

**Master Plan Amendment 2023-00005
Zoning Text Amendment #2023-00007
2020-2021 Housing Policy Updates
Zoning for Housing/Housing for All Initiative**

Planning Commission Public Hearing	November 1, 2023
City Council Public Hearings	November 14, 2023 November 18, 2023
Legislative Meeting	November 28, 2023

Master Plan Amendment #2023 – 00005 (A) Initiation of a Master Plan Amendment; and (B) Public Hearing and consideration of amendments to all chapters of the Alexandria Master Plan to: (1) amend the following sentence wherever it occurs, from "Areas of the City currently zoned residential should remain zoned for residential use at no higher than their current density" to "Areas of the City currently zoned residential should remain zoned for residential use;" (2) incorporate the following notes in all Master Plan chapters: "References to low density will continue to refer to development configuration that limits overall building height and lot coverage compatible with the existing neighborhood" and "Ensure race and social equity is 'incorporated and centered in all planning' per City Council's Resolution 2974 including, but not limited to, all references to preserving and protecting neighborhoods and character"; and (3) amend the Housing Master Plan, Zoning Tools Section, Page 107, to add a statement supporting use of the Residential multifamily/RMF zone in areas planned and/or zoned for medium or higher density development and other potentially suitable locations. (C) Consideration of a Text Amendment to the Zoning Ordinance to amend all Articles to implement the following measures from the Zoning for Housing Initiative: (1) Expanding Housing Opportunities in Single-family Zones: amend the R-20, R-12, R-8, R-5, and R-2-5 zones to increase the number of housing units permitted; amend lot and yard requirements in the R-2-5 zone for two-unit dwellings; amend Article VIII to reduce minimum parking requirements, and amend Article XII to exempt lots developed with small scale multi-unit dwellings from site plan requirements; amend the limitation on occupancy limits per unit to allow the same number of occupants allowed by the building code; and delete "roominghouse" definition and regulations. (2) Industrial Zone: add standards for ground floor uses and limitations on locations of vehicular entrances and parking and loading spaces. (3) Residential Multifamily Zone: allow neighborhood-serving commercial uses as permitted and special uses. (4) Historic Development Patterns: in all zones that allow multi-unit dwellings, amend yard and open space requirements for multi-unit uses, delete maximum dwelling units per acre and minimum lot size requirements for multi-unit uses, and delete zone transition setback requirement and require compliance only with other supplemental yard and setback regulations. (5) Townhouses: amend yard, bulk, and open space requirements for single-unit, two-unit, and townhouse dwellings in all zones that allow

Staff:

Department of Planning & Zoning:

Karl Moritz, Director
Nancy Williams, Assistant Director
Katherine Carraway, Principal Planner
Jeffrey Farner, Deputy Director
Carrie Beach, Division Chief
Michael D'Orazio, Urban Planner
Melissa Symmes, Urban Planner
Andra Schmitt, Urban Planner
Cory Banacka, Urban Planner
Tony LaColla, Division Chief
Ann Horowitz, Principal Planner
Sam Shelby, Principal Planner
Mary Christesen, Principal Planner
Robert Kerns, Division Chief
Nathan Randall, Principal Planner
Catherine Miliaras, Principal Planner

Daniel Welles, Urban Planner
Stephanie Sample, Urban Planner
Maggie Cooper, Urban Planner

Office of Housing

Helen McIlvaine, Director
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Tamara Jovovic, Program Manager
Kenneth Turscak, Housing Analyst
Kimberly Cadena, Housing Analyst

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Katy North, Division Chief
Sheila McGraw, Program Manager

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townhouses; amend lot requirements in the CL, CC, CSL, CG, CD-X, OC, OCM-50, OCM-100, OCH, CRMU-L, CRMU-M, CRMU-H, CRMU-X, and W-1 zones for two-unit dwellings; delete noncomplying provisions in the RA, RB, and RM zones; and create new provisions that allow RM development rights to single-unit, two-unit, and townhouse dwellings on certain lots outside of the RM zone. (D) (1) Consideration of proposed amendments to update the 2020-2021 Housing Policy to require, as City Policy, that 1/3 of the density requested above what is recommended in the underlying Small Area Plan be provided as committed affordable housing under Zoning Ordinance Section 7-700 and as a condition in Coordinated Development District Special Use Permits and (2) to require as City Policy for commercial to residential conversions in existing buildings that Section 7-700 is applied to allow additional floor area ratio for the proposed residential use.

City Attorney's Office

Joanna Anderson, City Attorney
Christina Zechman- Brown,
Deputy City Attorney

Office of Race and Social Equity

Kim Hurley

PLANNING COMMISSION ACTIONS OF NOVEMBER 1, 2023

Master Plan Amendment 2023-00005

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to initiate Master Plan Amendment #2023-00005, to: (1) amend the following sentence wherever it occurs, from "Areas of the City currently zoned residential should remain zoned for residential use at no higher than their current density" to "Areas of the City currently zoned residential should remain zoned for residential use;" (2) incorporate the following notes in all Master Plan chapters: "References to low density will continue to refer to development configuration that limits overall building height and lot coverage compatible with the existing neighborhood" and "Ensure race and social equity is 'incorporated and centered in all planning' per City Council's Resolution 2974 including, but not limited to, all references to preserving and protecting neighborhoods and character"; and (3) amend the Housing Master Plan, Zoning Tools Section, Page 107, to add a statement supporting use of the Residential multi-unit/RMU zone in areas planned and/or zoned for medium or higher density development and other potentially suitable locations. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of a resolution to adopt Master Plan Amendment #2023-00005, as submitted. The motion carried on a vote of 7-0.

2020-2021 Housing Policy Updates

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend adoption of the 2020-2021 Housing Policy Updates to: (1) require, as City Policy, that 1/3 of the density requested above what is recommended in the underlying Small Area Plan be provided as committed affordable housing under Zoning Ordinance Section 7-700 and as a condition in Coordinated Development District Special Use Permits; and (2) to require as City Policy for Commercial to Residential Conversions in existing buildings that Section 7-700 is applied to allow additional floor area ratio for the proposed residential use. The motion carried on a vote of 7-0.

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Endorsement of Staff Recommendations on 7 Reforms:

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to endorse the staff recommendation on the following reforms. The motion carried on a vote of 7-0.

- Bonus Height Zoning Reform staff recommendation to table this reform;
- The Historic Development Patterns Zoning Reform staff recommendation;
- The Residential Multi-Unit Analysis Zoning Reform staff recommendation;
- Industrial Zone Analysis Zoning Reform staff recommendation;
- The Coordinated Development District and Affordable Housing Zoning Reform staff recommendation;
- Transit Oriented Development staff recommendation; and
- The Commercial to Residential Conversion Zoning Reform staff recommendation.

Endorsement of Staff's Parking Recommendation

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to endorse the staff recommendation with respect to the parking elements of the Townhouse Zones Zoning Reform and Expanding Housing Opportunities within the Single-family Zones Zoning Reform as submitted. The motion carried on a vote of 5-2, with Commissioners Brown and Lyle voting no.

Endorsement of Staff's Family Definition Recommendation

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to endorse the staff recommendation to remove the definition of family from the Zoning Ordinance, as submitted. The motion carried on a vote of 5-2, with Commissioners Brown and Lyle voting no.

Endorsement of Staff's Townhouse Zones Zoning Reform Recommendation

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to endorse the remaining elements of the Townhouse Zones Zoning Reform. The motion carried on a vote of 7-0.

Endorsement of Staff's Expanding Housing Opportunities within Single-family Zones Recommendation

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to endorse the remaining elements of the Expanding Housing Opportunities within Single-family Zones Zoning Reform. The motion carried on a vote of 6-1, with Commissioner Lyle voting no.

Zoning Text Amendment 2023-00007

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to (A) Initiate Zoning Text Amendment 2023-00007 to the Zoning Ordinance to amend all Articles to implement the following measures from the Zoning for Housing Initiative: (1) Expanding Housing Opportunities in Single-family Zones: amend the R-20, R-12, R-8, R-5, and R-2-5 zones to increase the number of housing units permitted; amend lot and yard requirements in the R-2-5 zone for two-unit dwellings; amend Article VIII to reduce minimum parking requirements, and amend Article XII to exempt lots developed with small scale multi-unit dwellings from site plan requirements; amend the limitation on occupancy limits per unit to allow the same number of occupants allowed by the building code; and delete

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"roominghouse" definition and regulations. (2) Industrial Zone: add standards for ground floor uses and limitations on locations of vehicular entrances and parking and loading spaces. (3) Residential Multi-family Zone: allow neighborhood-serving commercial uses as permitted and special uses. (4) Historic Development Patterns: in all zones that allow multi-unit dwellings, amend yard and open space requirements for multi-unit uses, delete maximum dwelling units per acre and minimum lot size requirements for multi-unit uses, and delete zone transition setback requirement and require compliance only with other supplemental yard and setback regulations. (5) Townhouses: amend yard, bulk, and open space requirements for single-unit, two-unit, and townhouse dwellings in all zones that allow townhouses; amend lot requirements in the CL, CC, CSL, CG, CD-X, OC, OCM-50, OCM-100, OCH, CRMU-L, CRMU-M, CRMU-H, CRMU-X, and W-1 zones for two-unit dwellings; delete noncomplying provisions in the RA, RB, and RM zones; and create new provisions that allow RM development rights to single-unit, two-unit, and townhouse dwellings on certain lots outside of the RM zone. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Zoning Text Amendment #2023-00007, as submitted. The motion carried on a vote of 7-0.

Speakers

Luca Gattoni-Celli, 4630 Latrobe Place, spoke on behalf of himself as well as YIMBY's of Northern Virginia in support of the proposal citing the need for additional affordable housing and asking the Commission to recommend approval of the most impactful version of the policy.

Trip Hook, 100A E. Braddock Road, spoke in support of the proposal and of his desire to see measures taken to increase the volume and affordability of housing and to see a greater variety of housing types constructed.

Kursten Phelps, 12 S. Ingram Street, spoke in support of the proposal and urged the City to further expand their toolkit with which to address housing affordability.

Scott Talan, 4551 Stratfield Lane. Not Present.

Bryan Williams, 903 Russell Road, spoke in support of the proposal and urged the City to do more to address housing and affordability needs, particularly for housing located near transit.

Ian Smith, 5 ½ E. Myrtle Street, spoke in support of the proposal and urged the City to amend the Zoning Ordinance to more easily allow for the development of new housing and urged staff to go further with the proposal than is currently proposed.

David Paladin-Fernandez, 2 W. Walnut Street, Unit 207, spoke in support of the proposal and detailed how many of the people who work in the City are unable to afford to live in the area they work.

Jo J. Belser, 2800 Hope Way, spoke in support of the proposal, detailed how many Alexandrians are being priced out of their ability to live in the City as a result of skyrocketing housing costs, and urged the Planning Commission to broaden the proposal further to increase its effectiveness.

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Jill Norcross, 11956 Grey Squirrel Lane, spoke on behalf of herself and the Northern Virginia Affordable Housing Alliance in support of the proposal and urged the City to go further than the staff report recommendations to broaden the effectiveness of the proposal.

Bill Pugh, 1200 N. Quaker Lane, spoke on behalf of the Coalition for Smarter Growth in support of the proposal and urged the City to expand the proposal further to make it more encouraging of transit oriented development, and to recognize the positive climate impacts elements the proposals have the ability to stimulate.

John J. Patrick, 700 Braxton Place, spoke in opposition to the proposal and expressed his disappointment in the level of public outreach which took place in relation to the proposal and asked that additional time be given to residents for input.

Rev. Blair Moorhead, 4428 1st Street S., spoke in support of the proposal and asked the Planning Commission to recommend approval of the recommendations articulated within the staff report.

Gregory Diercks, 3301 Old Dominion Boulevard, spoke in opposition to the proposal and stated that there are still unanswered questions relating to elements of the proposal and that any approval by Council would be premature and could result in unanticipated negative impacts.

Sylvia Alimena, 6017 Jewell Court, spoke in opposition to the proposal stated that the housing need expressed by the City is not accurate when compared to current demographics and that negative impacts could result from too much housing with not enough jobs available in the City.

Marcia Trick, 3510 Gunston Road, spoke in support of the proposal and stated their particular support for the reduction in residential parking requirements.

Betsy Faga, 4800 Fillmore Avenue, Unit 925, spoke on behalf of the Alexandria Housing Affordability Advisory Committee and in support of the proposal, but expressed their desire that the proposal up for consideration be the start of the additional measures to further expand housing and increase affordability.

Sunny Yoder, 2422 Farm Road, spoke in opposition to the proposal, articulated that existing infrastructure could not support additional density or population increase, and urged the Commission to delay consideration of the proposal to allow for additional input.

Rebecca Loesberg, 1513 Crestwood Drive, Not Present.

Carol Black, 13 Auburn Court, Unit C, spoke in opposition to the proposal, asked that the Commission delay consideration of the proposal until existing concerns relating to the proposed changes have been addressed, and asked if it was possible to establish carve outs to better provide for deeply affordable housing creation.

Ken Notis, 3001 Park Center Drive, spoke in support of the proposal and urged the Commission to recommend approval of more substantial zoning reforms which would have a larger impact in terms of housing creation and affordability preservation.

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Tack Richardson, 323 Mansion Drive, spoke as President and on behalf of the North Ridge Citizens Association and indicated they understand the need for affordable housing and its development where appropriate and with the right infrastructure. He said they believe that added density could adversely affect quality of life in neighborhoods like North Ridge. He expressed their desire to see the City work directly with the Civic Associations of the City to craft a proposal over a reasonable period of time.

Tom Kopko, 400 Cameron Station Boulevard, spoke in opposition to the request, stated that the existence of a housing crisis has been overstated, that the existing Zoning Ordinance is not exclusionary, that increasing density would create negative impacts, and that the proposal has been rushed.

Roy R. Byrd, 3008 Dartmouth Road, chair of the Coalition for a Livable Alexandria, stated his opposition to the proposal. His statement was in the form of questions: (1) will the median cost of a single-family home decline or increase over the next 10 years; (2) will the proposals result in an increase in revenue for the City over the next ten years and by much; (3) will it result in lower property taxes and reduced fees for residents. How will the proposals result in the 3 A's for single-family ownership for African Americans and minorities; and will the proposals result in a risk to existing African American homeowners. He also inquired as to whether there are any studies related to the proposals that are not part of the docket and, if so, can the vote be suspended until they are made available for review.

Alex Goyette, 111 S. Jordan Street, spoke on behalf of himself as well as YIMBY's of Northern Virginia in support of the proposal and urged the City to broaden the proposal to legalize townhomes in all areas of the City, to remove parking mandates for all housing located near transit, and to prioritize building housing near transit.

David Byrd, 807 Second Street, spoke in support of the proposal and asked the Commission to actively seek out more opportunities to expedite the creation of new housing and increase affordability.

Kristine Hesse, 2605 DeWitt Avenue, spoke in opposition to the proposal and stated her belief that the proposed changes are still in need of refining, and that concerns relating to the proposed changes expressed by residents have gone unaddressed.

Nate Hurto, 202 E Raymond Avenue, spoke in opposition to the proposal and stated his belief that the potential impacts of the proposed changes have not been adequately analyzed and asked the Commission to defer consideration of the proposal so that additional study can take place.

Erin Lee, 1412 Oakcrest Drive, spoke in support of the proposal and stated her view that the proposed changes can be a step in the right direction towards addressing historic inequity within the City.

Deborah Chalfie, P.O. Box 42722, spoke on behalf of the Art Deco Society of Washington in opposition to the proposal and stated that little to no consideration has been given to the preservation of historic buildings or districts in the crafting of the proposed changes.

Becky Hammer, 12 W. Braddock Road, spoke in support of the proposal and stated her desire to see additional steps taken to make the proposal more effective in reaching its stated goals.

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Joe Fray, 12 W. Braddock Road, spoke in support of the proposal and asked the City to go further with the proposed Zoning Reforms to more effectively address housing and affordability needs.

Carter Flemming, 1403 Bishop Lane, spoke on behalf of the Alexandria Federation of Civic Associations in opposition to the proposal and asked for the deferral of consideration of the proposal until after the 2024 City Council elections so that additional study and public input may take place.

Ellen Mosher, 324 N. Saint Asaph Street, spoke in opposition to the proposal, articulated that the need for additional housing has been overstated by the City and stated her desire to see a comprehensive analysis of all existing and planned housing details in order to accurately evaluate housing need and assess the best path forward.

Barbara P von Geusau, 408 Wilkes Street, spoke in opposition to the proposal, stated that existing infrastructure would not be able to support an increase in total population, expressed concerns relating to increased crime, and asked for more time for additional study and public input.

Sean Meiller, 2237 Farrington Avenue, spoke in support of the proposal, asked the City to go further with the proposed changes to enhance the effectiveness of the initiative, and stated his desire to see a denser and more transit-friendly Alexandria.

Fran Vogel, 41 N. Early Street, spoke on behalf of the Strawberry Hill Civic Association in opposition to the proposal and articulated that not enough time has been provided to allow residents to fully understand the proposed Zoning Reforms and their potential impacts.

Tom Klancer, 305 Ashby Street, spoke in support of the proposal and stated that the need for additional housing is critical, asked that parking requirements be removed City-wide, and that the Commission should expand the proposal at hand to increase its effectiveness.

Jonathan Krall, 6A E. Mason Avenue, spoke on behalf of Grassroots Alexandria in support of the proposal, stating their belief that the proposal will assist in addressing historic inequities, and that additional measures should be taken to increase the initiative's effectiveness.

William Shen, 307 E. Luray Avenue, spoke on behalf of himself and the Coalition for a Livable Alexandria in opposition to the proposal, and stated the proposal as articulated in the report will work against the goals it seeks to address, asked that the timeline of the initiative be slowed down to allow for additional study and public input, and that the proposal be broken up for individual consideration.

Eric R. Wagner, 711 E. Timber Branch Parkway, spoke in opposition to the proposal, stated his belief that the purpose behind the single-family zone proposal has been concealed from the public, that the proposal to eliminate the family definition will have unanticipated negative consequences, and that consideration of the proposal should be delayed until more study has been done.

Derek Greggo, 407 Oronoco Street, spoke in support of the proposal overall and stated that the proposed changes will contribute to creating additional housing and increase affordability while simultaneously preserving historic

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character, but expressed concerns regarding the proposed changes to industrial zones and their potential impact on existing affordability.

Cathleen Demeck, 701 Pitt Street, spoke in opposition to the request, stating that adding to the population of the City will further strain the currently overwhelmed infrastructure, and articulated that the proposal at-hand will work to displace existing residents.

Judy Miller, 507 W. View Terrace, spoke in opposition to the proposal, asked that the City exclude any changes to single-family zoning from the proposal, and that the City is actively neglecting the preservation of open space.

Kristine Cretin, 3 W. Masonic View Avenue, spoke on behalf of the Alexandria Commission on Persons with Disabilities in support of the proposal, highlighting the intersectionality of housing burden and persons with disabilities, and expressed support for eliminating a definition for “Family” and expanding the ability to build a variety of dwelling types City-wide.

Ann Shack, 507 Tobacco Quay, spoke in opposition to the proposal, stated that not enough analysis has been done regarding existing conditions City-wide, articulated that not enough analysis regarding potential impacts of the proposal had been completed, that the City should incentivize landlords to upgrade their properties, and that consideration of the proposal should be delayed.

Yvonne Callahan, 735 S. Lee Street, spoke in opposition to the proposal, stated that the proposal at-hand would work in opposition to the stated goals of the City Charter, and stated that the proposal needs additional time to be properly evaluated.

Freeman Jelks spoke in opposition to the proposal, stated the proposed changes would not benefit existing residents in favor of developers and expressed concerns related to increased traffic and school overcrowding.

Donna Kenley spoke in opposition to the proposal, stated that the process has been rushed with not many being aware of the proposed zoning changes, and asked that the process be slowed down to allow for more input.

Bill Rossello, 501 Cathedral Drive, spoke on behalf of himself and Seminary Hill Civic Association in opposition to the proposal, stated that not enough public outreach has been done and that residents still have unanswered concerns, that the proposals are not likely to help the City reach their affordability and accessibility goals, and that the process must be slowed down before any proposal is considered.

James Allgood spoke in opposition to the proposal and stated that the City’s primary goal should be to provide quality housing for the residents who already live here.

Kathleen Burns spoke on behalf of themselves and the Brookvalley Civic Association in opposition to the proposal and asked that the proposal be delayed until the proposals’ potential impacts have been adequately evaluated.

Shirley Downs spoke in opposition to the proposal, stated her opposition to the removal of parking requirements, and articulated that Alexandria is a diverse community as is.

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Dane Watson spoke in support of the proposal and urged the City to expand the proposed changes to increase their effectiveness in address accessibility and affordability needs.

Action by Planning Commission: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to close the public hearing. The motion carried on a vote of 7-0.

Discussion

Chair Macek asked staff to address how existing development standards address groundwater runoff and if the proposal at-hand would alter these standards. Staff responded that the Zoning for Housing proposal being considered would not alter the existing standards and would not worsen existing issues relating to runoff.

Chair Macek asked staff to detail the fiscal impact of development within the City. Staff responded that, prior to Zoning for Housing, the City contracted with a national expert on the subject to conduct a study to analyze such impacts which concluded that new development, including residential, pays substantially more in taxes than it requires in the form of public services.

Commissioner Brown asked if any consideration as part of the proposal was given to altering when a site plan review is required. Staff confirmed that the current proposal would allow for up to 4 units to be constructed on one lot in single-family zones without a site plan, but would not alter any other circumstances in which a site plan would be required.

Commissioner Brown asked if staff had considered any form of administrative site plan review for proposals up to four units on one lot in a single-family zone. Staff responded that they felt the site-based constraints of properties located in single-family zones mitigated a large portion of the need for site plan reviews.

Commissioner Lyle asked staff if zoning regulations override deed covenants. Staff responded that zoning regulations and deed covenants are completely separate matters; a property owner must comply with both. A Zoning Ordinance change has no impact on a covenant.

Commissioner Lyle asked if staff has looked at a sample of neighborhoods to evaluate the presence of deed covenants. Staff confirmed they did not.

