

Ordinance No. 777

AN EMERGENCY ORDINANCE to amend Part G and Part I and to amend and reordain Part H of Section 13, Article II, Chapter XXIX, 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. 650, which said Part G relates to GENERAL PROVISIONS, which said Part H relates to STREETS, ETC., which said Part I relates to DISCRETIONARY POWERS OF THE COMMISSION, which said Section 13, relates to REGULATIONS — APPROVAL OF PLATS, which said Article II relates to SUBDIVISION CONTROL, which said Chapter XXIX relates to CITY PLANNING, and which said Ordinance No. 650, relates to SUBDIVISION CONTROL.

THE CITY OF ALEXANDRIA HEREBY ORDAINS:

Section I. That Part G of Section 13, Article II, Chapter XXIX 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. 650, be and the same hereby is amended to read as follows:

G. GENERAL PROVISIONS

1. The plat shall conform as near as may be to the master plan and its amendments, a copy of which is on file in the office of the Director.
2. All streets which are designated as part of the main street system on the master plan shall be co-terminous with adjoining links in said system and at the same or greater widths.
3. In no case shall the names of existing streets be duplicated; but an existing street, may be extended under the same name. Names of existing streets, shall be designated by the Commission and shall be checked in the office of the Director by the subdivider or his engineer or surveyor.
4. Streets and alleys shall conform to the requirements of Sec. H below, but in no case shall a street be less than fifty feet in width between property lines nor less than 30 feet between curbs, except as provided in Sec. H, 1, e or Sec. I.
5. As far as practicable, all proposed streets shall be continuous and in alignment with existing streets.
6. All lots shall be numbered. In case of a resubdivision, the lots shall be numbered in the series of 500 for a first resubdivision, and in the series of 600 for a second resubdivision, and so on.
7. The blocks shall be numbered, and no block shall be planned to provide for more than two rows of lots. Cross walks, not less than ten feet wide and paved to a width of 4 feet may be required in blocks over seven hundred and fifty feet long.
8. In general, side lot lines shall be at right angles to street lines, and on curved streets the said lot lines shall be radial.
9. Lot sizes, widths, restriction lines, etc. shall conform with the requirements of the zone in which the subdivision is situated.
10. The location of proposed buildings need not be shown on a Final Plat, but may be shown on a Preliminary Subdivision Plan when desired, but existing buildings shall be shown.
11. In case a parcel is subdivided into larger tracts than for build-

ing lots, such parcels shall be divided in a manner so as to allow for the opening of major streets and the ultimate extension of adjacent minor streets.

12. All subdivisions shall be planned so that there will be adequate and convenient open space for traffic; to provide for the installation of utilities; to give access to fire fighting apparatus; to give due consideration for suitable sites for schools, parks and playgrounds; to give due consideration for adequate light and air and for the avoidance of congestion of population.

13. The Commission may require from the subdivider of any tract of land abutting on one side of an existing street or roadway less than fifty feet in width, desiring to subdivide such land, to provide for the dedication of at least one-half of the land necessary to widen said existing street or roadway to fifty feet for the part thereof which said land abuts; or, to dedicate all of the necessary additional land on either side of said roadway or street if the tract abuts on both sides thereof. This requirement shall not be applicable, however, to applications for the resubdivision of parts of existing subdivisions already developed and built upon.

14. No lot shall be resubdivided in such a manner as to detract from the value of adjacent property. Lots covered by a resubdivision shall be of substantially the same character as to suitability for residential use, areas, street frontage, alignment to streets and restrictions, as other land within the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision.

15. In case of resubdivisions, all lot lines, or lot numbers, that go out of existence by reason of the resubdivision, shall be shown dotted.

