offstreet parking facility of any other structure or premises unless such lot or offstreet parking facility shall be of sufficient area so as to satisfy the requirements for both or all such structures or premises served by such facility. It shall be unlawful and a violation of this Chapter to diminish the lot or offstreet parking facility required for any structure or premises by this article unless another such facility meeting all of the requirements be substituted.

- (c) Means of ingress and egress for the parking facility

shall be and remain adequate and unobstructed at all times.

(d) SCHEDULE OF REQUIREMENTS.

1. RESIDENTIAL BUILDINGS—1 space per dwelling unit.
2. BOARDING AND ROOMING HOUSES— 1 space per each 4 guest rooms.
3. TOURIST HOMES—1 space per each 2 guest rooms.
4. TOURIST COURTS—1 space per each dwelling unit or guest room.
5. HOTELS—1 space per each 3 guest rooms.
6. HOSPITALS—1 space per each 800 feet gross floor area.
7. THEATRES AND AUDITORIUMS—1 space per each 8 seats.
8. CHURCHES—1 space per each 10 seats.
9. ALL OTHER PLACES OF AMUSEMENT—1 space per each 400 sq. feet of area.

10. RETAIL STORE—ONE STORY BUILDING—

Gross Floor Area—750 square feet or less—no space required except where the lot on which the store is situated is bounded on the side or rear by an alley in which case a minimum of two parking spaces shall be provided.

Gross Floor Area—750-1500 square feet or less—Two spaces plus one space for each 250 square feet of floor area in excess of 750.

Gross Floor Area—1500-10,000 square feet or less—Five spaces plus one space for each 200 square feet in excess of 1500.

Gross Floor Area—10,000 square feet or more—Forty-seven spaces plus one space for each 100 square feet in excess of 10,000.

11. RETAIL STORES—MORE THAN ONE FLOOR—Requirements of 10 above for the first floor shall be provided plus one space for each 400 square feet gross floor area for all other floors.
12. ALL OTHER COMMERCIAL BUILDINGS—1 space per each 400 square feet of floor area on the first floor, and one space for each 750 square feet of area above first floor.
13. SCHOOLS—1 space for each 25 students.
14. INDUSTRIAL BUILDINGS—1 space for each 3 employees.

Sec. 2. That Section 4, Article 12 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 and reordained to read as follows:

Sec. 4. Every certificate of occupancy shall state that the building or the proposed use of a building or land complies with all provisions of the zoning law. A record of all certificates of occupancy shall be kept on file in the office of the building inspector and copies shall be furnished on request, to any person having proprietary or tenancy interest in the building or land affected.

Sec. 3. That this ordinance shall be published in a newspaper of general circulation in the City not later than two days following 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.

Franklin P. Backus
Mayor

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