Vice Chair McMahon asked staff to detail the potential risks they had identified in relation to the proposed changes to single-family zones within the City. Staff responded that there is limited risk that the housing built may not resemble what would have otherwise been located there under the current zoning regulations, that there is potential for more persons on the property and that the distribution of parking may change.

Vice Chair McMahon asked if staff know how much of the existing off-street parking within the City is actually used. Staff responded they do not have that information.

Vice Chair McMahon asked staff to clarify the extent to which the City's population may increase should the proposal be approved. Staff responded that the overall estimate is approximately 2,800 units would be created over a 10-year period as a result of the proposed zoning changes.

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Vice Chair McMahon asked staff to speak to how the proposal would address issues relating to affordability and why the City cannot require affordability in new development. Staff noted that both the RMF zone and CDD zone changes within the proposal would work to directly increase affordability, but based on state regulations, the City cannot directly require affordability and instead must make trade-offs with developers, specifically density bonuses, in exchange for affordability.

Commissioner Brown asked staff to explain why roominghouses are being removed under the proposed changes. Staff confirmed that the removal of roominghouses as a distinct residential use is interrelated with the deletion of a “family” definition. Commissioner Brown asked if roominghouses are outdated as a distinct residential use. Staff responded that living arrangements like those in a roominghouse are still relevant today, and would be able to be accommodated within single unit dwellings (should the relevant Zoning for Housing text amendment be approved) and the “Co-living” units that are already authorized.

The Planning Commission then began to discuss the proposed zoning changes one-by-one.

Commissioner Lyle first asked staff to confirm the status of the bonus height proposal. Staff responded that a revised bonus height program was no longer being pursued at this time. Commissioner Lyle also requested that the reforms be taken one by one for consideration.

Commissioner Koenig expressed his preference for reviewing the proposed changes as a group and stated his support for all of the changes proposed by staff at this time. Vice Chair McMahon voiced her support for the comments made by Commissioner Koenig.

Chair Macek then referred the Planning Commission to the “Proposals Section” of the Staff Report and he went through the proposals and staff recommendations of each of them. The “Proposals Section” is located early in the Staff Report.

Chair Macek then detailed the changes proposed as part of the **Historic Development Patterns Zoning Reform** and voiced his support for the proposed changes.

Chair Macek then detailed the changes proposed as part of the **Residential Multi-unit (RMF) Analysis Zoning Reform** and stated he felt that the proposal works to clarify the intent of the RMF zone and works to expand its utility.

Chair Macek then detailed the changes proposed as part of the **Industrial Zones Analysis Zoning Reform**. Commissioner Lyle commented that this reform would work to formalize an approach that had been used on a case-by-case basis for a long time and voiced her support. Chair Macek agreed with Commissioner Lyle’s comments. Commissioner Brown asked if there is an existing barrier to using RMF zones in the industrial zone. Staff confirmed they determined this was not the case. Commissioner Brown then asked staff to clarify that urban design standards are not proposed to be codified within the Zoning Ordinance. Staff confirmed that the performance standards proposed are not “urban design standards” as we use that term in Alexandria.

Chair Macek then detailed the changes proposed as part of the **Coordinated Development Districts and Affordable Housing Zoning Reform**. Commissioner Brown asked staff to respond to whether Small Area Plans were clear

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regarding what level of density is permitted on a site-by-site basis. Mr. Brown also expressed an interest whether the affordable housing requirement should be applied to the increment of development above the base zone, rather than above what is recommended by the small area plan. Staff responded that in general it is clear how much development is recommended for sites in Small Area Plans and that normally the Small Area Plan identifies the public benefits that should be provided in exchange for the density recommended in the Small Area Plan. But there is not guidance on how to treat density that is requested above the Small Area Plan recommendations, and this proposal seeks to remedy that.

Chair Macek then detailed the considerations proposed as part of the **Expansion of Transit Oriented Development** initiative.

Chair Macek then detailed the considerations proposed as part of the **Commercial to Residential Conversion Zoning Reform**. Commissioner Lyle stated that the City will need to make sure to continue to evaluate conversion patterns to acquire a better sense of what building types are actively being converted and better understand the challenges associated with each case. Chair Macek voiced his support for the comments made by Commissioner Lyle and asked staff to be sensitive to not diminish the potential for redevelopment with too many hurdles to conversion. Commissioner Brown voiced his support for the housing policy changes proposed.

Chair Macek then detailed the changes proposed as part of the **Townhouse Zones Zoning Reform**. Commissioner Brown voiced his support for all elements of this reform, with the exception of the recommendation relating to reducing required parking.

Chair Macek then identified reducing parking requirements as a distinct theme through two of the proposed reforms. Commissioner Brown stated his belief that a 0.5 parking space requirement was too low. Vice Chair McMahon stated her belief that parking minimums are not necessary and voiced her support for the staff recommendation. Commissioner Koenig voiced his support for the comments made by Vice Chair McMahon. Chair Macek too voiced his support for the comment made by Vice Chair McMahon. Commissioner Manor expressed his support for the parking requirement reduction as well. Commissioner Lyle agreed with Commissioner Brown and asked staff to analyze the level of use of existing off-street parking.

Chair Macek then detailed the changes proposed as part of the **Expanding Housing Opportunities within Single-family Zones Zoning Reform**. Commissioner Brown stated his concern at the parking impacts deleting the definition of “family” would have in concert with reducing parking requirements. Commissioner Brown also stated that he is cautious of radical changes that might impact the perceived effectiveness of the proposed reform. Commissioner Lyle stated that she thinks a deeper look at deed covenants is required in order to reconcile how they would interact with the proposed changes. Vice Chair McMahon stated her support for the reform and stated her belief that dwelling types other than single-family located in single-family zones don’t automatically lend themselves to transient inhabitants as has been asserted by some concerned residents. Vice Chair McMahon also stated that she believes this reform works in support of the goals of the City Charter as opposed to working against it.

Commissioner Koenig asked staff if they expected any difference in the potential impacts of allowing 2-, 3-, and 4-unit dwellings if the “family” definition is deleted versus if it is not. Staff responded that in either case the state building code would be the primary method through which occupancy and building safety is addressed.

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Commissioner Koenig then voiced his support for all elements of this reform. Chair Macek too voiced his support for the reform and detailed the historical background of the issue of inequities within single-family zone regulations.

I. Issue:

According to U.S. Census figures, nearly twenty percent of Alexandria's 80,000 households with incomes up to \$75,000 are cost burdened. Approximately 19,000 households are paying more than the federal government indicates they should for housing, leaving little in their household budgets for necessities. The City projects that the number of households in Alexandria will rise to about 100,000 households by 2035. The longstanding imbalance between housing supply and demand, exacerbated by stagnating wage growth particularly in low to moderate-wage sectors, is a key factor underlying the high cost of housing, imperiling our ability to grow an economy that depends on a diversity of skillsets. The Zoning for Housing/Housing for All Initiative can assist in meeting these needs.

II. Background:

These challenges are also felt region wide. Recognizing that there is unmet demand for housing from current and expected population and job growth in the region, in 2019, jurisdictions comprising the Metropolitan Council of Governments (COG) determined that the 2030 housing projections for the region would need to increase from 240,000 to 320,000 units to meet demand. The jurisdictions then collaborated on allocating a proportionate share of the additional housing need (75,000 units) among themselves to show how each jurisdiction could contribute toward solving this longstanding issue. Alexandria City Council subsequently adopted [Resolution 2926](#) in March 2020, endorsing COG's Regional Housing Initiative (RHI) and the expanded 2020-2030 housing production goals for member jurisdictions. Of the 3,000 additional housing units allocated to the City over the 10-year period, 75 percent (2,250) are recommended to be affordable to households of low- to moderate-incomes and located near activity and transit centers.

Prior to the RHI Initiative in 2019, the City was generating approximately 800 units of housing per year with approximately 200 units per year being affordable; this calculates to an estimated 8,000 units over ten years, including both market-rate and affordable. To meet the 3,000 additional units, for a total of 11,000 units, under the expanded projected need through 2030, it became clear in 2020 that the City needed to broaden its toolbox for the creation of new housing opportunities for both market-rate and affordable units.

The City's [2014-2025 Alexandria's Housing Master Plan \(HMP\)](#) includes a compendium of financial and programmatic tools and resources designed to help preserve and expand

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affordable housing opportunities. With these tools and resources, and in partnership with the private- and non-profit development community, the HMP sets a goal of creating new affordability in 2,000 units over the 2014-2025 timeline; that goal is expected to be met with the implementation of several pipeline projects.

The HMP also includes information related to the City's regulatory- and policy- based housing programs. These tools can assist with both market-rate and affordable housing. The Bonus Density Program, under Section 7-700 of the City's Zoning Ordinance, provides added density and/or height to developers in exchange for affordable housing. The City also works with developers to create more affordable housing pursuant to a voluntary developer Housing Contributions policy. City staff are now preparing to launch an effort to undertake a HMP Update. With community input, the HMP Update will set new goals and proposals for the coming decade to augment the toolbox of existing programs and resources.

Zoning for Housing/Housing for All

Zoning for Housing/Housing for All grew out of the 2020 expansion of City forecasts for housing production and affordability. *Zoning for Housing* is a comprehensive proposal of zoning reforms with the goal of expanding housing production and affordability and addressing past and current barriers to equitable housing access. *Housing for All* is the equity component of *Zoning for Housing*, and it explores the extent of past discriminatory housing policies and the impacts that may continue today, especially on people of color and/or low-income.

Zoning for Housing has three goals in mind: (1) to expand geographic accessibility to new housing opportunities; (2) to expand affordability; and (3) to expand availability of new housing opportunities in terms of choice of price points, typologies, and tenures. Between 2021 and 2022, three of twelve Zoning for Housing reforms were adopted by City Council, following community engagement processes. They include the [Accessory Dwelling Unit program](#) (January 2021), the [Co-Living program](#) (January 2022), and the [Auxiliary Dwelling Unit program](#) (July 2022).

The remaining nine zoning reforms were packaged together in November 2022 with the same goals of accessibility, affordability, and availability in mind. Calendar Year 2023 was identified as the timeline for undertaking these reforms through the requisite steps of data gathering, analysis, and community engagement, recognizing that some work had already begun on them with the 2020 inception of Zoning for Housing. The 2023 timeline for the remaining reforms is set to culminate with this November 1 Planning Commission Public Hearing and two City Council Public Hearings on November 14 and 18, and, potentially, approval on November 28.

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III. Proposals:

A [Zoning for Housing Fact Sheet Portfolio](#) includes a Fact Sheet for each zoning reform. Originally developed in spring 2023 (March), each Fact Sheet, at that time, reflected a purpose statement, background information, the methodology utilized for data gathering and analysis, and an equity impact statement. In late summer 2023 (September), research and analysis findings, key elements of text amendment language (if applicable), and draft recommendations were also added to the Fact Sheets. Most Fact Sheets also contain related reference material. The content of the Fact Sheets are a snapshot in time; therefore, the text amendments, Master Plan amendments and 2020-2021 Housing Update amendments are the documents with final draft language on proposed zoning and policy changes under Zoning for Housing/Housing for All.

The information below is from the Fact Sheets; it highlights the purpose statement and staff recommendations for each reform. Of the nine proposals, the Bonus Height Zoning Reform is recommended to be tabled; additionally, three reforms recommend a phase 2 to build on the achievements of their respective phase 1.

- **Bonus Height Zoning Reform:** The **purpose** of this initiative is to explore whether the City should expand the availability of the Bonus Height provision under Section 7-700 of the Zoning Ordinance to neighborhoods that have lower height limits, potentially adding some committed affordable units in more locations. **Staff's recommendation** is to table this proposal as several existing zoning provisions, that are not proposed to change under this package of reforms, would severely curtail this provision's regulatory and financial viability.
- **Historic Development Patterns Zoning Reform:** The **purpose** of this initiative is to identify favorable historic development patterns within the City's historic districts and established neighborhoods and provide recommendations that would allow these types of development to be built in the future. **Staff's recommendation** is a two-phased approach to change the Zoning Ordinance through a series of text amendments based on the following guiding principles: (1) allow smaller lot sizes, a mix of uses, and a mix of residential typologies in all zones; and (2) simplify the number of zones – i.e., consolidate some residential zones, some mixed-use zones, and some commercial zones. The current recommendation includes removing the limit on units per acre and minimum lot size requirements for multi-unit development and eliminating the larger setback requirements for commercial and mixed-use buildings located near residential buildings (zone transition setback).
- **Residential Multifamily Analysis Zoning Reform:** The **purpose** of this initiative is to analyze potential expanded opportunities for the Residential Multifamily (RMF) Zone. **Staff's recommendation** is to: (1) amend the Housing Master Plan to state that that the RMF zone can be located in areas planned and/or zoned for medium or higher density development, as well as other specific locations where the proposed project is

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compatible with adjacent development and consistent with City policies. While this amendment will set the City policy, each project will still have to request all necessary approvals, evaluate impacts, and involve a community process. Additionally, a text amendment is proposed to allow more flexibility for ground floor uses and to permit uses that currently require Special Use Permits.

- **Industrial Zones Analysis Zoning Reform:** The **purpose** of this initiative is to analyze the potential for allowing land zoned industrial to apply for Residential Multi-Family (RMF) zoning. It also looked at any barriers to the planned transition in some areas from industrial uses to mixed-use/residential uses. **Staff's recommendation** is to provide criteria for new non-residential construction in the industrial zone to promote its compatibility with future redevelopment, especially housing.
- **Coordinated Development Districts and Affordable Housing Zoning Reform:** The purpose of this initiative is to increase the number of committed affordable housing units constructed in Coordinated Development District (CDD) zones. **Staff's recommendation** is to establish a City Council policy, proposed to be memorialized in the 2020-2021 Housing Policy affirming that the City should continue its practice of including condition language in future new and amended CDD requests that would require one-third (1/3) of Bonus Density (above what is recommended in Small Area Plans) to be committed affordable units.
- **Transit Oriented Development Zoning Reform:** The **purpose** of this initiative is to analyze existing barriers that limit increased development densities around transit stations. It also looks to identify themes to guide future Small Area Plans so that they better support densities near high-capacity transit. **Staff's recommendation** is strategy-based and includes the following: (1) as part of the upcoming Duke Street Corridor Plan, evaluate undeveloped or underdeveloped land adjacent to the King Street Metrorail Station, both public and private; (2) review the Braddock Metro Neighborhood Plan's requirements for non-residential development immediately adjacent to the Braddock Road Metrorail Station; (3) as part of the Alexandria West Small Area Plan and upcoming Duke Street Corridor Plan, promote transit-oriented levels of development to support affordable housing; and (4) conduct a future study on removing parking requirements within a half (½) mile of a Metrorail Station.
- **Commercial to Residential Conversion Zoning Reform:** The **purpose** of this initiative is to determine if the City's current approach should be confirmed or amended and to investigate whether the Zoning Ordinance includes impediments to office-to-residential conversions and if there are areas in the City where conversions should be incentivized or discouraged. **Staff's recommendation** is to: (1) continue to work with the development community to support conversions in Class B and C office buildings that can be approved under the current Zoning Ordinance; (2) continue with the City's current policy to generally encourage conversions of older,

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obsolete or non-competitive buildings and discourage cases where the building remains competitive (because of condition, location, on-site or nearby amenities, transit access, etc.) or in cases where City policies or plans provide guidance that use should be preserved or the location should remain non-residential; (3) establish a City Council policy, proposed to be memorialized in the 2020-2021 Housing Policy, affirming that conversions should use Section 7-700 to increase the residential density on the site, in exchange for affordable housing; (4) work with Office of Climate Action and the City Attorney to develop conversion standards for Green Building; (5) review the City's voluntary affordable housing contribution policy for conversions during the Housing Master Plan Update to ensure the contribution is aligned with the City's residential affordable housing contribution policy and reflects the value of the change in use, and pursue legislative authority to enable the City to make all voluntary affordable housing contributions mandatory; and (6) continue to monitor conversion activity for ongoing challenges, and, when identified, consider whether regulatory or financial tools are needed. Future reviews will focus on whether building or fire code issues are creating challenges.

- **Townhouse Zones Zoning Reform:** The purpose of this initiative is to identify opportunities to increase consistency in zoning rules (lot requirements, Floor Area Ratio (FAR), and bulk/open space regulations) across the zones that allow townhouses. Revise lot, bulk, open space, and parking requirements to allow for small-scale residential infill development in zones that permit townhouses without public hearing approval. **Staff's recommendation** is a two-phased approach: (1) a Phase I includes (a) new provisions that would provide RM development rights to single-unit, two-unit, and townhouse dwellings on certain lots outside of the existing RM zone;; (b) establish contextual front setback requirements for townhouse zones and for residential development in commercial zones City-wide; (c) eliminate side yard setback requirements for lots 25 feet in width or less; (d) establish a 35 percent open space requirement across all townhouse zones and for residential uses in commercial zones; and (e) consistent with the Expanding Housing Opportunities within Single-family Zones Reform below, no minimum parking requirements for dwellings up to four units within the Enhanced Transit Area and a minimum of 0.5 parking spaces per unit for dwellings up to four units outside of the Enhanced Transit Area. A potential Phase 2 recommends future study of a number of other potential changes.
- **Expanding Housing Opportunities within Single-family Zones Zoning Reform:** The **purpose** of this reform consists of changes to the Zoning Ordinance to broaden access to traditionally single-family neighborhoods. **Staff's recommendation** is to: (1) add the opportunity to construct two-unit, three-, and four-unit dwellings in the R20, R12, R8, R5 zones and three and four units in the R2-5 zone, resulting in an estimated 66 new residential buildings containing an estimated 178 units developed over a 10-year period; (2) delete the definition of "family" from the Zoning Ordinance, shifting away from a land use emphasis that limits the composition of

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dwelling occupants to ensuring the health and safety regulations of the state building code are met; and (3) amend the parking regulations to achieve: (a) no minimum parking requirements for dwellings up to four units within the Enhanced Transit Area and (b) a minimum of 0.5 parking spaces per unit for dwellings up to four units outside of the Enhanced Transit Area. There is an identified phase 2 as a proposed continuation of this reform.

IV. Methodologies for Research and Analysis:

To analyze the above proposals and to determine their viability and form of potential implementation, a number of methodologies were utilized, including data gathering and analysis; reviewing and testing existing provisions against a proposed reform; examining regional and/or national precedents for lessons learned and successes; meetings with practitioners to seek perspectives on feasibility and utility; undertaking financial feasibility analyses on several reforms, and using feedback through meetings, a Questionnaire and Comment Board, from the community to help inform analysis and recommendations

Detailed information about the methodology utilized for each reform can be found in the [Fact Sheet Portfolio](#). In addition, more specialized research was required for several zoning reforms. An example of the specialized research are financial reports undertaken for three zoning reforms: Bonus Height Zoning Reform, the Expansion of Housing Opportunities in Single-family Zones Reform, and the Residential Multifamily Zone Reform. A Parking Report was also done for the Expansion of Housing Opportunities in Single Family Zones as were Graphics showing examples of how multi-unit building typologies could fit within the allowable envelop in R-8 and R-2-5 zones. Such graphics are also an information resource for R5, R12 and R20 single-family zones. In addition, a Required Income Analysis was undertaken for the single-family and the multifamily reforms and an In-house Analysis was prepared for anticipated Unit Counts and Infrastructure.

Financial Analyses

- Bonus Height Zoning Reform: This [Financial Feasibility Analysis](#) (W-ZHA) shows that in addition to the regulatory barriers pertaining to Floor Area Ratio and setbacks, there are financial barriers tied to high real estate prices, limitations on return of investment, and acquisition challenges that do not currently make it viable. It was determined, based on these regulatory and financial barriers, that this proposed reform be tabled. In addition, should the Floor Area Ratio limitation be addressed, staff would also suggest that we explore Neighborhood Conservation provisions to ensure that existing market affordable housing would not be vulnerable to redevelopment pressure.
- Residential Multifamily (RMF) Zone Zoning Reform [Financial Analysis](#) (PES): The RMF zone, as described in a former section and in its Fact Sheet, provides added density in a project in exchange for a commitment to long-term affordability of one-third of the units made possible by the increase in density

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above the base floor area. The affordability requirement targets households with incomes averaging 40 percent of the Area Median Income (AMI). This Financial Feasibility Report (PES) was undertaken to determine what will be needed to help meet this level of affordability if the RMF zone is made more available and thus how often it might be utilized.

- The Housing Opportunities in Single Family Zones Zoning Reform Physical and Financial Analysis (W-ZHA): This Physical and Financial Feasibility Analysis ([Executive Summary](#)) evaluates the physical and economic feasibility of a single-family parcel being redeveloped into 2-unit/duplex units, a building containing four units (a “4-plex”), and a building containing six units (a “6-plex”). This analysis also forecasted how many additional units will be developed in the City over 10 years if this zoning reform is implemented.

[Summary Parking Recommendations Report](#) for the Expansion of Housing Opportunities in Single-family Zones Reform

Staff recommends amending Article VIII of the Zoning Ordinance to revise parking requirements for residential dwellings – single unit and up to four-unit multi-unit dwellings – throughout the City based on location within or outside the Enhanced Transit Area. The Enhanced Transit Area displays an aggregate a half (1/2)-mile transit walkshed mapped to existing City streets and parcels. The walkshed is based on existing and anticipated mass transit stations and entryways. Although not part of the Zoning for Housing/Zoning for All proposal, staff would like to note that credits already exist in the ordinance to reduce parking that larger multi-unit development projects are eligible for based on transit access, as found in Section 8-200(A)(2). Options 3 (staff recommendation) and 4 below (as proposed on September 5) provide flexibility for developers to determine the amount of parking for a project, eliminating the extra cost of unnecessary parking space production, and lowering dwelling unit costs. Each reflects the City’s goal of multi-modal transportation within the existing and any future planned Enhanced Transit Area.

