

ORDINANCE NO. 775

AN EMERGENCY ORDINANCE to amend and reordain Sec. 9, Article III, Chapter XXVIII of the Code of the City of Alexandria, Virginia, enacted as a whole July 2, 1940, made effective August 5, 1940, and as amended by Ordinance No. 708; which Sec. 9 relates to RM RESIDENCE ZONE; which Article III relates to use and Area regulations, and which said Chapter XXVIII relates to the use of land and premises, the zoning of land and all phases thereof

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.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sec. 9, Article III of Chapter XXVIII of the Code of the City of Alexandria, Virginia, enacted as a whole July 2, 1940, made effective August 5, 1940, and as amended by Ordinance No. 708, be and the same hereby is amdnede and reordained to read as follows: Sec. 9. RM Redisence Zone.

(a) Uses permitted. The following uses only shall be permitted in the RM Residence Zone:

1. Any use permitted in the R-2-5 Residence Zone.
2. Row dwellings.
3. Apartments, in masonry buildings esixting on the effective date of this ordinance only.
4. Rooming and boarding houses, (subject to special use permit as specified in Article X).
5. Day nurseries and nursery schools, (permitted only with special use permit

(b) Area regulations. No structure shall be erected or placed on a lot containing less than one thousand (1,000) square feet per dwelling unit, and provided further that any lot of record at the effective date of this ordinance, whose area or width is less than required by this section, may be occupied by a single family residence only and its accessory buildings.

(c) Frontage regulations. None required, except for row dwellings the requirements of the RB Residence Zone shall apply.

(d) Yard regulations.

1. Front yards. The front building line shall be determined by the average line of the existing buildings within any frontage along a street in the block; provided that where the Highway Plan of the City establishes a different minimum setback line, all buildings shall conform to such line.
 2. Side yards. For any lot of record at the effective date of this ordinance in the RM zone whose width at the front lot line is at least 25 feet, but less than 35 feet there shall be provided one side yard at least 5 feet in width; if the lot width is in excess of 35 feet, two side yards, each at least 5 feet in width shall be provided; for lots less than 25 feet in width no side yard shall be required. Provided further that for uses other than residential a minimum side yard of five feet on each side shall be required, irrespective of the width of the lot. Wherever land within this zone is subdivided in accordance with the provisions of the subdivision control ordinance of the City, the provisions of Sec. 7(d) shall apply.
 3. Rear yards. Same as RC Residence Zone.
- (e) Floor Area Ratio. The Maximum floor area ratio shall be 0.75.
- (f) Coverage. There shall be provided on each lot used for residential purposes, open and usable space, exclusive of space required for off-street parking, of not less than 300 square feet per dwelling unit.
- (g) Off-street parking. The provisions of Article V shall apply only where it is physically possible to provide adequate access to parking areas; provided that where an unbroken area amounting to at least 50% of a standard city block shall be developed, an alley at least 15 feet wide accessible to the street be provided.

Section 2. That in the opinion of Council an emergency exists and this ordinance is hereby declared "AN EMERGENCY ORDINANCE" for the reason that the proper planned development of FM Zones within the City would otherwise be delayed at least another three months.

Section 3. That this ordinance shall be published in a newspaper of general circulation in the City not later than five (5) 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.

Marshall J. Beverley
Mayor

Published: January 30, 1953
Final Passage: February 10, 1953