

AN EMERGENCY ORDINANCE to amend Chapter 35 of The Code of the City of Alexandria, Virginia, 1953, as amended, by adding a new article thereto numbered V-A, which Chapter 35 relates to ZONING and which new Article V-A relates to OFF-STREET PARKING AREAS AND PARKING LOTS IN RA, RB, RC AND RM ZONES AND REQUIREMENTS AND STANDARDS THEREFORE.

WHEREAS, pursuant to due and timely notice of the time and place of hearing published in a daily paper of general circulation published 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 Chapter 35 of The Code of the City of Alexandria, Virginia, 1953, as amended, be and the same hereby is amended by adding a new article thereto numbered V-A to read as follows:

ARTICLE V-A

OFF-STREET PARKING AREAS AND PARKING
LOTS IN RA, RB, RC, AND RM ZONES

Sec. 35-26.1 OFF-STREET PARKING AREAS AND PARKING LOTS
PERMITTED IN RA, RB, RC, AND RM ZONES

Parking areas or parking lots for use by the general public shall be permitted in the RA, RB, RC AND RM residence zones provided the requirements and standards set forth in Section 35-26.2 are complied with.

Sec. 35-26.2 REQUIREMENTS AND STANDARDS

- (a) The parking area or lot shall be entirely located within a business district as defined in Section 35-26 of this chapter.
- (b) The parking area or lot shall be of sufficient size to accommodate at least 30 passenger vehicles.
- (c) Any unattended parking area or lot shall contain at least 300 square feet of parking space per vehicle, including driveways and aisles, and all parking spaces shall be clearly marked or defined in accordance with the following:

Angle of Parking At Curb	Width of Area Used When Parked	Width of Aisle and Parking Area	Length of Curb Per Car
Parallel	7ft.	19 ft.	22.0 ft.
45°	17 "	29 "	11.3 "
60°	18 "	36 "	9.2 "
90°	17 "	40 "	8.0 "

- (d) The parking lot or area shall be paved with bituminous or Portland cement binder so as to provide a permanent, durable and dustless surface and shall be so graded and drained as to dispose of all surface water within the area, and such paving, and draining of surface waters shall be done in accordance with the specifications of Department of Public Works.
- (e) Pedestrian walks shall be located in a manner to prevent the pedestrian use of vehicular ways and parking spaces and arranged so that pedestrians are not unnecessarily exposed to vehicular traffic.
- (f) No signs shall be located on any such parking lot except behind the established building setback line and at entrances and exits, and any such signs may state no more than the use of the premises, the name of the operator, the hours of the operation, the price, and the means of egress and ingress, but shall state the price, and the name of the operator or owner of the lot.
- (g) All parking lots or areas located within or facing residential zones shall be properly enclosed with an ornamental fence, masonry wall or a compact evergreen hedge having a height of not more than 6 feet. Such fence or wall shall be maintained in good condition and shall not project beyond the established building setback line of the block on which the facility is located.
- (h) Where established setbacks have created front and side yards, such required front and side yards of the parking facility shall be landscaped with evergreen ground cover and properly maintained.
- (i) Barrier-type curbs or appropriate guards in accordance with specifications of the Department of Public Works shall be placed in, on or around the parking area or lot where specified by the Director of Traffic for the protection of the public welfare.

- (j) No multi-storied structures shall be erected on any parking lot or area in a residential zone.
- (k) Any lighting used to illuminate any parking lot or area shall be so arranged as to reflect the light away from the adjoining or nearby premises and shall be focused in a manner so as not to offer a hazard to the travelling public.
- (l) No parking area or lot shall be used for the parking of commercial vehicles, trucks, taxicabs, or busses.
- (m) No activity other than the parking of motor vehicles shall be allowed on any such area or lot.
- (n) All structures used in the operation of any parking area or lot except walls, fences, barricades, light poles, and signs shall be set back at least 10 feet from the established building set-back line.
- (o) Parking areas and lots shall not be operated before 7:00 a.m. nor after 10:00 p.m.
- (p) No parking area or lot shall allow, permit, or have an open accumulation of garbage, trash, or miscellaneous refuse on the premises, and suitable receptacles for the depositing of trash and miscellaneous refuse shall be kept on the premises at easily accessible places.
- (q) The vision clearance as required by Section 35-22 of this Code shall be maintained at all times.
- (r) The location of all entrances and exits shall be designated by the Director of Traffic under the City Manager.
- (s) Where the interior of any block containing residence zones is used as a parking area or lot, such use shall not diminish the required land area or the required open and usable space for the residence zones.
- (t) All structures on parking areas or lots located within the "Old and Historic Alexandria District" as described in Section 35-77 of the City Code shall be subject to the approval of the Board of Architectural Review as provided in Article XIV, Chapter 35 of the City Code.
- (u) The Council shall find that such use would lessen congestion and facilitate the safe and expeditious movement of traffic along the streets of the City.

- (v) The Council shall find that such a facility cannot be reasonably provided for on nearby land zoned commercial or industrial.
- (w) Any such area or lot shall be considered by the Traffic and Parking Board prior to the time it is presented to the City Council for a hearing on the special use permit hereinafter required.
- (x) A special use permit as provided in Article X, Chapter 35 of the City Code has first been obtained, provided that any such use permit shall expire and become null and void of any such area or lot ceases to be used as an off-street parking facility for a period of thirty consecutive days.
- (y) In the case of any permit issued after June 30, 1958, such parking area or lot shall be found to be consistent as to general location and size with an approved parking plan for the business district in which it is located.

Section 2. That in the opinion of Council an emergency exists and this ordinance is hereby declared "AN EMERGENCY ORDINANCE" for the reason that it is imperative to immediately provide for controlled off-street parking facilities in certain areas of the City, because of the impact of the tremendous increase in the use of motor vehicles in the city and its environs.

Section 3. The Clerk of the Council shall note the date of introduction and final passage in the minutes of the meeting. This Ordinance shall become effective the date of its final passage.

LEROY S. BENDHEIM
Mayor

Final Passage: September 10, 1957