- Option 3 (staff recommendation): No minimum requirement within the Enhanced Transit Area and 0.5 spaces outside the Enhanced Transit Area
- Option 4: Minimum 0.5 parking spaces per dwelling unit within Enhanced Transit Area and 1.0 spaces outside the Enhanced Transit Area

[Graphics of Multi-unit Building Envelopes](#)

These graphics show examples of how multi-unit building typologies could fit within the allowable envelope in R-8 and R-2-5 zones. These examples inform how the multi-units would also appear in the R5, R12 and R20 single family zones. In order to illustrate the parking recommendations, the R-2-5 examples are within the Enhanced Transit Area while the R-8 examples are not.

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[Required Income Analysis \(PES\)](#)

This analysis calculates the incomes required to be able to afford to buy or rent new housing of different types and sizes under both the proposed single-family and multi-unit reforms.

[Net New Unit and Infrastructure Analysis](#)

An analysis was undertaken in-house on the number of units expected to result from the Zoning for Housing reforms. The analysis shows a yield of nearly 3000 units. Also included is an assessment on infrastructure. The link to this analysis concludes that the majority (2,600) of these net new units will be assessed for their effect on the City's infrastructure systems and public facilities at the development review stage. The 178 units potentially created over a 10-year period in single family zones are not of a magnitude to cause measurable effects on local or city-wide systems. For example, the proposal for single family zoning would have no effect on stormwater, as the development envelope (including allowable footprint) will not change, and grading plans will review these smaller projects for stormwater. The increase in utilization of sewer, transportation, and open space networks of 178 additional units over 10 years is well within existing and planned capacities. The student generation of 178 multifamily units is 15 over the 10-year period.

V. Community Outreach:

A variety of outreach tools were used throughout the year consisting of: (1) special events with panels attended by 150 or more including online participation; (2) community meetings with attendance with an average of 70, including online participation, (3) pop-up events throughout the City, leveraging other City activities such as Community Cook-outs with substantial turnout; (4) Joint Work Sessions between the Planning Commission and City Council; (5) one Work Session with the Planning Commission; (6) a Community wide Questionnaire with 1,700 responses; (7) an online Comment Board with approximately 700 responses; (8) a dedicated Webpage with substantial content; (9) a Presentation and Questionnaire with ACPS high school students; (10) Ongoing Communication through eNews and social media; and (11) multiple opportunities to provide input at September and October City Council Townhalls, meetings and public hearings, ahead of the November Planning Commission and City Council public hearings. Translation services were available for many outreach efforts, and many were hybrid.

To be clear as to what is being considered and why, messaging around the “three A’s” was reemphasized at every opportunity. The goals of the three A’s again are:

- **Accessibility:** There is unequal access to housing opportunities in Alexandria, so wider access to geographical choice is a goal.
- **Affordability:** Far too many Alexandrians cannot afford a place to live in our City, so expansion of affordability is a goal; and

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- Availability: Housing production has not kept pace with increasing demand, reducing housing options for everyone; thus, expansion of more units of choice in tenure, typology, location, and price point is a goal.

The zoning reforms are connected to these three “A’s” to remind people that the housing crisis has multiple aspects and that not every initiative will be able to address all three. However, each goal of the three “A’s” is important and tied to advancing the City’s key principle of equity and an [“All Alexandria”](#) through housing access.

VI. Housing for All:

In the area of equity, a big part of the messaging includes [Housing for All](#), which as previously noted, is the equity component of Zoning for Housing. The community engagement process included an educational awareness campaign around past discriminatory housing policies and practices. While such policies and practices may no longer explicitly allow for such discrimination, remnants can be seen in land use patterns across the country today. To learn more about past housing policies and practices in Alexandria, the City, through Housing for All, has documented a chronology of African American housing in Alexandria since the late 1700’s ([A Timeline of African American Housing in Alexandria](#)), along with several other related documents. While research is continuing, the Housing for All webpage contains a [Restrictive Covenants and Land Use Zoning Report for Alexandria \(1900’s – 1960’s\)](#) (Dr. Krystyn Moon), the FHA [1930’s Federal Home Administration Mortgage Financing Manual which includes Racial Occupancy Categories](#); the [1937 \(FHA\) Grading Map](#) for Washington, DC and surrounding vicinities including an area in Alexandria graded as “F,” and the legend states that F areas are “showing effects of negro occupancy; many of the structures are in poor condition and are rapidly tending to become slums if not already in that category.” In addition, included on Alexandria’s Demographic Dashboard is information titled. [Trends in Racial and Ethnic Diversity \(Alexandria 1990 – 2020\)](#) which shows the level of physical separation among ethnic groups.

Additionally, the City’s Office of Race and Social Equity has generated, through U.S. Census and Zip Code data, an [Equity Index Tool](#) map showing disparities in life factors such as income, education, and housing in some areas of the City. Moreover, the Metropolitan Washington Council of Governments has created Equity Emphasis Area maps showing some similar data. All such reference materials are included on the [Zoning for Housing/Housing for All webpage](#) through “Housing for All.”

In terms of the relationship between Zoning for Housing and Housing for All:

- Each proposed zoning reform includes an [Equity Impact Statement in the Zoning Fact Sheet Portfolio](#) reflecting how the proposal can address one or more of the three “A’s.”
- Under a proposed change to the City’s Master Plan is a recommendation to include an equity policy statement which states that race and social equity is “*incorporated and centered in all planning per City Council’s [Resolution 2974](#) including, but not limited to, all references to preserving and protecting neighborhoods and character.*”

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- Potential Equity Impact Statements for projects is something which staff is suggesting be explored with the development community and engaged stakeholders. Some background information on racial impact analyses for land use is available through the [Sustainable Development Code](#). Also, Montgomery County, Maryland is using something similar for projects titled [Racial and Social Justice Impact Statements](#).

VII. Zoning Reforms Implementation:

Noting that the proposed Bonus Height Zoning Reform is not being recommended at this time, the eight other proposed reforms have been assessed based on their analysis, findings, and for recommendations for an appropriate vehicle(s) for implementation. Such implementation vehicles include: (1) Zoning Text Amendments; (2) policy amendments under the 2020-2021 Housing Policy; and (3) Master Plan amendments.

Zoning Text Amendments

- [Draft Zoning Text Amendments](#) (ZTAs) The online repository of proposed zoning text amendments is organized by individual Zone or Section of the Zoning Ordinance. For example, the first one is labeled “3-600-RA-ZONE” and contains all of the proposed amendments to the RA zone. The ZTAs, in the Attachment Section of this staff report, are organized numerically by Zoning Ordinance Article.
 - **Single Family Zones ZTA:** Staff proposes increasing the number of units from two to four units in one building in the single-family zones and allowing the building code to determine occupancy limits. This would contribute to more accessible and available housing opportunities in the City.
 - **This is accomplished by changes to:**
 - Article III: Sections 3-100 – 3-500 Single Family Zones (two-, three- four-unit dwellings for R-5, R-8, R-12, R-20 and three- and four-unit dwellings in R-2-5)
 - Article II: Definitions (Dwelling, Family, Nursing or convalescent home or hospice, Rooming house)
 - Article VII: Supplemental Regulations (Roominghouses)
 - Article VIII: Off-Street Parking and Loading
 - Section 8-200(A)(1) Enhanced and outside Enhanced Transit Area minimum parking requirements
 - Section 8-200(C)(7) Location of parking facilities and maximum number of cars parked outdoors
 - Article XI to exempt lots developed with small scale multi-unit dwellings from site plan requirements
 - Additional sections throughout the ordinance that reference “roominghouse” have been deleted and any reference to “family” has been changed to “unit”

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- **Historic Development Patterns ZTA:** Staff proposes deletion of minimum lot size and maximum density (units per acre) requirements for multi-family dwellings in zones that currently permit multifamily buildings. Staff also proposes elimination of the zone transition setback and all references to that provision.
 - **This is accomplished by changes to:**
 - Density and lot size requirements for multi-unit dwellings:
 - Identified provisions in Articles III (Residential Zone Regulations), IV (Commercial, Office and Industrial Zones), and V (Mixed Use Zones)
 - Zone Transition Setback;
 - Identified provisions in Articles IV (Commercial, Office and Industrial Zones), V (Mixed Use Zones), VII (Supplemental Zone Regulations), and XI (Development Approvals)
- **Residential Multifamily (RMF) Zone ZTA**

The RMF Zone allows affordable housing with a density bonus and neighborhood-serving commercial uses on the ground floor. The zone currently requires Special Use Permits for several of these uses, including restaurants, medical care facilities, and fitness studios, that are normally allowed by-right in other zoning districts. These uses do not undermine the intent of the zoning district and so staff is recommending a text amendment to make the RMF zone more flexible regarding these uses.

 - **This is to be accomplished by changes to:**
 - Article III. - Residential Zone Regulations • Section 3-1402 – Permitted Uses.
- **Draft Industrial Zone ZTA:** Staff recommends urban design standards for any new buildings that are built within the Industrial Zone. The intent is for any potential new industrial zoned building to be compatible with future housing and mixed-use, walkable neighborhoods. These standards do not apply to expansions or additions to existing buildings.
 - **This is accomplished by changes to:**
 - Identified provisions in Article IV (Commercial, Office, and Industrial Uses).

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- **Draft Townhouses ZTA:** Staff proposes amendments to existing yard, bulk, and open space requirements for residential uses. Staff also proposes a new provision for noncomplying lots in zones that allow townhouses which would allow for additional FAR.
 - **This would be accomplished by:**
 - Creating new Section 12-1000 (under Article 12 - Non-compliance and Non-conformity). This would replace existing sections in 3-607(A) and (B), 3-707(B), and 3-1108(A) and (B).
 - Establishing contextual front yard requirements in: Articles II (Definitions), III (Residential Zone Regulations), IV (Commercial Office and Industrial Zones), and V (Mixed Use Zones)
 - Eliminating side yard requirements for lots less than 25 feet wide and amending the side yard requirements in the RM zone to require side yards only on lots wide enough to accommodate them in: Articles III (Residential Zone Regulations), IV (Commercial Office and Industrial Zones), and V (Mixed Use Zones)
 - Amending lot width requirement for two-family, semi-detached dwellings in Article IV (Commercial, Office and Industrial Zones)
 - Amending FAR requirements in Articles III (Residential Zone Regulations), IV (Commercial Office and Industrial Zones), V (Mixed Use Zones), and XII (Noncompliance and Nonconformity). All lots within the Old and Historic Alexandria and Parker-Gray districts would be allowed up to 1.50 FAR. Additionally, all lots that are noncomplying in any zone that permits townhouses would be allowed up to 1.50 FAR.
 - Amending open space requirements in: Articles III (Residential Zone Regulations), IV (Commercial Office and Industrial Zones), and V (Mixed Use Zones). This would standardize the open space requirement for residential uses across various zones. In these zones, 35 percent of the lot area would be required to be open space and rooftop open space could be included to meet this requirement with the Director's approval.
 - Amending off-street parking requirements consistent with the single-family zoning reform, above

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- **Transit-Oriented Development Reform**
 - Staff's recommendation for implementation is not through a ZTA or one of the other implementation vehicles but through a strategy and further study approach, which entails:
 - As part of the upcoming Duke Street Corridor Plan, evaluate undeveloped or underdeveloped land adjacent to the King Street Metrorail station, both public and private.
 - Review the Braddock Metro Neighborhood Plan's requirements for non-residential development immediately adjacent to the Braddock Road Metrorail Station.
 - As part of the Alexandria West Small Area Plan (SAP) and upcoming Duke Street Corridor Plan, promote transit-oriented levels of development to support affordable housing.
 - Conduct a future study on removing parking requirements for housing within a half (½) mile of a Metrorail Station.

Policy Amendments

2020-2021 Housing Policy Amendments

- Coordinated Development Districts: Draft Policy Language for the 2020-2021 Housing Policy Update:
 - Consistent with Zoning Ordinance Section 7-700 and as a condition in CDD Special Use Permits, City policy is to require that one-third (1/3) of the density requested above what is recommended in the underlying Small Area Plan be provided as committed affordable housing.
- Conversions to Residential: Draft Policy Language for the 2020-2021 Housing Policy Update:
 - In zones in which the commercial FAR is higher than the maximum permitted residential FAR, City policy for commercial to residential conversions in existing buildings is to apply Section 7-700 in order to allow additional FAR for the proposed residential use.

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Master Plan Amendments

Revisions pertaining to Zoning for Housing Initiatives

- Amend the following sentence in the City’s Master Plan wherever it occurs, as follows: *“Areas of the City currently zoned residential should remain zoned for residential use ~~at no higher than their current density.~~”*;
- Incorporate the following note in all Master Plan chapters: *References to low density will continue to refer to development configuration that limits overall building height and lot coverage compatible with the existing neighborhood;*
- Incorporate the following note in all Master Plan chapters: *Ensure race and social equity is “incorporated and centered in all planning” per City Council’s Resolution 2974 including, but not limited to, all references to preserving and protecting neighborhoods and character; and*
- Amend the Housing Master Plan, Zoning Tools Section on Page 107 to include “The Residential Multifamily (RMF) zone was adopted in 2019 to incentivize the preservation and creation of deeply affordable housing in the city. The zone allows for additional Floor Area Ratio with a Special Use Permit in exchange for one-third (1/3) of the additional density being provided as housing affordable to households with income averaging 40% of the area median income. Projects with a requested zoning to RMF should generally be in areas planned and/or zoned for medium or higher density development. This does not preclude other sites that may be appropriate for the RMF Zone and are consistent with city housing goals and land use and urban design best practices.”

VIII. Future Work:

Three of the zoning reforms which contain recommendations for immediate implementation also envision an opportunity to build on the outcomes with possible additional work in a Phase II. They include:

- **Townhouse Zoning Reform Phase II**
 - Text Amendments (for future study):
 - Replace open space requirement with a maximum lot coverage requirement;
 - Eliminate lot size minimums; and
 - Increase FAR in zones that allow townhouses
- **Historic Development Patterns Zoning Reform Phase II**
 - Text Amendments (for future study):
 - Simplifying the number of zones;
 - Changing or eliminating minimum lot size requirements;
 - Creating more standardization of uses across zones; and
 - Study increasing flexibility of bulk and area regulations.
 - Create Design Guidelines for Traditional Neighborhood Development.
 - Evaluate the potential of selective use of the Neighborhood Conservation District tool to preserve existing examples of historic development, especially small-scale multifamily buildings and other housing types not currently being constructed.

Master Plan Amendment 2023-00005
Zoning Text Amendment 2023-00007
2021-2021 Housing Policy Updates
Zoning for Housing/Housing for All Initiative

- **Draft Expansion of Housing Opportunities in Single-Family Zoning Reform Phase II** (for future study)
 - Analysis of results of November 2023 policy implementation and lessons learned
 - Outcomes of other jurisdictions' single family zone revised policies
 - Removing lot minimums
 - Streamlining the subdivision process and amending criteria
 - Adjusting setbacks, floor area ratio, height, lot width requirements
 - Providing incentives for denser residential development
 - Reducing number of residential zones and permit all dwelling types City-wide
 - Allowing neighborhood-serving commercial uses in residential zones.
 - Further reductions or eliminating residential parking requirements

IX. Conclusion:

Staff recommends approval of the above zoning reform recommendations and related text and policy amendments. Zoning for Housing will add another tool to the City's toolbox to expand housing production and affordability.

Staff notes that the implementation approaches of text amendments and policy amendments are ones that can be put into effect immediately to provide ready access to these new tools. While three of these reforms also contemplate some additional work under a phase 2, that work will build on the anticipated outcomes under their current proposals. Also, staff believes that the phase 2 work could begin as early as next calendar year, and it is anticipated that additional capacity to support such work could potentially come through a grant application under the [Pathways for Removal of Obstacles to Housing Notice of Funding Opportunity](#) which was submitted through a consortium of Metropolitan Washington Council of Governments (COG) members, with Alexandria as a participant, to the U.S. Department of Housing and Urban Development (HUD) last week. Decisions from HUD on funding are anticipated by the end of January 2024.

Attachments

Attachment 1 – Master Plan Amendment Resolution

Attachment II – Fact Sheets for Zoning Reforms (September 5, 2023)

Attachment III - Draft Zoning Text Amendments by Article

RESOLUTION NO. **MPA 2023-00005**

WHEREAS, under the Provisions of Section 9.05 of the City Charter, the Planning Commission may adopt amendments to the Master Plan of the City of Alexandria and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, the proposed amendment will amend **All Chapters** of the 1992 Master Plan, as amended;

WHEREAS, the Department of Planning and Zoning has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, the City Council adopted [Resolution 2974, All Alexandria: Committing to Race and Social Equity](#); and

WHEREAS, the City Council has undertaken the Zoning for Housing and Housing for All initiative to consider comprehensive zoning reforms with the goal of expanding housing production and affordability and addressing past and current barriers to equitable housing access, and to explore the extent of past discriminatory housing policies and any identified continued impact, especially on people of color and/or low-income; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on **November 1, 2023** with all public testimony and written comment considered; and

WHEREAS, the Planning Commission finds that:

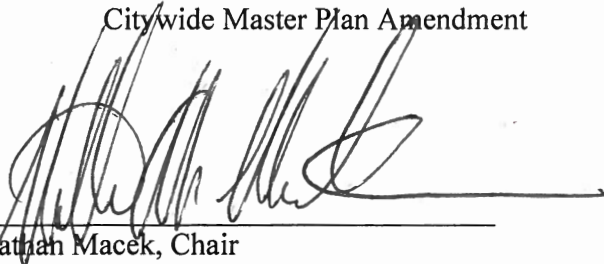
1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of **all** sections of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan, as amended, and reflective of the City's evolving and diverse neighborhoods; and
3. The proposed amendment shows the Planning Commission's long-range recommendations for the general development of the **Master Plan**; and
4. Based on the foregoing findings and all other facts and circumstances of which the Planning Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendments to the **Master Plan** chapter of the 1992 Master Plan, as amended, will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. Since the 1992 adoption of the City's Master Plan the City's approach to planning has evolved as expressed through the many updates to the Master Plan Chapters and informed by City Council policy on equity, the following amendments to **All Chapters of the City's Master Plan** are hereby adopted in their entirety amending the 1992 Master Plan of the City of Alexandria, Virginia in accordance with Section 9.05 of the Charter of the City of Alexandria, Virginia:
 - a. Amend the following sentence in the City's Master Plan wherever it occurs, as follows:
 - i. "Areas of the city currently zoned residential should remain zoned for residential use ~~at no higher than their current density.~~";
 - b. Incorporate the following note in all Master Plan chapters:
 - i. References to low density will continue to refer to development configuration that limits overall building height and lot coverage compatible with the existing neighborhood;
 - c. Incorporate the following note in all Master Plan chapters:
 - i. Ensure race and social equity is "incorporated and centered in all planning" per City Council's Resolution 2974 including, but not limited to, all references to preserving and protecting neighborhoods and character;
 - d. Amend the Housing Master Plan, Zoning Tools Section, Page 107, to include:
 - i. "The Residential Multifamily (RMF) zone was adopted in 2019 to incentivize the preservation and creation of deeply affordable housing in the city. The zone allows for additional Floor Area Ratio with a Special Use Permit in exchange for one-third of the additional density being provided as housing affordable to households with income averaging 40% of the area median income. Projects with a requested zoning to RMF should generally be in areas planned and/or zoned for medium or higher density development. This does not preclude other sites that may be appropriate for the RMF Zone and are consistent with city housing goals and land use and urban design best practices."
2. This resolution shall be signed by the Chairman of the Planning Commission and attested by its secretary, and a true copy of this resolution forwarded and certified to the City Council.

ADOPTED the **1 day of November, 2023.**

MPA #2023-00005
Citywide Master Plan Amendment



Nathan Macek, Chair
Alexandria Planning Commission

ATTEST:



Karl Moritz, Secretary

**CITY OF ALEXANDRIA, VA
DEPARTMENT OF PLANNING & ZONING
2023 ZONING FOR HOUSING/HOUSING FOR ALL**

FACT SHEET:**Proposed Bonus Height Zoning Text Amendment****PURPOSE:**

The City has two provisions in its ordinance that offer additional development potential in exchange for affordable housing under its residential Bonus Density Program. One provision provides more density in a project in exchange for a designated number of affordable units and the other provides more height in a project in exchange for a designated number of affordable housing units. The current proposal was designed to explore the possible extension of the Bonus Height provision, under Sub-Section 7-703(B) of the Zoning Ordinance for applicability in zones with maximum heights between 45 to 50 feet. Currently, up to 25 feet of bonus height can be requested in zones with height maximums of greater than 50 feet. Under the current proposal, the 25 feet provision of allowable additional height would not change. Staff analysis shows that, as it exists today, Subsection 7-703 (B) of the Zoning Ordinance has had limited use since its inception.

The purpose of this initiative is to explore whether the City should expand the availability of the bonus height provision to neighborhoods that have lower height limits, potentially adding some committed affordable units in more locations. An initial concept for a Bonus Height Text Amendment went through a public review process, including a Planning Commission public hearing, in 2022. That proposal was deferred pending additional study which has now been completed and summarized here.

To provide context for the potential use of an expanded bonus height provision: the City has had 14 projects that have been approved to use the bonus height afforded by Section 7-703(B). Half of these projects were paired with the bonus density provision and two were affordable housing projects. To date, 60 committed affordable units have been created in projects that involved bonus height and another 166 committed affordable units are either in the pipeline or are under construction. 130 of the 166 units are in the two affordable housing projects; both of which paired bonus height with bonus density. Staff's analysis indicates that a revised bonus height tool is not likely to be used, and would therefore not generate additional housing units.