16. All lots shall face on a public street, except as provided under Section I.

17. Off street parking, where required by zoning law, shall not be an integral part of the street.

18. Double frontage lots shall be avoided.

Section 2. That Part H of Section 13, Article II, Chapter XXIX 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. 650, be and the same hereby is amended and reordained to read as follows:

H. STREETS, ETC .

L. Streets shall be classified as follows:

- a. Highway—A street which is a part of the Primary State Highway System as well as part of the Arterial Street Plan as set forth in the Master Plan. Highways shall have a minimum right of way width of 100 feet.
- b. Arterial Street—A major street as shown upon the Master Plan providing for general access between major sections of the city and carrying a heavy flow of traffic. Arterial streets shall have a minimum right of way width of 80 feet and a minimum width between curbs of 44 feet.
- c. Secondary Street—A street serving two or more distinct subdivisions and allowing free access of traffic between units of the arterial street system. Secondary streets shall have a minimum right of way width of 66 feet and a minimum width of 36 feet between curbs.
- d. Minor Street—a street serving a residential area and light

traffic, not providing free and continuous access between parts of the arterial street system. Minor streets shall have a minimum right of way width of 50 feet and a minimum width between curbs of 30 feet except where multiple dwellings front on the street, in which case the minimum width between curbs shall be 36 feet.

- e. Service Drive—a minor street, generally parallel and continuous to a Highway or Arterial Street, providing access to private property and affording access to such major traffic thoroughfares at limited intervals. The width of service drives shall be such as to provide the required service and shall be determined by the Director subject to the approval of the Commission.
- f. Alley—A public right of way dedicated or otherwise acquired, primarily designated to afford access to the side or rear of properties whose principal frontage is on a Street as hereinbefore defined. Alleys with minimum width of 16 feet shall be provided the rear of all lots in the "RB" zone and with a minimum width of 20 ft. in the rear of all commercial zones.
- g. Cul de sac—A minor street, with only one outlet and provided at its terminus with means for the adequate and convenient reversal of traffic. Cul de sacs shall be provided with a minimum turn around right of way radius of 50 feet.
- h. Parkways—a strip or tract of land dedicated to public use, intended to be developed for vehicular traffic but provided with additional width for natural waterways and/or natural or artificial landscaping. Parkway widths shall be such as the Director and the Commission may deem desirable.

2. Street Profiles—Street Plans and profiles including storm drainage and sanitary sewer facilities shall be submitted to the Director at the same time that the Final Plat is submitted and shall be approved by the Director of Public Works prior to release for recordation of the Final Plat. In case of cul de sacs or involved intersections, spot grades may be required where deemed necessary by the Director of Public Works. Profiles shall conform to the standards set by the Director of Public Works.

Section 3. That Part I of Section 13, Article II, Chapter XXIX 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. 650, be and the same hereby is amended to read as follows:

I. DISCRETIONARY POWERS OF THE COMMISSION

1. The Commission may, by vote of a majority of its members, permit and authorize specific variations from these regulations, when in its opinion a strict adherence to the regulations would prevent the reasonable use of a parcel or tract of land for any of the following causes; provided, however, that the use or character of the resulting lots or parcels in such a subdivision shall not be inconsistent with the use provisions of the zone in which the property is situated or the existing development in the immediate area.

- a. Extremely rugged topography.
- b. Irregularity in shape of tract preventing conformance with normal lot area or frontage requirements.
- c. Insufficient frontage on existing street where interior of

tract can be served only by a street substandard in width, but not serving more than 5 lots in single family zones.

- d. Streets along border of the subdivision where such subdivision borders on unsubdivided land.
- e. Resubdivision of lots in subdivisions of record as of January 1, 1952 where because of existing structures or gross area of land involved, such subdivided lots would not conform to all of the requirements of the zone in which said subdivision is located.

Section 4. That in the opinion of Council, an emergency exists and this ordinance is hereby declared "AN EMERGENCY ORDINANCE" for the reason that in order to carry out the duties and powers of the Planning Commission as defined in the City Charter approved April 7, 1950, and further detailed in this chapter, and to avoid the necessity of a three month delay in making the hereinabove mentioned amendments, said amendments to the regulations governing the subdivision of land within the corporate limits are now urgently needed so that the orderly development of said land may proceed to the benefit of all citizens.

Section 5. That this ordinance shall be published in a newspaper of general circulation in the City not more than five days after its introduction, together with a notice containing the time (not less than ten days after publication) 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

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