METHODOLOGY:	Staff reviewed the compatibility of up to 25 feet in additional height in zones with height maximums between 45 – 50 feet. Staff also prepared several case studies to determine whether the other zoning regulations in such zones would allow that additional height to be advantageous. Further, a financial feasibility study was conducted to determine if the additional height would be enough to stimulate redevelopment of the test sites. In addition, staff spoke to several developers of small-scale projects to obtain input regarding the utility of the proposed update. These studies were pursued to address community concerns, such as the potential unintended consequences stimulating redevelopment of “market affordable” modestly scaled multifamily buildings in exchange for a limited number of new committed affordable units; potential impact on historical development patterns of a neighborhood; and perceived impacts on neighborhood infrastructure (although every development project is evaluated for infrastructure impacts).
KEY FINDINGS:	The studies indicate that this proposal has very limited potential for use, primarily because other provisions of the zoning ordinance (limits on overall square footage, requirements for setbacks and open space, etc.) would nearly always prevent a developer’s ability to use this provision. One specific example, involving a proposal to add a story to an existing office building as part of a residential conversion, could use this provision, but that proposal is not dependent on this proposal to move forward. At this time, the very limited potential benefit has convinced staff to not recommend its adoption.
RECOMMENDATION:	Table consideration of this proposal.
TEXT CHANGE ELEMENTS:	Not applicable.
FISCAL IMPACTS:	Not applicable.
EQUITY IMPACTS:	Section 7-700 (Bonus Density Program) is an important tool to help expand housing production and affordability while also creating more opportunities for choice of housing types and location and more opportunity for affordability.
LIST AND LINKS:	• <u>Bonus Height Feasibility Analysis</u> • <u>City of Alexandria Zoning Ordinance (Current)</u> • <u>Applicability Map for Proposed Update</u>

**CITY OF ALEXANDRIA, VA
DEPARTMENT OF PLANNING & ZONING
2023 ZONING FOR HOUSING/HOUSING FOR ALL**

FACT SHEET:	Historic Development Patterns
PURPOSE:	Identify favorable historic development patterns within the city’s historic districts and established neighborhoods and provide recommendations that would allow these types of development to be built in the future.
METHODOLOGY:	Staff identified neighborhoods within the city (Parker-Gray, Rosemont, Del Ray, and Old Town) that exhibit characteristics that are often cited by members of the community as enjoyable, engaging, and vibrant places. These neighborhoods have been used as the basis for design guidelines and pattern books. We identified typical blocks containing a mix of uses and building typologies and analyzed them for compliance with the current Zoning Ordinance. We also reviewed and analyzed previous versions of the Zoning Ordinance, previous Zoning and Land Use maps, and Sanborn Fire Insurance maps.
KEY FINDINGS:	Subsequent updates to the Zoning Ordinance have introduced additional restrictions and zones which have made the ability to construct these types of historic development patterns increasingly difficult. The majority of staff’s study areas include buildings (such as small apartments and townhouses) and/or uses that are not in compliance with the current Zoning Ordinance either due to being constructed before there was a zoning ordinance or under an earlier ordinance. Examples include zones which prohibit the construction of apartments or lots too small to permit the construction of townhouses. Several sections of the Zoning Ordinance would need to be changed in order to allow such historic development patterns to continue. For example, the current Zoning Ordinance has multiple, duplicative restrictions on the amount of development that can occur on a parcel: height and standard setback requirements, zone transition setbacks, floor-area ratios, and units per acre. Many jurisdictions successfully achieve their development objectives with a few (but rarely all) of these tools.

RECOMMENDATIONS AND GUIDING PRINCIPLES:

Staff recommends a two-phased approach to change the Zoning Ordinance through a series of text amendments based on the following guiding principles:

- Allow smaller lot sizes, a mix of uses, and a mix of residential typologies in all zones.
- Simplify the number of zones – i.e., consolidate some residential zones, some mixed-use zones, and some commercial zones.

Current zoning restrictions that do not consider the existing built environment or historically-acceptable lot sizes include:

- The requirement for a zone transition line setback,
- Regulating density through units per acre and floor-area ratio in addition to height, setback and floor area.
- The minimum lot area requirement and the lot area requirement per multifamily unit;
- The widespread use of different floor area limits for different uses in the same zone; and
- Limited allowance of compatible commercial uses in residential zones.

TEXT CHANGE ELEMENTS & PHASED APPROACH:

Phase I (November 2023): Text Amendments to:

- Remove dwelling units per acre limitations in multifamily zones to allow smaller unit sizes within the same development envelope. Removing the dwelling units per acre limits as well as the average unit size in some zones, this could increase unit production by an estimated 1.5 to 2.5 units in some projects.
- Remove zone transition setback requirements, which require additional setbacks when adjacent to residential zones regardless of the actual use of the properties and the proposed new construction (i.e. a mixed-use building would have to have this additional setback on a residential portion of the building when adjacent to a residential zone). This requirement is inconsistent with historic building patterns which typically feature a mix of uses in close proximity; and
- Implement the Zoning for Housing townhouse zone recommendations.

Phase II (for future study):

Future Text Amendments to consider:

- Simplifying the number of zones;
- Changing or eliminating minimum lot size requirements;
- Creating more standardization of uses across zones; and
- Study increasing flexibility of bulk and area regulations.

Create Design Guidelines for Traditional Neighborhood Development.

Evaluate the potential of selective use of the Neighborhood Conservation District tool to preserve existing examples of historic development, especially small-scale multifamily buildings and other housing types not currently being constructed.

FISCAL IMPACTS:

Removing restrictions on units per acre could potentially, albeit marginally, increase the value of multifamily buildings.

EQUITY IMPACTS:

These recommended zoning changes would diversify housing options, including housing unit size, for all income-levels and allow low-scale multifamily developments that would likely provide housing opportunities for lower income households.

LIST AND LINKS:**Links:**

[City of Alexandria Zoning Ordinance \(Current\)](#)

Case Studies

References:

1. [City Zoning Ordinance 109, 1931](#)
2. [City Zoning Map, 1931](#)
3. [City Zoning Ordinance 279, 1939](#)
4. [City Zoning Ordinance 286, 1939](#)
5. [City Zoning Map, 1939](#)
6. [City Zoning Ordinance 708, 1951](#)
7. [City Zoning Map, 1954](#)
8. [City Zoning Ordinance 1206, 1963](#)
9. [City Zoning Map, 1963](#)

**CITY OF ALEXANDRIA, VA
DEPARTMENT OF PLANNING & ZONING
2023 ZONING FOR HOUSING/HOUSING FOR ALL**

FACT SHEET:	Residential Multi-family (RMF) Zone Analysis
PURPOSE:	This initiative analyzed potential expanded opportunities for the Residential Multi-family (RMF) Zone.
METHODOLOGY:	Staff analyzed approved projects that have utilized the RMF zone to evaluate the limitations and opportunities with the zone, evaluated the economic feasibility of the zone, and met with affordable housing developers. Staff evaluated the potential for creating a second, more modestly-scaled RMF zone and determined the existing RMF zone already allows development at smaller scales, and the economics of affordable housing generally require higher densities to move forward.
KEY FINDINGS:	Given the RMF zone requirements for one third of the increase in density permitted by the zone to be provided as affordable housing at an average of 40% AMI (Area Median Income), recent applications of the zone have demonstrated that City, State, and/or Federal financial participation is typically necessary to make the projects financially viable and to enable additional enhancement of affordability. There have been five projects approved since the approval of the zone in 2019. Four of the five projects have been undertaken by affordable housing developers; due to the density incentives of the zone, in addition to preserving existing affordability, these projects have been able to expand affordability beyond the one third requirement. All of these projects have involved City, State and/or Federal financial participation. Due to the involvement of government funding, there will be a limited number of RMF projects each year. This is consistent with the expectation when the zone was established. In addition, these projects have had to rezone and, in most areas, have request a Master Plan amendment. The Housing Master Plan is the chapter of the Citywide Master Plan where the intent for application of this zone can be clarified.

The current RMF zoning district requires Special Use Permits for several uses, including restaurants, medical care facilities, and fitness studios, that are normally allowed by-right in other zoning districts. These uses do not undermine intent of the zoning district and so staff is recommending a text amendment to make the RMF zone more flexible regarding these uses.

RECOMMENDATIONS: Amend the Housing Master Plan to state that it is envisioned that the RMF zone can be located in areas planned and/or zoned for medium or higher density development, as well as other specific locations where the proposed project is compatible with adjacent development and consistent with City policies. While this amendment will set the City policy, each project will still have to request all necessary approvals, evaluate impacts, and involve a community process.

Allow more flexibility for ground floor uses and permit uses that currently require SUPs.

TEXT CHANGE ELEMENTS: Amend the RMF Zone in the Zoning Ordinance to expand the number of uses allowed on the ground floor of RMF buildings.

Amend the Housing Master Plan to establish general intent for RMF rezonings.

FISCAL IMPACTS: N/A

EQUITY IMPACTS: Amending the Housing Master Plan will provide more intent regarding where RMF projects are consistent with City policy.

ESTIMATED UNIT YIELD: The recommended changes in the Housing Master Plan and zoning text amendment related to ground floor uses will not directly affect the number of units produced through the RMF Zone. Ultimately, the biggest factor for housing produced through the RMF Zone is outside funding. Due to the magnitude of the requirement for deeply affordable units in the RMF Zone, local, state, and/or federal resources are anticipated to typically be necessary and to limit the number of feasible developments.

LIST AND LINKS:

Story Map
RMF Financial Analysis Summary

**CITY OF ALEXANDRIA, VA
DEPARTMENT OF PLANNING & ZONING
2023 ZONING FOR HOUSING/HOUSING FOR ALL**

DRAFT FACT SHEET FOR INDUSTRIAL ZONE INITIATIVE WITH PROPOSED RECOMMENDATIONS

FACT SHEET: Industrial Zone Initiative

PURPOSE: The Industrial Zone currently does not allow residential uses but many uses within the Industrial Zone may be compatible with residential uses. This analysis looked at the potential for allowing land zoned industrial to apply for Residential Multi-Family (RMF) zoning. It also looked at any barriers to the planned transition in some areas from industrial uses to mixed-use/residential uses.

METHODOLOGY: Staff conducted research and analysis of background materials, such as the 2014 Industrial Study, national best practices, business license data, and real estate information on elements such as vacancy rates, existing uses and rental rates. Staff also met with commercial and industrial real estate brokers.

KEY FINDINGS: A limited portion (2.3%/224 acres) of the City is zoned Industrial.

Eighty-seven acres of the industrial zone in the Eisenhower West and Landmark Van Dorn Small Area plan are currently planned for higher density mixed-use development.

Approximately 80% of the land uses in existing industrial zone areas (gyms, child-care, dog care, breweries etc.) can occur in other zones in the City.

The vacancy rates in the industrial zones are relatively low (1% to 6%) due to the high demand for these relatively low-cost spaces. These spaces are generally half the rent charged by retail locations.

Some of the landowners are land banking some of the sites in anticipation of future higher demand for redevelopment.

A significant portion of the industrial area in Eisenhower West and Landmark Van Dorn Plans and the industrial areas south of Duke Street (12.8%) is impacted by the 100-year floodplain.

Interim uses such as the uses outlined above are allowing the industrial buildings to be occupied and create a potential barrier to short-term redevelopment.

Some uses in the industrial zone that permit new buildings preclude the mid- and long-term implementation of City plans, including market rate and affordable housing.

Land currently zoned industrial *can* apply to rezone to RMF. This is especially true for industrially zoned land in the Eisenhower West Small Area Plan, which envisions medium and higher density mixed-use and residential land uses. The bigger barrier for RMF in the Industrial Zone is securing funding for all-affordable projects. See RMF fact sheet for recommendations and more information.

RECOMMENDATION:

Because the majority of industrial-zoned land is already planned for mixed-use redevelopment, there is already the regulatory framework in place to support housing in those locations. For example, the Eisenhower West Plan envisions redevelopment to include or accommodate some uses now defined as industrial, or located in “industrial” buildings, when those uses have limited offsite impacts and can co-exist well with housing. The recommendation is to provide criteria for new non-residential construction in the industrial zone to promote its compatibility with future redevelopment.

Major land uses changes (i.e., adding residential uses or other potential changes) for industrially zoned land south of Duke Street will be addressed by the upcoming Duke Street corridor plan.

TEXT CHANGE ELEMENTS:

Add site and building criteria to the Industrial zone to require new buildings to be compatible with any potential future residential/pedestrian-scale development.

FISCAL IMPACTS:

N/A

EQUITY IMPACTS:

Future rezonings to implement the Eisenhower West and Landmark-Van Dorn Corridor small area plans (and other small area plans that address industrial-zoned land) will evaluate which, if any, land uses now permitted in the Industrial Zone will be permitted in the future. Until then, compatibility of new industrial buildings with planned redevelopment is key.

There are some small businesses located within the Industrial Zone. The upcoming Duke Street Corridor Plan will evaluate and consider land use impacts to the affordability and diversity of small businesses.

ESTIMATED UNIT YIELD:

Approximately 44 acres of industrially zoned land are planned for new residential and mixed-used development blocks in the Eisenhower West Small Area Plan. Based on development trends over the past 10 years, staff estimates that, over the long term build-out of the Plan (25-30 years), these industrially zoned blocks have the potential of generating 3,000 to 4,000 residential units.

LIST AND LINKS:

[Story Map](#)

**CITY OF ALEXANDRIA, VA
DEPARTMENT OF PLANNING & ZONING
2023 ZONING FOR HOUSING/HOUSING FOR ALL**

FACT SHEET:	Coordinated Development Districts (CDDs)
PURPOSE:	The purpose of this initiative is to increase the number of committed affordable housing units constructed in CDD zones.
METHODOLOGY:	Staff has researched several recently approved CDDs for best practices to increase affordable housing production.
KEY FINDINGS:	“Coordinated Development Districts” are a zoning tool that is used to coordinate the redevelopment of large parcels that will have multiple blocks and buildings and need to coordinate the provision of public infrastructure and facilities, such as roads, sewers, open space, and more. Good examples of CDDs include Potomac Yard, Eisenhower East and Landmark Mall. The additional development density provided by the Small Area Plans (SAP) for these growing neighborhoods provides an opportunity for the City to require the developer to mitigate the offsite impacts of the development, and these mitigation expectations are outlined the small area plan. In some cases, through the development review process, it becomes clear that additional density even above that provided by the Small Area Plan can be accommodated on a site. Virginia law allows that additional density to be subject to an affordable housing requirement. In the recent CDD for the Potomac River Generating Station, the City included a requirement that 1/3 of bonus density (above what is recommended in an SAP) to be committed affordable units, as part of the bonus density program. Staff is now recommending that this approach be applied in future new, and under certain circumstances, newly amended CDDs. Part of the benefit of this approach is it would eliminate a separate SUP approval for the bonus density, and the affordable units would be phased in with the new development and not potentially wait until later in the buildout of the CDD. Amendments to existing CDDs can only be initiated by the property owner and not by the City. Staff references “amended CDDs” only in instances where the relevant property owner requests a change to the CDD which would add density above the amount recommended in the relevant small area plan. In the PRGS case, the amount of additional density (above that anticipated by the small area plan) is 275,000 sf; if the developer does

utilize all of that additional density, one-third of it (or about 91 units), would be affordable.

RECOMMENDATION: Establish a City Council policy, possibly memorialized in the Housing Master Plan, affirming that the City should continue its practice of including condition language in future new and amended CDD requests that would require 1/3 of bonus density (above what is recommended in an SAP) to be committed affordable units.

TEXT CHANGE ELEMENTS: N/A

FISCAL IMPACTS: The additional development in these growth centers of the City would positively impact the City's tax base.

EQUITY IMPACTS: Increasing the number of committed affordable housing units in the City helps to improve housing inequality. It would also locate more affordable units in CDDs where they would be close to transit and jobs opportunities.

LIST AND LINKS: [Potomac River Generating Station CDD docket item](#)

**CITY OF ALEXANDRIA, VA
DEPARTMENT OF PLANNING & ZONING
2023 ZONING FOR HOUSING/HOUSING FOR ALL**

FACT SHEET:	Expansion of Transit Oriented Development
PURPOSE:	This initiative analyzed existing barriers that limit increased development densities around transit stations. The purpose is to identify themes to guide future small area plans so that they better support densities near high-capacity transit.
METHODOLOGY:	Locating higher density development near high-capacity transit has been a guiding principle for the City since the 2008 Transportation Master Plan and as reinforced in the 2021 Alexandria Mobility Plan, where it is a central theme. For this initiative, staff reviewed existing Small Area Plans (SAPs) and zoning within the walksheds of existing and planned Metrorail stations and priority transitway corridors. Staff also researched best practices/policy innovation for affordable housing within transit oriented developments (TODs).
KEY FINDINGS:	Because of the desirability of land near Metrorail stations, the land values are generally +/- 25% higher than other comparable areas. To achieve the higher densities and heights near transit stations, buildings generally require a more expensive type of construction (steel and/or concrete). The condo and rental fees associated with many of the high-rise buildings create challenges for housing affordability. While bonus density and/or height are an option, there are often some market limitations. For example, developers generally do not want to deliver more than 350-450 units/building because of market conditions/absorption rates. Parking (underground or structured) can be a limit to additional units both because of cost and space limitations. The planned priority transit corridors in Alexandria West and the Duke Street corridor present an opportunity to add more market rate and affordable housing.

Most areas within TOD walksheds are planned for higher density development, both through Small Area Plans and Coordinated Development Districts (CDDs), consistent with best practices for development surrounding transit.

Undeveloped or under-developed (currently developed at low density) parcels are located near Metrorail stations. Except for parks, these parcels offer an excellent potential opportunity for redevelopment at higher densities. For example, King Street and Braddock Road Metrorail stations have adjoining land that should be evaluated as part of a future planning process.

- RECOMMENDATIONS:**
- As part of the upcoming Duke Street corridor plan, evaluate undeveloped or underdeveloped land adjacent to the King Street Metrorail station, both public and private.
 - Review the Braddock Metro Neighborhood Plan’s requirements for non-residential development immediately adjacent to the Braddock Road Metrorail Station.
 - As part of the Alexandria West Small Area Plan (SAP) and upcoming Duke Street corridor plan, promote transit-oriented levels of development to support affordable housing.
 - Conduct a future study on removing parking requirements for affordable housing within ½ mile of a Metrorail Station.

TEXT CHANGE ELEMENTS: Not applicable. These recommendations will guide future planning efforts.

FISCAL IMPACTS: Potential to increase taxable real estate with redevelopment of parking lots and vacant land.

EQUITY IMPACTS: Potential to expand affordable housing options in locations with high levels of transit service.

ESTIMATED UNIT YIELD: Staff estimates there are approximately 17 acres of publicly owned, underdeveloped, non-park land within the TOD walksheds in the City. Based on development trends over the last 10 years within TOD walksheds, staff estimates that the build-out of these properties could generate 800 to 1,200 residential units in the long-term.

LIST AND LINKS: <https://storymaps.arcgis.com/stories/0167ea7d9e8c45dcb133c3e6da584f7f>

**CITY OF ALEXANDRIA, VA
DEPARTMENT OF PLANNING & ZONING
2023 ZONING FOR HOUSING/HOUSING FOR ALL**

FACT SHEET:

Office to Residential Conversions

PURPOSE:

Review the City’s experience with conversions and determine if the City’s current approach should be confirmed or amended. Investigate whether the Zoning Ordinance includes impediments to office-to-residential conversions and whether there are areas in the City where conversions should be incentivized or discouraged.

METHODOLOGY:

Compiled a comprehensive list of conversions and looked at aspects of each project to identify trends.

Reviewed Zoning Ordinance to determine challenges to conversions, including requirements or limitations on setbacks, bulk (including floor area ratios), parking, open space and canopy coverage.

Reviewed national literature on this topic; interviewed staff from from all relevant departments as well as local developers and land use attorneys; and participated in regional discussions on the topic to identify conversion trends, opportunities and challenges.

KEY FINDINGS:

The City is a nationwide leader in office to residential conversions, due to location, existing building stock, local and nationwide trends, and the City’s willingness to consider and support conversions. *Examples: the Oronoco, the Foundry, Park Center.*

Office conversions have been a clear financial “win” for the City, with the increase in tax revenues significantly outpacing any increase in the cost of providing services to residential development. For example, student generation in converted buildings has been very modest.

Developers consistently describe conversions as a challenge. While they have the same considerations as other developments (financing and carrying costs, etc.), not all buildings are good candidates for conversions, and they generally require higher contingencies for unanticipated challenges in the conversion process. Industry specialists point to: construction complexity,

cost of construction, parking/open space, City processes, and requirements such as green building, etc.) as complications for conversions. *Examples: e-Lofts, Park Center.*

Often, the amenities desired by new residential uses are similar to those desired by office (good transit and parking, walkable neighborhoods, retail opportunities). Alexandria has general policies about where existing and future office should be protected. For existing office buildings, they are good candidates for conversion unless the building characteristics (age, condition, amenities, proximity to transit) indicate that it remains competitive for an office tenant or if other City policies or plans (such as the relevant small area plan) calls for a non-residential use in that location. Recent small area plans are flexible as to the overall mix of residential and non-residential uses in the plan area, but often require that a minimum percentage (and/or certain locations) are office. Examples: Some buildings in Carlyle are examples of office buildings that may still be competitive; in the West Alex (King and Beauregard) development, the City allowed senior housing to be built instead of a planned office building.

Many buildings that have already converted have been Class B or C office that were generally able to meet parking and open space requirements on-site. In the future, office buildings that are less able to meet parking, open space, and other requirements on-site may come forward. These will require regulatory flexibility.

Alexandria has a number of mixed-use zones which allow greater floor-area ratios (FAR) for commercial than for residential. This creates a barrier to conversion of an office building that contains more FAR than is permitted if it became housing. This barrier can be overcome by affirming that these buildings can use Section 7-700 to increase the residential density on the site, in exchange for affordable housing. Additional opportunities exist for conversions in smaller buildings and mixed-use locations, such as upper floors on King Street.

RECOMMENDATION:

Continue to work with the development community to support conversions in Class B and C office buildings that can be approved under the current Zoning Ordinance. *Examples: 5001 Eisenhower (Victory Center), Tidelock (Transpotomac Plaza).*

Continue with the City’s current policy to generally encourage conversions of older, obsolete or non-competitive buildings and discourage cases where the building remains competitive (because of condition, location, on-site or nearby amenities, transit access, etc) or in cases where City policies or plans provide guidance that use should be preserved or the location should remain non-residential.

Establish a City Council policy, possibly memorialized in the Housing Master Plan, affirming that conversions should use Section 7-700 to increase the residential density on the site, in exchange for affordable housing.

Work with Office of Climate Action and the City Attorney to develop conversion standards for Green Building.

Review the City’s voluntary affordable housing contribution policy for conversions during the Housing Master Plan Update to ensure the contribution is aligned with the City’s residential affordable housing contribution policy and reflects the value of the change in use, and pursue legislative authority to enable the City to make all voluntary affordable housing contributions mandatory.

Continue to monitor conversion activity for ongoing challenges; when identified, consider whether regulatory or financial tools are needed. Future reviews will focus on whether building or fire code issues are creating challenges.

TEXT CHANGE ELEMENTS: None at this time.

FISCAL IMPACTS: Adding residential potential to buildings currently permitted as commercial adds value to underutilized parcels. Review indicates student generation is modest. Impacts on water, sewer, and stormwater are covered by fees.

EQUITY IMPACTS: Conversions can increase the number of available residential units in job-rich areas well-served by existing and future transit options. Given the costs of conversion and restrictions on the City’s ability to require affordable housing, the overall number of new designated affordable units may be limited.

LIST AND LINKS: [City of Alexandria Zoning Ordinance \(Current\)](#)
List of Alexandria Building Conversions Since 2014

**CITY OF ALEXANDRIA, VA
DEPARTMENT OF PLANNING & ZONING
2023 ZONING FOR HOUSING/HOUSING FOR ALL**

FACT SHEET:

Townhouse Zones

PURPOSE:

Identify opportunities to increase consistency in zoning rules (lot requirements, Floor Area Ratio (FAR), and bulk/open space regulations) across the zones that allow townhouses. Revise lot, bulk, open space, and parking requirements to allow for small-scale residential infill development in zones that permit townhouses without public hearing approval.

METHODOLOGY:

This initiative involves examination of detailed technical specifications related to how the Zoning Ordinance regulates townhouses and townhouse-like dwellings. The complexity can defy simple summarization but is also an indicator that simplification of how Alexandria regulates townhouses is desirable. To explore this goal, staff reviewed each townhouse zone in detail, including the evolution of townhouse zoning regulations over time. Additionally, staff reviewed the past seven years of City Council, Planning Commission, and Board of Zoning Appeals approvals of 39 requests for the creation or expansion of one or two-family dwelling units in the City's townhouse and commercial zones. Staff reviewed these approvals to determine similarities across the requests and the issues they presented.

KEY FINDINGS:

All the applicants for the 39 studied cases requested relief from lot, bulk, open space, and/or parking requirements to accommodate proposed residential infill projects. In each case, staff found that approval standards were met. Given that all 39 cases were approved, staff concludes that, in general, special approval for these types of requests should not be required. Instead, the regulations should allow for contextual infill residential development by-right.

Staff identified several differences between the lot, bulk, and open space requirements across the City's townhouse zones. In early iterations of the Zoning Ordinance, townhouse lot, bulk, and open space regulations were relatively consistent across the City. As time passed, some townhouse zones were amended (RM, for example) and others (RB, for example) were not. In reviewing the

evolution of these amendments, staff has that changes are appropriate.

Many of Alexandria's townhouses are zoned either RM or RB. Old Town, roughly bounded by 495 to the south, the train tracks to the west, Slaters Lane to the north, and the Potomac River to the east, contains quite a high concentration of townhouses and/or townhouse-like buildings. Old Town also contains a high number of properties zoned either RM or RB. In general, the RM zone's standards are oriented toward the smaller lots and urban design expectations of Old Town. Despite their location in the same geographic area, their similar lot sizes and configurations, and that they contain either a townhouse or townhouse-like dwelling, properties not zoned RM in Old Town are subject to different zoning requirements. Staff recommends that these requirements be amended to align more closely with the RM zone.

Additionally, many of the zones which allow townhouses establish lot, bulk, and open space requirements based on how a building is constructed, instead of a lot's size and dimensions. For example, many houses zoned CL (Commercial Low) in Old Town are considered single-family because they are not attached to neighboring houses or because there aren't three attached dwellings in a row. These houses and their lots generally match the size and configuration of nearby townhouses in residential zones. Despite this, the CL zone requires lot frontage, size, and setback requirements that are much larger than those in the adjacent residential zones. 1209 Prince Street, image below, illustrates this example.



Because this house is not connected to its neighbor to the right at 1207 Prince Street, this property is considered a semi-detached dwelling. This lot is 20 feet wide. The CL zone requires a minimum width of 37.5 feet. Further, it requires an eight-foot side yard. The existing house at 1209 Prince Street provides a 2.5-foot side yard. The existing house at 1207 Prince Street encroaches onto the 1209 Prince Street property by 0.8 feet leaving just 1.7 feet between the two houses. If the townhouse regulations were applied to these lots, they would comply with the CL zone's requirements.

Staff determined that the townhouse and commercial zone requirements do not allow for desirable, context-sensitive residential development. The proposed changes to zones that allow townhouses would allow for outcomes in better alignment with the Master Plan's goals and objectives for compatibility.

Guiding Principles for Recommendations:

- Establish lot requirements based on location and similarity of lot size/pattern/configuration instead of housing type.

- Eliminate bulk and open space inconsistencies across townhouse zones for lots of similar size/pattern/configuration.
- Revise bulk and open space requirements to more closely align with existing lot size/pattern/configuration.

RECOMMENDATION:

Staff recommends a two-phase approach.

Phase I Text Amendments (November 2023):

- Apply RM zone townhouse lot, bulk, and open space requirements to all properties within Old Town in zones that allow townhouses.
- Apply RM lot, bulk, and open space requirements to single and two-unit dwellings on narrow lots where townhouse dwellings are currently permitted in Old Town
- Establish contextual front setback requirements for townhouse zones and for residential development in commercial zones City-wide
- Eliminate side yard setback requirements for lots 25 feet in width or less
- Establish 35 percent open space requirement across all townhouse zones and for residential uses in commercial zones
- Eliminate off-street parking requirements for single-unit, two-unit or townhouse dwellings within the Enhanced Transit District and require one-half space per dwelling unit for dwellings outside the Enhanced Transit District.

Phase II Text Amendments (for future study):

- Replace open space requirement with a maximum lot coverage requirement
- Eliminate lot size minimums
- Apply RM zone FAR maximum to all townhouse zones

FISCAL IMPACTS:

Eliminating the discretionary approval process reduces development costs and could lower sale/rental prices.

EQUITY IMPACTS:

Removing inconsistencies across lot, bulk, and open space regulations would grant similar development opportunities currently only afforded to property owners within the RM zone.

**CITY OF ALEXANDRIA, VA
DEPARTMENT OF PLANNING & ZONING
2023 ZONING FOR HOUSING/HOUSING FOR ALL**

FACT SHEET:

Expanding Housing Opportunities in Single-family Zones

PURPOSE:

This initiative proposes changes to the Zoning Ordinance to broaden access to traditionally single-family neighborhoods. The initiative evaluated the current limit of one household per lot in the City’s single-family zones and the potential benefits of allowing a greater number of households per lot in those zones. In support of this purpose, staff examined and is proposing changing the definition of “family” and how parking reductions are both possible and necessary to achieve housing access goals, as well as preserve open space. These proposed actions will improve access, modestly amplify our housing production goals, enable new housing typologies in neighborhoods where they do not exist now, and/or are by their multi-unit nature are less expensive.

However, this initiative is not proposing to mandate that these new units be affordable to specific income levels.

METHODOLOGY:

With community input, staff examined areas of the City restricted to single-family detached housing; how housing demand is not being met by supply and the attendant economic factors (such as price increases/decreases and vacancy projections, types, and price points); and income needed to purchase/rent specific dwelling price ranges and correlation with missing typologies in the current housing stock. Options for adding missing housing types were created, for which forecasts were generated to show the potential increase in units in these zones. Staff conducted analysis to inform proposed options for reducing parking requirements. The forecasts allow estimates for factors such as impacts on schools, public infrastructure, and environmental sustainability.

KEY FINDINGS:

Number of units and diversity of housing unit types

The analysis conducted shows that sale and rental properties in the City are generally outside an accessible price range for many residents. This indicates that increasing the supply of dwelling units with a more expanded range of price points, typically

through the creation of smaller individual dwelling sizes, would contribute to increasing the availability of dwelling options for a broader range of income levels in all City neighborhoods. A greater diversity of housing options in single-family zones would also likely contribute to increased diversity amongst residents within neighborhoods.

Single-family zones R20, R12, R8, R5, and R2-5 first appeared in the City of Alexandria in 1951, and now encompass 34% of the total land area or 5.17 square miles in the City. Noting the potential to increase dwelling unit density in single-family zones, this initiative studied the feasibility of adding multi-unit dwelling types ([townhouses, two-family, three to six unit multi-family](#)) while maintaining the zones' existing setbacks, floor area ratio (FAR), and lot size requirements. A consultant study identified that approximately 66 comparatively lower-valued properties could be financially feasible for developers to redevelop in single-family zones, resulting in an estimated 66 new residential buildings and an additional 150-178 new dwelling units created over 10 years. The estimated range of 150-178 units is based on adding two-family dwellings or up to four-family dwellings in the single-family zones.

Staff also researched an option to focus construction of new multi-unit dwellings in single-family zones within ¼ mile of transit and shopping amenities. GIS mapping revealed that only 0.39 square miles of single-family family zoned land was located outside of a ¼ mile walkshed. Staff does not recommend the transit-oriented development option given that the land areas outside of the ¼ mile walkshed are minimal and not significant enough to inform a policy to expand housing opportunities. This more limited approach would not fully increase access to single-family zones, and therefore would not fully address the equity component of the Zoning for Housing/Zoning for All initiative.

One of the sixteen policies in the City's Master Plan adopted to support a set of "Goals and Objectives" states "Areas of the city currently zoned residential should remain zoned for residential use at no higher than their current density." The term "density" when related to housing typically refers to dwelling units per acre (or per lot), but density can also refer to the total square footage that is permitted to be built. This proposal increases the potential units per acre by increasing the number of permitted units per lot, but it does not increase buildable square footage. That is, the size,

height, setback, and other “compatibility” characteristics of the housing would not change. The analysis conducted for this initiative justifies amending this policy in the Master Plan, wherever it appears to delete the phrase “...at no higher than their current density” as this proposal continues to support the overall residential goals of the Master Plan, albeit at modestly increased residential densities. The City’s 2013 Housing Master Plan and housing policies within small area plans support this evolution in how we view density. The City Council-adopted Long Range Planning Work Program has scheduled an update to the 1992 Plan’s citywide chapters through a new “Vision Plan.”

Zoning ordinance definition for “family”

In line with the theme to expand housing opportunities, an analysis was conducted to learn if the Zoning Ordinance [definition for “family”](#) could create obstacles for individuals or groups seeking housing. Historical research shows that local jurisdictions in the early Twentieth Century typically defined those residing in a dwelling in simple functional terms. From 1931 and until 1989, the City of Alexandria followed suit by defining family as any number of individuals living and cooking together in a single housekeeping unit.

With the exponential growth of the suburbs after WWII, jurisdictions amended their family definitions to reflect the concept of a traditional, nuclear family. Alexandria amended its family definition in 1989, aligning with this trend. The 1989 definition established the basis for today’s definition, specifying that a family unit was determined through blood, marriage, and adoptive relationships, including household staff, but not to exceed four unrelated people. Up to nine unrelated individuals in a dwelling were possible, however, through City Council approval of a special use permit if it found the proposed family compatible with the character of the neighborhood.

[Research](#) has identified that the traditional, nuclear family zoning ordinance definitions can perpetuate unequal access to housing across neighborhoods because residency options are non-existent for different types of functional family groups, as they are commonly referred to in current research. Reinterpreting the family unit alternatively as a one that allows for undefined individuals to live together responds to changing social and

cultural viewpoints on what constitutes a family, as evidenced in the rise in alternative living arrangements since the 1970s.

Parking requirements

The current parking requirements for residential dwellings are found in Article [8](#) of the Zoning Ordinance. The requirement for single-family detached, two-family and row or townhouse dwellings is two (2.0) spaces per dwelling unit for single-family detached, two-family, and townhouse dwellings. The multi-family unit parking requirement is calculated by considering the number of bedrooms and proximity to transit.

The [Alexandria Mobility Plan, CurbSpace and Parking Chapter](#) reveals that providing parking as part of new housing construction has a major impact on the cost of a project, environmental sustainability, and neighborhood quality of life. The cost increase is passed onto the resident, resulting in more expensive housing. Additionally, a residential parking requirement can make construction impractical on certain lot sizes, dominating the aesthetics of a neighborhood, occupying more open space, and increasing traffic. Policy A of the plan, “Connect parking policy to City goals,” states:

Achieve broader City goals related to sustainability, congestion, and housing affordability through parking. Parking facilities are expensive to build and maintain, and when it is easy to park, more people will drive. The City of Alexandria will continue to use policy to right-size parking facilities and unbundle the cost of parking from housing to reduce the cost burden of parking on non-vehicle owners and limit its role in contributing to traffic.

RECOMMENDATIONS:

PHASE I

Increased number of dwelling units

Staff recommends that City Council adopt one of two options to add different housing typologies to single-family zones. Neighborhood compatibility would be safeguarded with either option as existing requirements for minimum lot size, setbacks, open space, floor area ratio, and tree canopy coverage would be unchanged. The student generation rate for both options is 15 over a 10-year period. The options are noted below.

Option 1: Add the opportunity to construct two-unit dwellings in the R20, R12, R8, and R5 zones and three to four multi-unit

dwelling in R2-5 zone. An estimated 66 new residential buildings would be developed over a 10-year period containing an estimated 150 units.

OR

Option 2: Add the opportunity to construct two-unit and three to four-unit dwellings in the R20, R12, R8, R5, and R2-5 zones. An estimated 66 new residential buildings would be developed over a 10-year period containing an estimated 178 units.

Zoning ordinance definition for “family”

Delete the definition of “family” from the zoning ordinance, shifting the land use emphasis from the composition of dwelling occupants to the residential building description. The statewide building code requirements would address the primary concerns for residential dwellings – health and safety – and determine dwelling occupancy maximums, regardless of who resides at the property. Although this recommendation falls under the Expanding Housing Opportunity in Single-family Zones category, it would apply Citywide to all residential dwellings.

Parking requirements

Staff recommends amending Article 8 of the Zoning Ordinance to revise parking requirements for residential dwellings throughout the City based on location within or outside the [Enhanced Transit Area](#). The enhanced transit area displays an aggregate 1/2-mile transit watershed mapped to existing City streets and parcels. The watershed is based on existing and anticipated mass transit stations and entryways. The enhanced transit area is currently used to determine commercial parking requirements. In 2018, the City Council approved a text amendment to update the commercial parking standards to include parking minimums and maximums that were differentiated whether a parcel is located within the enhanced transit area or beyond the enhanced transit area.

Options 3 and 4 below provide flexibility for developers to determine the amount of parking for a project, eliminating the extra cost of unnecessary parking space production, and lowering dwelling unit costs. Each reflects the City’s goal of multi-modal transportation within the existing and any future planned enhanced transit area.

Option 3 is recommended by staff:

- No minimum parking requirements for dwellings up to four units within the enhanced transit area.
- Minimum 0.5 parking spaces per unit for dwellings up to four units beyond the enhanced transit area.

No minimum parking requirements within enhanced transit area	
Number of Units	Minimum Required Number of Parking Spaces
1	0
2	0
3	0
4	0
Minimum 0.5 parking spaces per dwelling units beyond enhanced transit area	
Number of Units	Minimum Required Number of Parking Spaces
1	1
2	1
3	2
4	2

Although staff supports the above option, it would like to offer for City Council consideration an alternative,

Option 4:

- Minimum 0.5 parking spaces per dwelling unit for dwellings with up to four units within the enhanced transit area.
- Minimum 1.0 parking spaces per dwelling unit for dwellings with up to four units beyond the enhanced transit area

Minimum 0.5 parking spaces per dwelling unit within enhanced transit area	
Number of Units	Minimum Required Number of Parking Spaces
1	1
2	1
3	2
4	2
Minimum 1 parking space per dwelling unit beyond enhanced transit area	
Number of Units	Minimum Required Number of Parking Spaces
1	1
2	2
3	3
4	4

TEXT CHANGE ELEMENTS: Add dwelling typology option 1 or 2 as a permitted use in the R20, R12, R8, R5, and R2-5 sections.

Delete the family definition and amend or delete any definition that refers to family. Replace single-family dwelling with single-unit dwelling; two-family dwelling with two-unit dwelling; and multi-family dwelling with multi-unit dwelling.

Amend Article VII – Supplemental Zone Regulations to align with amendments to the dwelling definitions.

Amend Section 8-200 to include parking requirement option 3 or 4.

Explore avenues to allow multi-unit dwellings as by-right uses.

Additionally, amend the following sentence in the City’s Master Plan wherever it occurs (citywide chapters and Small Area Plans): "Areas of the city currently zoned residential should remain zoned for residential use at no higher than their current density." The proposed amendment is to delete the phrase "...at no higher than their current density."

FISCAL IMPACTS: The potential exists for an increase in property tax revenue to support City infrastructure, services, and schools.

EQUITY IMPACTS: Broaden the population diversity in all single-family zones.

The application of state building code criteria to determine the number of individuals in a dwelling, adequately ensures health and safety and allows for a diversity of functional family units.

PHASE II:

Potential Future Study in Two Years

- Identify additional changes to the Zoning Ordinance to increase multi-unit dwelling development in single-family zones
 - Research the findings of local and state governments and housing analysts, who have been involved in the development of multi-unit dwelling options in single family zones. Focus on changes to the lot and bulk requirements, lot minimums, and height maximums that could lead to an increase in the development of new multi-unit dwellings.
 - Analysis of results of November 2023 policy implementation and lessons learned; Outcomes of other jurisdictions' single family zone revised policies; Removing lot minimums; Streamlining the subdivision process and amending criteria; Adjusting setbacks, floor area ratio, height, lot width requirements; Providing incentives for denser residential development; Reducing number of residential zones and permit all dwelling types citywide; Allowing neighborhood-serving commercial uses in residential zones; Reducing or eliminating residential parking requirements.
- Reference:
 - "Ending Single-Family Zoning is Not a Stand-Alone Solution" - <https://www.governing.com/community/ending-single-family-zoning-is-not-a-stand-alone%20solution>
 - "Single Family Zoning: Can History be Reversed" - <https://www.jchs.harvard.edu/blog/single-family-zoning-can-history-be-reversed>
 - "Unlocking the Potential of Missing Middle Housing" - <https://turnercenter.berkeley.edu/research-and-policy/unlocking-missing-middle/>

- List and Links:
 - [Summary of Proposed Parking Options](#)
 - Studies
 - [Required Incomes Analysis](#)
 - [Expanding Housing Opportunities Analysis](#)
 - [Feasibility Analysis](#)
 - [Executive Summary](#)
 - Maps
 - [Story map](#)
 - [Dwelling Types with Single Family Zoning](#)
 - [Single-family Zone Map](#)
 - [Enhanced Transit Area Map](#)
 - [Single-family Zones with Enhanced Transit Area Map](#)
 - [City of Alexandria equity index maps](#)
 - [Housing Costs and Need](#)
 - [Dwelling Type Definitions](#)
 - [Zoning Ordinance Family Definition](#)
 - Zoning Ordinance Single-family Zones
 - [R20](#)
 - [R12](#)
 - [R8](#)
 - [R5](#)
 - [R2-5](#)
 - [“Zoned Out: How Zoning Law Undermines Family Law’s Functional Turn”](#)
 - [“What is Family? Ask a Zoning Official.”](#)
 - [“A Recipe for Achieving Real Housing Affordability”](#)
 - The Color of Law, Richard Rothstein
 - Fixer Upper: How to Repair America’s Broken Housing Systems, Jenny Schuetz

Sec. 1-400 Interpretation of ordinance.

(B) Interpretation of zone regulations.

(3) Maximum floor area ratio and maximum density shall be calculated as follows:

- (d) Lots created for single-unit ~~family~~ and two-unit ~~family~~ dwellings shall not include areas used, in whole or in part, for public or private streets, including alleys or driveways providing access to three or more dwelling units. Lots created for townhouse dwellings shall not include areas used, in whole or in part, for public or private streets, including alleys or driveways providing access to more than one dwelling unit, except as allowed pursuant to section 7-1600(F).
- (e) Single-unit ~~family~~ and two-unit ~~family~~ dwellings on lots which contain public or private streets, including alleys or driveways providing access to three or more dwelling units, and townhouse dwellings on lots which contain public or private streets, including alleys or driveways providing access to more than one dwelling unit, existing on March 1, 2000 or for which a building permit application or preliminary site plan application was filed, and was pending or had been approved on March 1, 2000, shall not be subject to the provisions of clause (d) of this paragraph, shall not be characterized as noncomplying structures or substandard lots, and shall be characterized as structures and lots grandfathered under prior law, pursuant to section 12-500 of this title.
- (f) When calculating the floor area of an office, multi-unit ~~family~~ or mixed use building constructed after June 22, 2010, space devoted to day care facilities and programs offering early childhood education, elder care and other related services shall not be calculated as floor area, provided:
 - (1) A maximum of 10,000 square feet of floor area may be excluded under this provision;
 - (2) Space for which this floor area exclusion has been allowed shall remain devoted to day care facilities and programs offering early childhood education, elder care and other related services unless a special use permit is approved for alternative community facilities or civic functions, including public schools; community arts exhibition or performance space; private education center; neighborhood

reading room or library; space for community meetings and functions; or a youth center.

- (5) Where residential density is prescribed in a zone for single-unit family, multi-unit family or townhouse dwellings, the same density limitation shall apply to alternative housing types allowed in such zone unless more than one residential density regulation is provided, in which case the density most appropriate to the specific form of alternative housing being provided shall apply.

Sec. 1-700 Establishment of zones.

- (A) This ordinance establishes the following zones, listed below in the order of their restrictiveness, with the most restrictive zone listed first:

POS/Public Open Space and Community Recreation Zone

WPR/Waterfront Park and Recreation Zone

R-20 Residential /~~Single Family~~ Zone

R-12 Residential /~~Single Family~~ Zone

R-8 Residential /~~Single Family~~ Zone

R-5 Residential /~~Single Family~~ Zone

R-2-5 Residential /~~Single and Two Family~~ Zone

RS/Townhouse Zone

RT/Townhouse Zone

RMF/Residential Multi-unit family Zone

RM/Townhouse Zone

RA/ Multi-unit family Zone

RB/Townhouse Zone

RCX/Medium Density Apartment Zone

RC/High Density Apartment Zone

RD/High Density Apartment Zone

CL/Commercial Low Zone

CC/Commercial Community Zone

CSL/Commercial Service Low Zone

CG/Commercial General Zone

CR/Commercial Regional Zone
OC/Office Commercial Zone
OCM(50)/Office Commercial Medium Zone
OCM(100)/Office Commercial Medium Zone
CRMU-L/Commercial Residential Mixed Use (Low) Zone
CRMU-M/Commercial Residential Mixed Use (Medium) Zone
W-1/Waterfront Mixed Use Zone
CRMU-H/Commercial Residential Mixed Use (High) Zone
CD/Commercial Downtown Zone
CDX/Commercial Downtown Zone (Old Town North)
CRMU-X/Commercial Residential Mixed Use (Old Town North)
OCH/Office Commercial High Zone
CDD/Coordinated Development District
I/Industrial Zone
UT/Utilities and Transportation

Sec. 2-100 Definitions.

For the purposes of this ordinance, the following words and phrases shall have the meaning assigned below, except in those instances where the context clearly indicates a different meaning.

2-121 Bed and breakfast accommodation.

A ~~single-unit-family~~, ~~two-unit-family~~ or townhouse dwelling in which, as an accessory use, no more than two bedrooms are made available for transient occupancy, generally for not more than a total of five guests at one time or for more than seven days per visit.

2-122.1 Block face, contextual.

Abutting property developed with ~~buildings~~ ~~single or two-family dwellings~~ that share a common street frontage or frontages with the property in question.

2-125 Building, public.

A building owned by a governmental agency. Nothing in this definition is intended to interfere with or restrict the use of a dwelling unit ~~by a family~~ as that term is defined in this title wherever such use is allowed in the zones.

2-127 Child care home.

A ~~dwelling unit-private family home~~ which offers care, protection and supervision to no more than a total of nine children at a time under 12 years of age during any 24 hour period and then only for part of the 24 hour day.

2-129 Congregate housing facility.

A structure other than a ~~single-unit, two-unit, townhouse, or multi-unit-family~~ dwelling where unrelated persons reside under supervision or 24 hour on-site management and may receive special care, treatment or training, on a temporary or permanent basis.

2-129.2 Continuum of care facility.

A facility specifically designed for domiciliary use and/or care of four or more aged, infirm, or disabled adults, which may provide for housing progressing from independent living, with or without kitchen facilities, and culminating in assisted living with or without provisions for memory care services, where all related uses are located on the same lot. Such facility shall include services integral to the maintenance or care of residents and be regulated as an assisted living facility under Code of Virginia, title 63.2, as amended. The facility shall be administered in such a manner as to restrict occupancy of independent living units only to persons 55 years of age or older. ~~When an independent living unit is occupied by a family, only one of such person~~

in the unit must satisfy the 55 years of age or older requirement. This term excludes nursing or convalescent homes or hospice, and medical facilities.

2-133 Day care center.

A facility other than a ~~private family~~ dwelling unit which receives children or adults for care, protection and supervision during part of a 24-hour day unattended by a parent or guardian. The term includes a child care center, preschool, nursery school and day nursery, and includes half day and full day programs.

2-136 Dwelling.

A building or portion thereof, containing one or more dwelling units. ~~which is designed or used exclusively for residential purposes.~~

2-136.1 Dwelling, accessory.

A building or portion thereof containing one dwelling unit ~~with separate cooking, heating and sanitary facilities~~ that is subordinate to a principal residential use. An accessory dwelling shall be considered an accessory use.

2-136.2 Dwelling, auxiliary.

A portion of a commercial building containing up to four dwelling units located on a ground floor or floors above or below retail or commercial uses.

2-136.3 Dwelling, co-living.

A portion of a building containing five or six private living spaces, a shared kitchen, as defined by the Uniform Statewide Building Code, and other communal areas. Each private living space must include a bedroom but may or may not include a private bathroom. ~~Each co-living dwelling cannot exceed a total occupancy of eight people.~~ Cooking facilities, specifically a stove or oven, shall not be provided within a private living space. Typically, private living spaces within a co-living dwelling are leased on an individual basis.

2-137 Dwelling, multi-unit ~~family~~.

A building or portion thereof containing three or more dwelling units, located on a single lot or parcel of ground.

2-138 Dwelling, townhouse.

One of a series of three or more attached dwelling units separated from one another by continuous vertical walls without openings from basement to roof or roofs.

2-139 Dwelling, single-unit ~~family~~.

A detached building containing one dwelling unit, ~~constituting one dwelling unit, designed for or intended to be occupied by one family. Only one single-family dwelling is permitted on any recorded lot.~~

2-140 Dwelling, two-unit ~~family~~.

~~A detached building containing two dwelling units designed for or intended to be occupied by not more than two families living independently of each other.~~ This use shall include both duplex (one dwelling unit above another in a single detached building) and semi-detached (two dwelling units having common vertical walls) dwellings. In the case of a semi-detached dwelling, no less than 50 percent of the common wall of one of the two dwelling units shall be opposite the common wall of the other.

2-141 Dwelling unit.

~~A group of One or more rooms used for living and sleeping purposes containing no more than one kitchen and at least one bathroom as these terms are defined by the Uniform Statewide Building Code, or intended for occupancy by a single family. In determining whether a dwelling is a single family dwelling, a two family dwelling, a townhouse dwelling or a multifamily dwelling, consideration will be given to the separate use of or the provision made for cooking, heating and sanitary facilities whether installed or not; both the actual use to which the dwelling is being put and the potential use to which the dwelling might be put; and whether kitchen and bathroom facilities and bedrooms are so located as to provide privacy if occupied by an additional family. It is the intent of this provision to prohibit the installation of facilities in a dwelling unit which would extend the use of the premises for occupancy by more than one family. An accessory dwelling shall not be considered in determining whether the principal dwelling is a single family, two family or townhouse dwelling, or whether a single family, two family or townhouse dwelling complies with the maximum density and minimum open space or lot requirements for the zone for which it is located.~~

2-142 Elder care home.

~~A dwelling unit private family home~~ which offers care, protection and supervision to no more than a total of nine adults over 55 years of age at any time during a 24 hour period and then only for part of the 24 hour day.

2-142.1 Enhanced transit area.

An area with access to high capacity transit service, as depicted on the enhanced transit area map dated December 18, 2017 and as amended [INSERT DATE OF ADOPTION], which is kept on file in the office of the city clerk.

2-145 Floor area.

(A) For residential dwellings in the R-20, R-12, R-8, R-5, R-2-5, and ~~single-family and two-unit-family~~ dwellings in the RA and RB zones (not including property located within the Old and Historic Alexandria and Parker-Gray Districts), the floor area of the building or buildings on a lot or tract of land (whether "main" or "accessory") is the sum of all gross horizontal areas under roof on a lot. These areas shall be measured from exterior faces of walls or any extended area under roof and are to be measured from the shared lot line in the case of party walls. Floor area with a ceiling height 15 feet or greater shall be counted twice. Floor area with a ceiling height 25 feet or greater shall be counted three times. This space shall be based on permanent construction whether or not provided with a finished floor or ceiling. Excluded from floor area shall be:

2-143 Reserved Family.

A group of people living together as a single housekeeping unit and consisting of:

- (A) One or more persons related by blood or marriage together with any number of natural, foster, step or adopted children, domestic servants, nurses and therapists and no more than two roomers or boarders; or
- (B) Not more than four unrelated persons or two unrelated adults plus their children; or
- (C) Those groups identified in Code of Virginia, § 15.2-2291(A), or like groups licensed by the Virginia Department of Social Services which otherwise meet the criteria of Code of Virginia, § 15.2-2291(A), and which have been determined by the director, following review and recommendation by the Alexandria Community Services Board (CSB), to be in compliance with CSB Policy No. 13 in effect at the time of such determination; or
- (D) Any other housekeeping unit not specified above which may be approved through the issuance of a special use permit as being compatible with the character of the neighborhood in which it is to be located; provided, however, that such housekeeping unit shall not exceed nine persons.
- (E) In calculating the number of persons permitted to constitute a family pursuant to subsections (C) and (D) of this section, a maximum of eight children under the age of seven who live with their parent in a housekeeping unit may be counted according to the formula: two such children equal one person.
- (F) The operation of the home permitted under section 2-143(C) may be directed and administered from the home. No other business of any type, including without limitation the direction and administration of other homes, shall be conducted in the home, except as may be authorized as a home occupation pursuant to section 7-300 of this title. The operation of the home permitted under section 2-143(C) shall at all times comply with CSB Policy No. 13 in effect at the time of approval of the home.

2-150.2 Grade, average finished.

The elevation obtained by averaging the finished ground surface elevation at intervals of ten feet at the perimeter of a single-unit, two-unit, family or townhouse dwelling and intervals of 20 feet at the perimeter of any other building.

2-150.3 Grade, average pre-construction.

The elevation obtained by averaging the ground surface elevation at intervals of ten feet at the perimeter of an existing or proposed single-unit, two-unit, family or townhouse dwelling and intervals of 20 feet at the perimeter of any other building prior to construction. For accessory buildings less than 250 square feet, there shall be at least four ground surface elevations spaced at fixed intervals around the perimeter of an existing or proposed accessory building.

2-154 Height of building.

The vertical distance measured from average finished grade to the highest point of the building, except that:

- (D) Dormers. In the case of dormers, height shall be measured to the midpoint between the dormers eaves and the ridge. For buildings in the R-20, R-12, R-8, R-5, R-2-5, and single-family and two-unit-family dwellings in the RA and RB zones, not including property located within the Old and Historic Alexandria and Parker-Gray Districts, height shall be measured to the midpoint of the dormers if the total width of all dormers is more than 30 percent of the horizontal width of the roof.

- (G) For buildings in the R-20, R-12, R-8, R-5, R-2-5, and single-family and two-unit-family dwellings in the RA and RB zones not including property located within the Old and Historic Alexandria and Parker-Gray Districts, height shall be measured from the average pre-construction grade.

2-179 Nursing or convalescent home or hospice.

An establishment which provides 24 hour convalescent or chronic care, or both, for three or more individuals who are not related by blood or marriage to the operator and who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves. No intensive medical care or surgical or obstetrical services shall be provided in such an establishment. This definition shall include an establishment or dwelling, also known as a "hospice," which provides full-time palliative and supportive care for terminally ill individuals and their families but shall not include a hospital. ~~Nothing in this definition is intended to interfere with or restrict the use of a dwelling unit by a family as that term is defined in this ordinance wherever such use is allowed in the zones.~~

2-180 Open and usable space. That portion of a lot at ground level which is:

That single-unit-family, two-unit-family, townhouse, and multi-unit-family dwellings on lots for which emergency vehicle easement areas were counted as open space in the site plan or special use permit approval therefor, existing on March 1, 2000, or for which a building permit application or preliminary site plan application was filed, and was pending or had been approved on March 1, 2000, shall not be subject to the provisions of section 2-180(D) as amended by this subsection, shall not be characterized as noncomplying structures, and shall be characterized as structures grandfathered under prior law, pursuant to section 12-500 of this Code.

2-192 ~~Roominghouse Reserved.~~

~~A dwelling or portion thereof which contains guest rooms designed or intended to be used, let out of or hired for occupancy by, or which are occupied by three or more, but not exceeding nine individuals for compensation and in which meals may be provided. Existence of one or more of the following characteristics constitutes prima facie evidence that a dwelling is being used as a roominghouse: separate rental agreements for different roomers; separate entrances from the~~

~~exterior for individual roomers; and typical common areas of a dwelling, such as the living room and dining room, being utilized as sleeping areas or not being available on an equal or common basis to all roomers. For regulations applicable to roominghouses, see sections 7-1900 and 12-221.~~

2-193 Setback ratio.

The ratio of the horizontal distance between any part of a building or structure and the nearest side or rear property line or the nearest building or the center line of a street or alley to the height of that part of the building above average finished grade of such line, except that for buildings in the R-20, R-12, R-8, R-5, R-2-5 and single-unit-family and two-unit-family dwellings in the RA and RB zones not including property located within the Old and Historic Alexandria and Parker-Gray Districts, height shall be measured from the average pre-construction grade of such line.

~~DIVISION A. SINGLE FAMILY AND TWO FAMILY ZONES~~

Sec. 3-100 R-20 Residential/~~Single family~~ zone.

3-101 Purpose.

The R-20 zone is established to provide and maintain land areas for low density residential neighborhoods of single-unit, ~~family homes~~ two-unit, and multi-unit up to four units dwellings on 20,000 square foot lots. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in a residential neighborhood are also permitted.

3-102 Permitted uses.

The following uses are permitted in the R-20 zone:

(A) Single-unit ~~family~~ dwelling;

(A.1) Two-unit dwelling;

(A.2) Multi-unit dwelling up to four units;

Sec. 3-200 R-12 Residential/~~Single family~~ zone.

3-201 Purpose.

The R-12 zone is established to provide and maintain land areas for low density residential neighborhoods of single-unit, ~~family homes~~ two-unit, and multi-unit up to four units dwellings on 12,000 square foot lots. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in a residential neighborhood are also permitted.

3-202 Permitted uses.

The following uses are permitted in the R-12 zone:

(A) Single-unit ~~family~~ dwelling;

(A.1) Two-unit dwelling;

(A.2) Multi-unit dwelling up to four units;

Sec. 3-300 R-8 Residential/~~Single family~~ zone.

3-301 Purpose.

The R-8 zone is established to provide and maintain land areas for low density residential neighborhoods of single-unit, ~~family homes~~ two-unit, and multi-unit up to four units dwellings on 8,000 square foot lots. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in a residential neighborhood are also permitted.

3-302 Permitted uses.

The following uses are permitted in the R-8 zone:

(A) Single-unit ~~family~~ dwelling;

(A.1) Two-unit dwelling;

(A.2) Multi-unit dwelling up to four units;

Sec. 3-400 R-5 Residential ~~/Single family~~ zone.

3-401 Purpose.

The R-5 zone is established to provide and maintain land areas for low density residential neighborhoods of single-unit, family homes two-unit, and multi-unit up to four units dwellings on 5,000 square foot lots. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in a residential neighborhood are also permitted.

3-402 Permitted uses.

The following uses are permitted in the R-5 zone:

(A) Single-unit ~~family~~ dwelling;

(A.1) Two-unit dwelling;

(A.2) Multi-unit dwelling up to four units;

Sec. 3-500 R-2-5 Residential ~~/Single and two family~~ zone.

3-501 Purpose.

The R-2-5 zone is established to provide and maintain land areas for low density residential neighborhoods of single-unit, family and two family homes, two-unit, and multi-unit up to four units dwellings on 5,000 square foot lots. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in a residential neighborhood are also permitted.

3-502 Permitted uses.

The following uses are permitted in the R-2-5 Zone:

(A) Single-unit ~~family~~ dwelling;

(B) Two-unit ~~family~~ dwelling;

(B.1) Multi-unit dwelling up to four units;

3-505 Lot requirements.

(A) *Lot size.*

(2) Each dwelling unit in a two-unit semi-detached building may shall be located on its own lot, each of which shall contain 2,500 square feet of land area, except in the case of a corner lot in which case the dwelling requires a minimum of 3,250 ~~4,000~~ square feet.

~~(3) Each duplex building shall be located on a lot with a minimum land area of 5,000 square feet, except in the case of a corner lot in which case the minimum land area shall be 6,500 square feet.~~

(B) *Lot width.* The minimum lot width at the building line shall be 50 feet except in the case of a corner lot, in which case the minimum lot width shall be 65 feet, and in the case of a two-unit family semi-detached dwelling, in which case the width of each lot shall be ~~37.5~~ 25 feet.

(C) *Lot frontage.* The minimum lot frontage at the front lot line shall be 40 feet, except in the case of a two-unit family semi-detached dwelling, in which case the minimum lot frontage shall be ~~37.5~~ 25 feet for each dwelling unit.

3-506 Bulk and open space requirements.

(A) *Yard requirements.*

(2) *Side yards.* Each residential use ~~single family or duplex dwelling~~ shall provide two side yards, each based on a setback ratio of 1:3 and a minimum size of seven feet. ~~Each two-family semi-detached dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum size of ten feet.~~ Each other use shall provide two side yards, each based on a setback ratio of 1:1 and a minimum size of 25 feet.

~~DIVISION B. TOWNHOUSE AND MULTI-FAMILY ZONES~~

Sec. 3-600 RA/Multi-unit ~~family~~ zone.

3-601 Purpose.

The RA zone is established to provide and maintain land areas for medium density residential neighborhoods in which apartments predominate and in which single-unit ~~family~~, two-unit ~~family~~ and townhouse development is permitted. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in such residential neighborhoods are also permitted.

3-602 Permitted uses.

The following uses are permitted in the RA zone:

(A) Single-unit ~~family~~ dwelling;

(B) Two-unit ~~family~~ dwelling;

(D) Multi-unit ~~family~~ dwelling;

3-603 Special uses.

The following uses may be allowed in the RA zone pursuant to a special use permit:

(H) Reserved Rooming house;

3-605 Density and lot requirements.

(A) *Density*. Gross density shall not exceed ~~27 dwelling units per acre for multifamily and~~ 22 dwelling units an acre for single-unit family, two-unit family and townhouse development.

(B) *Lot size*.

(1) ~~Reserved~~ Each structure containing multifamily dwellings shall be located on a lot with a minimum of 1,600 square feet of land area for each dwelling unit.

(2) Each single-unit family, two-unit family and townhouse dwelling unit shall be located on a lot with a minimum land area of 1,980 square feet; provided however that in the case of unusual circumstances or exceptional design, a minimum land area of 1,600 square feet for such each dwelling unit may be provided if approved pursuant to a special use permit.

(C) *Lot width and frontage*.

(1) For all buildings other than townhouse dwellings, the minimum lot width at the building line and the minimum lot frontage at the front lot line shall be 50 feet. In the case of two-unit family semi-detached dwellings, the minimum lot frontage shall be 25 feet for each dwelling unit.

3-606 Bulk and open space regulations.

(A) *Yard requirements*.

(1) *Front yard*. For residential uses ~~each single and two family dwelling~~, the required front yard shall be between the range of front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, each residential use ~~single and two family dwelling~~ shall provide a front yard of at least 20 feet. All other uses shall provide a front yard of at least 20 feet.

(2) *Side yards*.

(a) Each single-~~family~~ and two-unit family dwelling shall provide two side yards based on a setback ratio of 1:3 and a minimum size of seven feet.

(c) Each structure containing multi-unit family dwellings shall provide two side yards each based on a setback ratio of 1:2 and a minimum size of 16 feet.

(e) No side yards shall be required on a lot less than 25 feet wide.

(B) Open and usable space. Each residential use shall provide 35 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would. Each lot occupied by a dwelling unit shall provide a minimum of 800 square feet of open and usable space for each dwelling unit; provided however:

(1) In the case of multifamily dwellings, improved rooftops and decks are encouraged and the following amount of such space may be offset against the amount of open and usable space which would otherwise be required at ground level: up to 80 square feet of the open space requirement for each dwelling unit may be provided in the form of improved rooftops or decks if an amount of land equal to the amount provided in rooftops or decks is located between the front lot line and any building or parking area and is appropriately landscaped;

(2) In the case of a rooming or boarding house, an additional 200 square feet for each guest room shall be provided.

(D) Height. The maximum permitted height for single and two-unit family dwellings is 30 feet. For all other structures, the maximum permitted height is 45 feet.

(E) Threshold height. The maximum permitted threshold height for single and two-unit family dwellings is two and one-half feet, the highest threshold height within the contextual block face or the minimum necessary to comply with the floodplain requirements of section 6-306(B), whichever is greatest.

3-607 Certain structures, lots and uses inconsistent with these provisions.

All land within the RA zone must be used and developed in compliance with the RA zone regulations unless otherwise provided in this ordinance or by the following exceptions:

~~(A) Single family and two family dwellings developed prior to November 24, 1986 on lots of 1,600 square feet per dwelling unit shall be deemed to be in compliance with this ordinance and such lots may be redeveloped for such uses as were existing thereon on that date.~~

~~(B) Lots zoned RA which were recorded prior to December 28, 1951 may be developed with a single family dwelling and accessory structures at the lot size shown on the recorded plat.~~

~~(C) prior to June 24, 1992, professional office uses were permitted in the RA zone subject to a special use permit and such uses may continue subject to the requirements of the special use permit previously granted for such use.~~

3-609 Co-living dwellings.

Up to two co-living dwellings shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone. For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone. Each such co-living dwelling shall provide the parking required under section 8-200(A)(22).

Sec. 3-700 RB/Townhouse zone.

3-701 Purpose.

The RB zone is established to provide and maintain land areas for medium density residential neighborhoods in which single-unit-family, two-unit-family and townhouse dwellings are permitted. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in such residential neighborhoods are also permitted.

3-702 Permitted uses.

The following uses are permitted in the RB zone:

- (A) Single-unit-family dwelling;
- (B) Two-unit-family dwelling;

3-703 Special uses.

The following uses may be allowed in the RB zone pursuant to a special use permit:

- (G) Reserved Rooming house;

3-705 Density and lot requirements.

- (A) *Density.* For single-unit, two-unit, and townhouse dwellings, gross density shall not exceed 22 dwelling units an acre. For single-unit, two-unit, or townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts, gross density shall not exceed 30 dwelling units an acre.

- (C) *Lot width and frontage.*

- (1) For all buildings other than townhouse dwellings, the minimum lot width at the building line and the minimum lot frontage at the front lot line shall be 50 feet. In the case of two-unit-family semi-detached dwellings, the minimum lot frontage shall be 25 feet for each dwelling unit.

3-706 Bulk and open space regulations.

- (A) Yard requirements.

(1) *Front yards outside historic districts.* For residential uses ~~each single and two-family dwelling~~, the required front yard shall be between the range of front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, each residential use ~~single and two-family dwelling~~ shall provide a front yard of at least 20 feet. All other uses shall provide a front yard of at least 20 feet.

(3) *Side yards-outside historic districts.*

(a) Each single ~~family~~ and two-unit ~~family~~ dwelling shall provide two side yards each based on a setback ratio of 1:3 and a minimum size of eight feet.

(c) Each structure containing multi-unit ~~family~~ dwellings shall provide two side yards each based on a setback ratio of 1:2 and a minimum size of 16 feet.

(e) No side yards shall be required on a lot less than 25 feet wide.

(B) *Open and usable space.* Each residential use shall provide 35 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would. Each lot occupied by a dwelling unit shall provide a minimum of 800 square feet of open and usable space for each dwelling unit; provided however:

~~(1) In the case of multifamily dwellings, improved rooftops and decks are encouraged and the following amount of such space may be offset against the amount of open and usable space which would otherwise be required at ground level: up to 80 square feet of the open space requirement for each dwelling unit may be provided in the form of improved rooftops or decks if an amount of land equal to the amount provided in rooftops or decks is located between the front lot line and any building or parking area and is appropriately landscaped;~~

(C) *FAR.* The maximum permitted floor area ratio is 0.75 except that for single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts only, the maximum permitted floor area ratio is 1.50.

(D) *Height.*

(1) *Outside historic districts.*

(a) The maximum height for single and two-unit ~~family~~ dwellings is 30 feet.

(E) Threshold height outside historic districts. The maximum permitted threshold height for single and two-~~unit-family~~ dwellings outside the Old and Historic Alexandria and Parker-Gray districts is two and one-half feet, the highest threshold height within the contextual block face or the minimum necessary to comply with the floodplain requirements of section 6-306(B), whichever is greatest.

3-707 Certain structures, lots and uses inconsistent with these provisions.

All land within the RB zone must be used and developed in compliance with the RB zone regulations unless otherwise provided in this ordinance or by the following exceptions:

(A) Any land which was zoned to RB on or prior to February 27, 1973 may be used for multi-~~unit-family~~ dwellings provided:

(1) The land contained multi-~~unit-family~~ buildings prior to March 28, 1978; or

(B) Reserved. ~~Any land zoned to RB prior to February 27, 1973 may be developed at a minimum lot size of 1,600 square feet per dwelling; provided however that if the lot was recorded prior to December 28, 1951, the lot may be developed with a dwelling unit and accessory structures at the lot size shown on the recorded plat.~~

Sec. 3-800 RCX/Medium density apartment zone.

3-802 Permitted uses.

The following uses are permitted in the RCX zone:

(B) Multi-~~unit-family~~ dwelling;

3-803 Special uses.

The following uses may be allowed in the RCX zone pursuant to a special use permit:

(H) Reserved. ~~Rooming house;~~

**

(J) The following commercial uses in a multi-~~unit-family~~ building of four or more stories in height if limited to an area the size of the first floor or a floor below it, whichever is less, and located on the first floor or any floor below the first floor of the building:

3-805 Density and lot requirements.

(A) *Density.* For townhouse dwellings only, gross density shall not exceed 35 units per acre unless a special use permit is approved, in which case the density may be increased to an amount not to exceed 54.45 units per acre.

(B) Lot size.

(1) ~~Reserved. Each structure containing multifamily dwellings shall be located on a lot with a minimum of 1,245 square feet of land area for each dwelling unit.~~

3-806 Bulk and open space regulations.

(A) *Yard requirements.*

(2) *Side yards.*

(a) Each structure containing multi-unit family dwellings shall provide two side yards each based on a setback ratio of 1:3 and a minimum size of 16 feet.

(d) No side yards shall be required on a lot less than 25 feet wide.

(B) *Open and usable space.* Each residential use shall provide 35 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would. Each lot used for residential dwellings shall provide open and usable space calculated as follows:

(1) ~~For multifamily dwellings, a minimum of 320 square feet for each dwelling unit or 40 percent of the total lot or tract area, whichever amount is greater.~~

(2) ~~For all other residential uses, a minimum of 800 square feet for each dwelling unit.~~

(3) ~~For rooming and boarding houses, an additional 200 square feet for each guest room.~~

(4) ~~In the case of multifamily dwellings, improved rooftops and decks are encouraged and the following amount of such space may be offset against the amount of open and usable space which would otherwise be required at ground level: up to ten percent of the open space requirement for each dwelling unit may be provided in the form of improved rooftops or decks if an amount of land equal to the amount provided in rooftops or decks is located between the front lot line and any building or parking area and is appropriately landscaped.~~

3-807 - Certain structures, lots and uses inconsistent with these provisions.

All land within the RCX zone must be used and developed in compliance with the RCX zone regulations unless otherwise provided in this ordinance or by the following exceptions:

(A) Single-~~unit-family~~ and two-~~unit-family~~ dwellings developed prior to June 24, 1992 shall be deemed to be in compliance with this ordinance and such uses may be redeveloped consistent with the use, lot and bulk limitations pursuant to which they were developed prior to said date.

3-809 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-~~unit-family~~ dwellings in this zone.

Sec. 3-900 RC/High density apartment zone.

3-902 Permitted uses.

The following uses are permitted in the RC zone:

(B) Multi-~~unit-family~~ dwelling;

3-903 Special uses.

The following uses may be allowed in the RC zone pursuant to a special use permit:

(I) ~~Reserved~~ Rooming house;

(K) The following commercial uses in a multi-~~unit-family~~ building of four or more stories in height if limited to an area the size of the first floor or a floor below it, whichever is less, and located on the first floor or any floor below the first floor of the building:

3-905 Density and lot requirements.

(A) *Density.* For townhouse dwellings only, gross density shall not exceed 54.45 dwelling units per acre.

(B) *Lot size.*

(1) ~~Reserved. Each structure containing multifamily dwellings shall be located on a lot with a minimum of 800 square feet of land area for each dwelling unit.~~

3-906 Bulk and open space regulations.

(A) *Yard requirements.*

(2) *Side yards.*

(a) Each structure containing multi-unit-family dwellings shall provide two side yards each based on a setback ratio of 1:3 and a minimum size of 16 feet.

(d) No side yards shall be required on a lot less than 25 feet wide.

(B) *Open and usable space.* Each residential use shall provide 35 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would. Each lot used for residential dwellings shall provide open and usable space calculated as follows:

(1) ~~For multifamily dwellings, a minimum of 320 square feet for each dwelling unit or 40 percent of the total lot or tract area, whichever amount is greater.~~

(2) ~~For all other residential uses, a minimum of 800 square feet for each dwelling unit.~~

(3) ~~In the case of multifamily dwellings, improved rooftops and decks are encouraged and the following amount of such space may be offset against the amount of open and usable space which would otherwise be required at ground level: up to ten percent of the open space requirement for each dwelling unit may be provided in the form of improved rooftops or decks if an amount of land equal to the amount provided in rooftops or decks is located between the front lot line and any building or parking area and is appropriately landscaped.~~

3-907 Certain structures, lots and uses inconsistent with these provisions.

All land within the RC zone must be used and developed in compliance with the RC zone regulations unless otherwise provided in this ordinance or by the following exceptions:

(A) ~~Single-unit-family~~ and ~~two-unit-family~~ dwellings developed prior to June 24, 1992 shall be deemed to be in compliance with this ordinance and such uses may be

redeveloped consistent with the use, lot and bulk limitations pursuant to which they were developed prior to said date.

3-910 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.

Sec. 3-1000 RD/High density apartment zone.

Purpose. The RD zone, originally established to provide land areas for high rise, high density multi-unit-family structures, was amended to prohibit any additional land being so zoned after March 24, 1965. It remains a viable zone only insofar as its regulations govern the use and development of that land which was zoned RD prior to March 24, 1965.

3-1001 Permitted uses.

The following uses are permitted in the RD zone:

(A) Multi-unit-family dwelling;

(C) The following uses within a multi-unit-family building provided they occupy no more than an aggregate measure of ten percent of the gross floor area of said building:

3-1002 Special uses.

The following uses may be allowed in the RD zone pursuant to a special use permit:

(D) Reserved Rooming house;

(F) The following uses in a multi-unit-family building or apartment hotel provided they occupy no more than an aggregate measure of five percent of the gross floor area of the building:

3-1006 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.

Sec. 3-1100 RM/Townhouse zone.

3-1101 Purpose.

The RM zone is established to provide and maintain land areas for medium density residential neighborhoods of single-unit-family, two-unit-family and townhouse dwellings. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in such residential neighborhoods are also permitted.

3-1102 Permitted uses.

The following uses are permitted in the RM zone:

- (A) Single-unit-family dwelling;
- (B) Two-unit-family dwelling;

3-1103 Special uses.

The following uses may be allowed in the RM zone pursuant to a special use permit:

- (H) Reserved. ~~Rooming house;~~

3-1105 Density and lot requirements.

(B) *Lot size.*

- (1) Each single-unit-family, two-unit-family and townhouse dwelling unit shall be located on a lot with a minimum land area of 1,452 square feet.

(C) *Lot width and frontage.*

- (1) For single-unit-family and two-unit-family duplex dwellings, the minimum lot width at the front building line and the minimum lot frontage at the front lot line shall be 25 feet. For two-unit-family semi-detached dwellings, the minimum lot frontage shall be 25 feet for each dwelling unit.

3-1106 Bulk and open space regulations.

(A) *Yard requirements.*

(2) *Side yards.*

- (a) Each residential lot which is 35 feet wide or more shall provide two side yards of at least five feet each. Each single and two-family dwelling shall provide two side yards of a minimum size of five feet. Each interior

~~end lot in a group of townhouses shall provide one side yard of a minimum size of five feet.~~

(b) Each residential lot which is at least 25 feet but less than 35 feet wide shall provide one side yard of at least five feet. Each other use shall provide two side yards of a minimum of 25 feet each

(c) No side yard is required on a residential lot which is less than 25 feet wide.

(d) Two side yards of at least five feet each shall be required for each nonresidential lot regardless of the width of the lot.

3-1108 Certain structures, lots and uses inconsistent with these provisions. All land within the RM zone shall be used and developed in compliance with the RM zone regulations unless otherwise provided by this ordinance or by the following exceptions, which exceptions shall nevertheless be subject to sections 3-1106(A)(1) and 3-1107.

~~(A) Land zoned to RM after February 10, 1953 but prior to November 17, 1979 may be developed at a minimum lot size of 1,000 square feet per dwelling unit.~~

~~(B) Any lot of record on February 10, 1953 which does not comply with the lot area or width regulations of the RM zone may be developed with a dwelling unit with accessory structures.~~

~~(C) Development on lots of record as of February 10, 1953 are subject to the following side yard regulations:~~

~~(1) Each residential lot which is 35 feet wide or more shall provide two side yards of at least five feet each.~~

~~(2) Each residential lot which is at least 25 feet but less than 35 feet wide shall provide one side yard of at least five feet.~~

~~(3) No side yard is required on a residential lot which is less than 25 feet wide.~~

~~(4) Two side yards of at least five feet each shall be required for each nonresidential lot regardless of the width of the lot.~~

~~(D)~~ Those apartments in masonry buildings existing on February 10, 1953, which apartments were created prior to June 26, 1992, or were created after June 26, 1992 and prior to March 7, 2000, with approval of a special use permit, shall be characterized as noncomplying uses.

Sec. 3-1200 RS/Townhouse zone.

3-1203 Special use.

The following uses may be allowed in the RS zone pursuant to a special use permit:

(C) Reserved Rooming house;

Sec. 3-1300 RT/Townhouse zone.

3-1301 Purpose.

The RT zone is established to provide land areas for low density residential townhouse development at approximately nine units per acre which may be appropriate for infill sites in proximity to neighborhoods of low density single-unit, two-unit, and multi-unit (up to four units) dwellings. ~~family detached homes.~~

3-1303 Special uses.

The following uses may be allowed in the RT zone pursuant to a special use permit:

(C) Reserved Rooming house;

Sec. 3-1400 RMF/Residential multi-unit ~~family~~ zone.

3-1401 Purpose.

The RMF zone is established to provide land areas for multi-unit ~~family~~ residential development and to enhance or preserve longterm affordability of housing. The zone would also permit limited neighborhood-serving commercial uses.

3-1402 Permitted uses.

The following uses are permitted in the RMF zone:

(A) Multi-unit ~~family~~ dwelling;

(B) Accessory uses, permitted by section 7-100;

(C) The following uses shall be permitted within a multi-unit ~~family~~ building ~~on the ground floor~~:

(1) Personal service establishment ~~Arts and crafts studios or stores~~;

(2) Business and professional office ~~Appliance repair and rental~~;

(3) Day care center ~~Bicycle repair~~;

(4) Retail shopping establishment ~~Barbershops and beauty shops~~;

(5) Private school, commercial ~~Dressmakers and tailors~~;

(6) Health profession office ~~Dry cleaning and laundry pickup stations~~;

(7) Restaurant ~~Laundromat~~;

(8) Health and athletic club or fitness studio ~~Locksmiths~~;

(9) Medical care facility ~~Musical instrument repair~~;

(10) Outdoor dining located on private property ~~Optical center~~;

- ~~(11) Professional photographer's studios;~~
- ~~(12) Shoe repair;~~
- ~~(13) Furniture upholstering shops;~~
- ~~(14) Watch repair;~~
- ~~(15) Printing and photocopy service;~~
- ~~(16) Business office;~~
- ~~(17) Day care center;~~
- ~~(18) Retail shopping establishment;~~
- ~~(19) Private school, commercial;~~
- ~~(20) Private school, academic (less than 20 students);~~
- ~~(21) Health profession office;~~

3-1403 Special uses.

The following uses may be allowed in the RMF zone pursuant to a special use permit:

(C) Private academic school with more than 20 students within a multi-unit building; ~~The following uses shall be permitted with a special use permit within a multi-unit family building on the ground floor:~~

- ~~(1) Restaurant;~~
- ~~(2) Private school, academic with more than 20 students;~~
- ~~(3) Health and athletic club or fitness studio;~~
- ~~(4) Medical care facility;~~
- ~~(5) Outdoor dining.~~

3-1405 Bulk and open space regulations.

(B) *Open space.* The multi-unit-family residential portion of each development shall provide a minimum of 25 percent of land area as open and usable space. Provided however that a portion of the space which would otherwise be required as green area may be met by comparable amenities and/or facilities provided in lieu thereof if such amenities or facilities meet or exceed the beneficial purposes which such green areas would accomplish. A determination by the director or by city council in the case of a special use permit shall be made in each case as to whether the open space provided, in addition to meeting the technical definition of open space, is functional and usable or includes comparable amenities.

(C) *Continuum of care facility*. For a continuum of care facility, the following yard and open space requirements apply:

(1) Yards. There are no yard requirements except as may be applicable pursuant to supplemental yard and setback regulations of section 7-1000 ~~the zone transition requirements of section 7-900.~~

3-1410 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as a nonresidential use for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.

Sec. 4-100 CL/Commercial low zone.

4-102 Permitted uses.

The following uses are permitted in the CL zone:

(A) Single-unit~~family~~ dwelling;

(A.1) Two-unit
~~family~~ dwelling;

(B) Multi-unit~~family~~ dwelling;

4-103 Special uses.

The following uses may be allowed in the CL zone pursuant to a special use permit:

(N) Reserved~~Rooming~~ house.

4-105 Area regulations.

(B) *Residential*.

(1) Lot size. Each single-unit~~family~~ dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-unit~~family~~ dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit. ~~For each multifamily dwelling unit 1,600 square feet of land area shall be provided and for~~ Each townhouse dwelling unit shall be located on a lot with a minimum land area of 1,980 square feet.

(2) Frontage. When measured at both the front lot line and the front building line, each single-unit~~family~~ dwelling, two-unit~~family~~ duplex dwelling and multi-unit~~family~~ dwelling requires a minimum of 50 feet of frontage, a semi-detached dwelling requires a minimum frontage of 25-37.5 feet for each dwelling unit, and each townhouse dwelling requires a minimum of 18 feet of frontage for interior lots, 26 feet of frontage for end lots and 38 feet of frontage for interior corner lots.

4-106 Bulk regulations.

(A) *Yards and open space*.

(1) *Nonresidential*. For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard and

setback regulations of section 7-1000 and the zone transition requirements of section 7-900.

(2) *Residential*. For residential uses the following yard and open space requirements apply:

(a) Front Yards. For residential uses, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, each residential use shall provide a front yard of at least 20 feet. Each single-family, two-family and townhouse dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. In the case of townhouses the side yard requirement shall apply only to interior end lots. Each multifamily dwelling shall comply with these yard requirements except that side yards shall be based on a setback ratio of 1:2 and a minimum of 16 feet.

(b) Side yards. Each single, two-unit, and townhouse dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply to interior end lots wider than 25 feet. Each multi-unit dwelling shall provide two side yards, each based on a setback ratio of 1:2 and a minimum of 16 feet. No side yards shall be required on lots less than 25 feet wide. Open space. Residential development shall provide 40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

(c) Rear yards. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

(d) Open space. Each residential use shall provide 35 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

(4) *Continuum of care facility*. For a continuum of care facility, the following yard and open space requirements apply:

(a) *Yards*. There are no yard requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 zone transition requirements of section 7-900.

(B) *Floor area ratio*.

(2) *Residential*. The maximum permitted floor area ratio for residential uses is .75, not to exceed a maximum of ~~27 units for each acre for multifamily or 22 units for each acre for townhouse development~~; except that for single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts only, the maximum permitted floor area ratio is 1.50 not to exceed a maximum of 30 dwelling units for each acre.

4-109 - Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as ~~multi-unit-family~~ dwellings in this zone.

Sec. 4-200 CC/Commercial community zone.

4-202 Permitted uses.

The following uses are permitted in the CC zone:

(A) Single-~~unit-family~~ dwelling;

(A.1) Two-~~unit-family~~ dwelling;

(B) Multi-~~unit-family~~ dwelling;

4-203 Special uses.

The following uses may be allowed in the CC zone pursuant to a special use permit:

(S) Reserved Rooming house.

4-205 Area regulations.

(B) *Residential.*

(1) Lot size. Each single-unit family dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-unit family dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit. ~~For each multifamily dwelling unit 1,600 square feet of land area shall be provided and for~~ Each townhouse dwelling unit shall be located on a lot with a minimum land area of 1,980 square feet.

(2) Frontage. When measured at both the front lot line and the front building line, each single-unit family dwelling, two-unit family duplex dwelling and multi-unit family dwelling requires a minimum of 50 feet of frontage, a semi-detached dwelling requires a minimum frontage of ~~25~~ 37.5 feet for each dwelling unit, and each townhouse dwelling requires a minimum of 18 feet of frontage for interior lots, 26 feet of frontage for end lots and 38 feet of frontage for interior corner lots.

4-206 Bulk regulations.

(A) *Yards and open space.*

(1) *Nonresidential.* For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

(2) *Residential.* For residential uses the following yard and open space requirements apply:

(a) *Front Yards.* ~~Each single-family, two-family and townhouse dwelling~~ For residential uses, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet. ~~shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. In the case of townhouses the side yard requirement shall apply only to interior end lots. Each multifamily dwelling shall comply with these yard requirements except that side yards shall be based on a setback ratio of 1:2 and a minimum of 16 feet.~~

(b) *Side yards.* Each single, two-unit, and townhouse dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply interior end lots wider than 25 feet. Each multi-unit dwelling shall provide two side yards, each based on a setback ratio of 1:2 and a minimum of 16 feet. No side yards shall be required on lots less than 25 feet wide. ~~Open space. Residential development shall provide 40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination~~

~~that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.~~

(c) *Rear yards.* Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

(d) *Open space.* Each residential use shall provide 35 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

(4) *Continuum of care facility.* For a continuum of care facility, the following yard and open space requirements apply:

(a) *Yards.* There are no yard requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 ~~zone transition requirements of section 7-900.~~

(B) *Floor area ratio.*

(2) *Residential.* The maximum permitted floor area ratio for residential uses is .75, not to exceed a maximum of 27 ~~units for each acre for multifamily~~ or 22 units for each acre for townhouse development.

4-209 - Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.

Sec. 4-300 CSL/Commercial service low zone.

4-302 Permitted uses.

The following uses are permitted in the CSL zone:

(A) Single-~~unit-family~~ dwelling;

(A.1) Two-~~unit-family~~ dwelling;

(B) Multi-~~unit-family~~ dwelling;

4-303 Special uses.

The following uses may be allowed in the CSL zone pursuant to a special use permit:

(Z) ~~Reserved-Rooming house~~;

4-305 Area regulations.

(B) *Residential*.

(1) Lot size. Each single-~~unit-family~~ dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-~~unit-family~~ dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit. ~~For each multifamily dwelling unit 1,600 square feet of land area shall be provided and for~~ Each townhouse dwelling-unit shall be located on a lot with a minimum land area of 1,980 square feet.

(2) Frontage. When measured at both the front lot line and the front building line, each single-~~unit-family~~ dwelling, two-~~unit-family~~ duplex dwelling, and multi-~~unit-family~~ dwelling requires a minimum of 50 feet of frontage, a two-unit, semi-detached dwelling requires a minimum frontage of ~~25-37.5~~ feet for each dwelling unit, and each townhouse dwelling requires a minimum of 18 feet of frontage for interior lots, 26 feet of frontage for end lots and 38 feet of frontage for interior corner lots.

4-306 Bulk regulations.

(A) *Yards and open space*.

(1) *Nonresidential*. For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

(2) *Residential*. For residential uses the following yard and open space requirements apply:

(a) Front Yards. ~~Each single-family, two-family and townhouse dwelling~~ For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet. ~~shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. In the case of townhouses the side yard requirement shall apply only to interior end lots. Each multifamily dwelling shall comply with these yard requirements except that side yards shall be based on a setback ratio of 1:2 and a minimum of 16 feet.~~

(b) Side yards. Each single-unit, two-unit, and townhouse dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply to interior end lots wider than 25 feet. Each multi-unit dwelling shall provide two side yards, each based on a setback ratio of 1:2 and a minimum of 16 feet. No side yards shall be required on lots less than 25 feet wide. ~~Open space.~~ Residential development shall provide 40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

(c) Rear yards. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

(d) Open space. Each residential use shall provide 35 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

(4) *Continuum of care facility.* For a continuum of care facility, the following yard and open space requirements apply:

(a) *Yards.* There are no yard requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 ~~zone transition requirements of section 7-900.~~

(B) *Floor area ratio.*

(2) *Residential.* The maximum permitted floor area ratio for residential uses is .75, not to exceed a maximum of ~~27 units for each acre for multifamily or 22 units for each acre for townhouse development.~~ except that for single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts only, the maximum permitted floor area ratio is 1.50 not to exceed a maximum of 30 dwelling units for each acre.

4-309 - Co-living dwellings.

Up to two co-living dwellings; shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as ~~multi-unit-family~~ dwellings in this zone.

Sec. 4-400 CG/Commercial general zone.

4-402 Permitted uses.

The following uses are permitted in the CG zone:

(A) Single-~~unit-family~~ dwelling;

(A.1) Two-~~unit-family~~ dwelling;

(B) Multi-~~unit-family~~ dwelling;

4-403 Special uses.

The following uses may be allowed in the CG zone pursuant to a special use permit:

(Z) Reserved Rooming house.

4-405 Area regulations.

(B) *Residential.*

(1) *Lot size.* Each single-~~unit-family~~ dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-~~unit-family~~ dwelling, the lot shall contain 2,500 square feet of land area for each dwelling

unit. ~~For each multifamily dwelling unit 1,600 square feet of land area shall be provided and for Each townhouse dwelling unit shall be located on a lot with a minimum land area of 1,980 square feet.~~

(2) Frontage. When measured at both the front lot line and the front building line, each single-unit ~~family~~ dwelling, two-unit ~~family~~ duplex dwelling and multi-unit ~~family~~ dwelling requires a minimum of 50 feet of frontage, a semi-detached dwelling requires a minimum frontage of ~~25-37.5~~ feet for each dwelling unit, and each townhouse dwelling requires a minimum of 18 feet of frontage for interior lots, 26 feet of frontage for end lots and 38 feet of frontage for interior corner lots.

4-406 Bulk regulations.

(A) Yards and open space.

(1) *Nonresidential.* For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

(2) *Residential.* For residential uses the following yard and open space requirements apply:

(a) *Front Yards.* ~~Each single family, two family and townhouse dwelling For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet. shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. In the case of townhouses the side yard requirement shall apply only to interior end lots. Each multifamily dwelling shall comply with these yard requirements except that side yards shall be based on a setback ratio of 1:2 and a minimum of 16 feet.~~

(b) *Side yards.* ~~Each single, two-unit, and townhouse dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply to interior end lots wider than 25 feet. Each multi-unit dwelling shall provide two side yards, each based on a setback ratio of 1:2 and a minimum of 16 feet. No side yards shall be required on lots less than 25 feet wide. Open space. Residential development shall provide 40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director~~

~~determines that such space functions as open space for residents to the same extent that ground level open space would.~~

(c) Rear yards. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

(d) Open space. Each residential use shall provide 35 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

(4) *Continuum of care facility.* For a continuum of care facility, the following yard and open space requirements apply:

(a) *Yards.* There are no yard requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 ~~zone transition requirements of section 7-900.~~

(B) Floor area ratio.

(2) *Residential.* The maximum permitted floor area ratio for residential uses is .75, not to exceed a maximum of ~~27 units for each acre for multifamily or 22 units for each acre for townhouse development.~~

4-409 - Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.

Sec. 4-500 CD/Commercial downtown zone.

4-502 Permitted uses.

The following uses are permitted in the CD zone:

(A) Single-unit-family dwelling;

(A.1) Two-unit-family dwelling;

(B) Multi-unit-family dwelling;

4-503 Special uses.

The following uses may be allowed in the CD zone pursuant to a special use permit:

(X) Reserved Rooming house;

4-505 Area regulations.

(B) *Residential*.

(1) *Lot size*. ~~Each multifamily structure shall provide a minimum land area of 1,245 square feet per dwelling unit except that the minimum land area for each dwelling unit may be reduced to an amount no lower than 800 square feet with a special use permit.~~ Each single-unit-family, two-unit-family and townhouse dwelling shall provide a minimum land area of 1,452 square feet.

(2) *Frontage*.

(a) When measured at both the front lot line and the front building line, each multi-unit-family dwelling requires a minimum of 50 feet of frontage.

(b) For single-family and two-unit-family duplex dwellings, the minimum lot width at the front building line and the minimum lot frontage at the front lot line shall be 25 feet. For two-unit-family semi-detached dwellings, the minimum lot frontage shall be 25 feet for each dwelling unit.

4-506 Bulk regulations.

(A) *Yards and open space*.

(1) *Nonresidential*. For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

(2) *Residential*. For residential uses, the following yard and open space requirements apply:

(b) *Side yards.*

(1) Each single and two-~~unit-family~~ dwelling shall provide two side yards of a minimum size of five feet. Each interior end ~~lot unit~~ in a group of townhouses shall provide one side yard of a minimum size of five feet. No side yards shall be required on lots less than 25 feet wide.

(2) Each multi-~~unit-family~~ dwelling shall provide two side yards based on a 1:3 setback ratio and of a minimum of 25 feet each.

(c) *Rear yard.*

(1) Each single-~~unit-family~~, two-~~unit-family~~ and townhouse dwelling shall provide a rear yard based on a setback ratio of 1:2 and a minimum size of 16 feet.

(2) Each multi-~~unit-family~~ dwelling shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of 25 feet.

(d) *Multi-~~unit-family~~ Open space.* Each multi-family residential use development shall provide 35-40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

(e) *Single-~~unit-family~~, two-~~unit-family~~ and townhouse open and usable space.*

(1) Each single-~~unit-family~~, two-~~unit-family~~ and townhouse dwelling shall provide open and usable space in an amount equal to the lesser of the following:

(4) *Continuum of care facility.* For a continuum of care facility, the following yard and open space requirements apply:

(a) *Yards.* There are no yard requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 zone transition requirements of section 7-900.

(B) *Floor area ratio.*

(2) *Residential.* The maximum permitted floor area ratio for multi-~~unit-family~~ residential uses is 1.25, ~~not to exceed 35 units per acre except that the number of dwelling units per acre may be increased to a number not to exceed 54.45 with a~~

~~special-use permit.~~ The maximum permitted floor area ratio for single-unit-family, two-unit-family, and townhouses dwellings is 1.50.

4-509 Co-living dwellings.

Up to two co-living dwellings; shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.

Sec. 4-600 CD-X/Commercial downtown zone (Old Town North).

4-602 Permitted uses.

(A) Single-unit-family dwelling;

(A.1) Two-unit-family dwelling;

(B) Multi-unit-family dwelling;

4-603 Special uses.

(V) Reserved Rooming house;

4-605 Area regulations.

***.

(B) *Residential.*

(1) *Lot size.* Each single-unit-family dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-unit-family dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit. Each multifamily and townhouse dwelling shall provide a minimum land area of 1,245 square feet per dwelling unit except that the minimum land area per dwelling unit may be reduced to 436 square feet with a special use permit.

(2) *Frontage.* When measured at both the front lot line and the front building line, each single-unit-family dwelling, two-unit-family duplex dwelling and multi-unit-family dwelling requires a minimum of 50 feet of frontage, and a semi-detached dwelling requires a minimum frontage of 25-37.5 feet for each dwelling unit. When measured at both the front lot line and the front building line, each townhouse dwelling requires a minimum of 18 feet of frontage; provided,

however that the planning commission may approve a lot width reduction on an interior lot to a minimum of 15 feet where the commission finds the reduction necessary and appropriate and:

4-606 Bulk regulations.

(A) *Yards and open space.*

(1) *Nonresidential.* For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

(2) *Residential.* For residential uses the following yard and open space requirements apply:

(a) Front yards. For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet. ~~Each single-family and two-family dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. Each townhouse dwelling shall provide a rear yard based on a 1:2 setback ratio and a minimum of 16 feet, and each interior end unit townhouse shall provide a side yard based on a 1:3 setback ratio and a minimum of eight feet. Each multifamily dwelling shall comply with these townhouse yard requirements except that side yards shall be based on a setback ratio of 1:2 and a minimum of 16 feet.~~

(b) Side yards. Each single-unit, two-unit, and townhouse dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply to interior end lots wider than 25 feet. Each multi-unit dwelling shall provide two side yards, each based on a setback ratio of 1:2 and a minimum of 16 feet. No side yards shall be required on lots less than 25 feet wide. Open space. Multifamily residential development shall provide 25 percent and single-family and two-family residential development shall provide 40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

(c) Rear yards. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

(d) Open space. Each residential use shall provide 35 percent of the area of the lot as open and usable space. The location and shape of open and usable space shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

(4) *Continuum of care facility.* For a continuum of care facility, the following yard and open space requirements apply:

(a) *Yards.* There are no yard requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 ~~zone transition requirements of section 7-900.~~

(B) *Floor area ratio.*

(2) *Residential.* The maximum permitted floor area ratio for residential uses is 1.25. Maximum density shall not to exceed 35 dwelling units for per each acre for single-unit, two-unit, and townhouse dwellings only. For single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts only, the maximum permitted floor area ratio is 1.50. For properties within the area bounded by First, Third, North Royal and North Fairfax Streets only, the floor area ratio may be increased to 2.0, not to exceed 100 units per acre with a special use permit subject to the following standards:

4-609 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.

Sec. 4-800 OC/Office commercial zone.

4-802 Permitted uses.

The following uses are permitted in the OC zone:

(A) Single-unit-family dwelling;

(A.1) Two-~~unit-family~~ dwelling;

(B) Multi-~~unit-family~~ dwelling;

4-803 Special uses.

The following uses may be allowed in the OC zone pursuant to a special use permit:

(BB) Reserved ~~Rooming house~~;

4-805 Area regulations.

(B) *Residential*.

(1) *Lot size*. Each single-~~unit family~~ dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-~~unit family~~ dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit. Each ~~multifamily or townhouse~~ use shall provide a minimum land area of ~~800 square feet for each multifamily dwelling unit or 1,600 square feet for each townhouse unit~~.

(2) *Frontage*. When measured at both the front lot line and the front building line, each single-~~unit family~~ dwelling, two-~~unit family~~ duplex dwelling, and multi-~~unit family~~ dwelling requires a minimum of 50 feet of frontage, a semi-detached dwelling requires a minimum frontage of ~~25~~-37.5 feet for each dwelling unit, and each townhouse dwelling requires a minimum of 18 feet of frontage for interior lots, 26 feet of frontage for end lots and 38 feet of frontage for interior corner lots.

4-806 Bulk regulations.

(A) *Yards and open space*.

(1) *Nonresidential*. For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 ~~and the zone transition requirements of section 7-900~~.

(2) *Residential*. For residential uses the following yard and open space requirements apply:

(a) *Front Yards*. ~~Each single family, two family and townhouse dwelling~~
For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question,

~~within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet. shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. In the case of townhouses the side yard requirement shall apply only to interior end lots. Each multifamily dwelling shall comply with these yard requirements except that side yards shall be based on a setback ratio of 1:2 and a minimum of 16 feet.~~

(b) Side yards. Each single-unit, two-unit, and townhouse dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply to interior end lots wider than 25 feet. Each multi-unit dwelling shall provide two side yards, each based on a setback ratio of 1:2 and a minimum of 16 feet. No side yards shall be required on lots less than 25 feet wide. ~~Open space. Residential development shall provide 40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.~~

(c) Rear yards. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

(d) Open space. Each residential use shall provide 35 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

(4) *Continuum of care facility.* For a continuum of care facility, the following yard and open space requirements apply:

(a) *Yards.* There are no yard requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 ~~zone transition requirements of section 7-900.~~

(B) Floor area ratio.

(2) *Residential*. The maximum permitted floor area ratio for residential uses is 1.25, not to exceed ~~54.45 units per acre for multifamily or~~ 22 units per acre for townhouse development, except that for single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts only, the maximum permitted floor area ratio is 1.50 not to exceed a maximum of 30 dwelling units for each acre.

4-809 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as ~~multi-unit-family~~ dwellings in this zone.

Sec. 4-900 OCM(50)/Office commercial medium (50) zone.

4-902 Permitted uses.

The following uses are permitted in the OCM(50) zone:

(A) Single-~~unit-family~~ dwelling;

(A.1) Two-~~unit-family~~ dwelling;

(B) Multi-~~unit-family~~ dwelling;

4-903 Special uses.

The following uses may be allowed in the OCM(50) zone pursuant to a special use permit:

(BB) ~~Reserved~~ Rooming house;

4-905 Area and bulk regulations.

(A) *Yards*.

(1) For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard or setback regulations of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

(2) For residential uses the following yard requirements apply:

(a) *Front Yards*. For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the

property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet.

(b) Side yards. Each single-unit, two-unit, and townhouse dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply to interior end lots wider than 25 feet. Each multi-unit dwelling shall provide two side yards, each based on a setback ratio of 1:2 and a minimum of 16 feet. No side yards shall be required on lots less than 25 feet wide.

(c) Rear yards. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

~~Each single-family, and two-family dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. Each interior end unit townhouse shall provide a side yard based on a 1:3 setback ratio and a minimum of eight feet.~~

~~(4) Continuum of care facility. There are no yard requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 zone transition requirements of section 7-900.~~

(B) Open space.

~~(1) Each residential use development shall provide 35-40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.~~

(C) Floor area ratio.

~~(2) Residential. The maximum permitted floor area ratio for residential uses is 1.50; For single-unit, two-unit, and townhouse dwellings only, the maximum density shall not to exceed one dwelling unit for each 800 square feet of lot area or 54.45 units for each acre.~~

~~(E) Lot size. Each single-unit-family dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-unit-family dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit.~~

(F) *Frontage*. When measured at both the front lot line and the front building line, each single-~~family~~ dwelling and two-~~unit-family~~ duplex dwelling requires a minimum of 50 feet of frontage, and a semi-detached dwelling requires a minimum frontage of ~~25-37.5~~ feet for each dwelling unit.

4-908 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-~~unit-family~~ dwellings in this zone.

Sec. 4-1000 OCM(100)/Office commercial medium (100) zone.

4-1002 Permitted uses.

The following uses are permitted in the OCM(100) zone:

(A) Single-~~unit-family~~ dwelling, except as limited by section 4-1003(BB.1);

(A.1) Two-~~unit-family~~ dwelling, except as limited by section 4-1003(BB.1);

(B) Multi-~~unit-family~~ dwelling, except as limited by section 4-1003(BB.1);

4-1003 Special uses.

The following uses may be allowed in the OCM (100) zone pursuant to a special use permit:

(BB) ~~Reserved Rooming house;~~

(BB.1) Single-~~unit-family~~, two-~~unit-family~~, townhouse, and multi-~~unit-family~~ dwellings on lots located within 1,000 feet of the centerline of Eisenhower Avenue;

4-1005 Area and bulk regulations.

(A) *Yards*.

(1) For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard or setback regulations of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

(2) For residential uses the following yard requirements apply:

(a) *Front Yards*. For each residential use, the required front yard shall be between the range established by the front yards within the contextual

block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet.

(b) Side yards. Each single-unit, two-unit, and townhouse dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply to interior end lots wider than 25 feet. Each multi-unit dwelling shall provide two side yards, each based on a setback ratio of 1:2 and a minimum of 16 feet. No side yards shall be required on lots less than 25 feet wide.

(c) Rear yards. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

~~Each single-family, and two-family dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. Each interior end unit townhouse shall provide a side yard based on a 1:3 setback ratio and a minimum of eight feet.~~

~~(4) Continuum of care facility. There are no yard requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 zone transition requirements of section 7-900.~~

(B) Open space.

~~(1) Each residential use-development shall provide 35-40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.~~

(C) Floor area ratio.

~~(2) Residential. The maximum permitted floor area ratio for residential uses is 1.50. For single-unit, two-unit and townhouse dwellings only, maximum density shall not to exceed one dwelling unit for each 800 square feet of lot area or 54.45 units for each acre.~~

~~(E) Lot size. Each single-unit-family dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-unit-family dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit.~~

(F) *Frontage*. When measured at both the front lot line and the front building line, each single-unit-family dwelling and two-unit-family duplex dwelling requires a minimum of 50 feet of frontage, and a semi-detached dwelling requires a minimum frontage of 25 ~~37.5~~ feet for each dwelling unit.

4-1008 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.

Sec. 4-1100 OCH/Office commercial high zone.

4-1102 Permitted uses.

The following uses are permitted in the OCH zone:

(A) Single-unit-family dwelling, except as limited by section 4-1103(YA.1);

(A.1) Two-unit-family dwelling, except as limited by section 4-1103(YA.1);

(B) Multi-unit-family dwelling, except as limited by section 4-1103(YA.1);

4-1103 Special uses.

The following uses may be allowed in the OCH zone pursuant to a special use permit:

(Y) Reserved Rooming house;

(Y.1) Single-unit-family, two-unit-family, townhouse and multi-unit-family dwellings on lots located within 1,000 feet of the centerline of Eisenhower Avenue;

4-1105 Area and bulk regulations.

(A) *Yards*.

(1) For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard or setback regulations of section 7-1000 and the zone transition requirements of section 7-900.

(2) For residential uses the following yard requirements apply:

(a) Front Yards. For each residential use, the required front yard shall be between the range established by the front yards within the contextual

block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet.

(b) Side yards. Each single-unit, two-unit, and townhouse dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply to interior end lots wider than 25 feet. Each multi-unit dwelling shall provide two side yards, each based on a setback ratio of 1:2 and a minimum of 16 feet. No side yards shall be required on lots less than 25 feet wide.

(c) Rear yards. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

~~Each single family, and two family dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. Each interior end unit townhouse shall provide a side yard based on a 1:3 setback ratio and a minimum of eight feet.~~

~~(4) Continuum of care facility. There are no yard requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 zone transition requirements of section 7-900.~~

(B) Open space.

~~(1) Each residential use development shall provide 35-40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.~~

(C) Floor area ratio.

~~(2) Residential. (a) For residential uses other than those specified by the subsections 4-1105(C)(2)(b) below, the maximum permitted floor area ratio is 1.25. For single-unit, two-unit, and townhouse dwellings only, maximum density shall not to exceed one dwelling unit for each 800 square feet of lot area or 54.45 units an acre.~~

~~(a) For residential uses located within 1,000 feet of a metrorail station the maximum permitted floor area ratio is 2.0, except that the maximum floor area ratio may be increased to an amount not to exceed 3.0 with a special use permit.~~

(b) For single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts only, the maximum permitted floor area ratio is 1.50 not to exceed a maximum of 30 dwelling units for each acre.

(E) *Lot size.* Each single-~~unit-family~~ dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-~~unit-family~~ dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit.

(F) *Frontage.* When measured at both the front lot line and the front building line, each single-~~unit-family~~ dwelling and two-~~unit-family~~ duplex dwelling requires a minimum of 50 feet of frontage, and a semi-detached dwelling requires a minimum frontage of 25 ~~37.5~~ feet for each dwelling unit.

4-1107 Certain structures, lots and uses inconsistent with these provisions.

Single-~~unit-family~~, two-~~unit-family~~, townhouse and multi-~~unit-family~~ dwellings on lots located within 1,000 feet of the centerline of Eisenhower Avenue, existing on November 9, 1999, or for which a building permit application or preliminary site plan application was filed and was pending or had been approved on or before November 9, 1999, shall not be subject to the requirement for a special use permit, shall not be characterized as nonconforming or noncomplying uses or structures, and shall be characterized as uses or structures grandfathered under prior law, pursuant to section 12-500 of this ordinance.

4-1108 Co-living dwellings.

Up to two co-living dwellings; shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-~~unit-family~~ dwellings in this zone.

Sec. 4-1200 I/Industrial zone.

4-1202 Permitted uses.

The following uses are permitted in the I zone:

(DD) In buildings constructed after [DATE OF ADOPTION], uses occupying the first floor shall be limited to the following:

- (1) Building lobby with 30 feet of frontage or less;
- (2) Health and athletic club or fitness studio;
- (3) Personal service establishment;

(4) Recreation and entertainment uses, indoor;

(6) Restaurants pursuant to 4-1202(V.1) or 4-1292.1(A.1)

(5) Retail shopping establishment

For purposes of this subsection, first floor shall include the space located within the first 50 feet of depth of a building as measured from the front building wall.

4-1205 Area and bulk regulations.

(A) *Yards.* For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard or setback regulations of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

4-1206 Use limitations.

(E) For buildings constructed after [DATE OF ADOPTION], the following limitations apply:

(1) No vehicular entrances to public garages, private garages, off-street parking spaces, or loading spaces shall face a street.

(2) No off-street parking or loading spaces shall be located forward of a front building wall.

Sec. 4-1300 UT/Utilities and transportation.

***4-1305 Area and bulk regulations.

(A) *Yards.* For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard or setback regulations of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

Sec. 4-1400 NR/Neighborhood retail zone (Arlandria).

4-1407 Parking.

The parking requirements of Article VIII ~~XIII~~ of the zoning ordinance and with an administrative permit granted by the director of planning and zoning, the following provisions shall apply as to off-street parking:

(F) Newly constructed residential apartment units shall comply with off-street parking required by article VIII of the zoning ordinance for multi-~~unit family~~ buildings.

Sec. 5-100 CRMU-L/Commercial residential mixed use (low).

5-102 Permitted uses.

The following uses are permitted in the CRMU-L zone:

(A) Single-~~unit-family~~ dwelling;

(A.1) Two-~~unit-family~~ dwelling;

(B) Multi-~~unit-family~~ dwelling;

5-105 Floor area ratio.

The permitted floor area ratio of a development in the CRMU-L zone depends on whether a single use or mixture of uses is proposed and whether a special use permit is sought.

(A) *Single use.* If a parcel is developed for only commercial use or for only residential use, the maximum permitted floor area ratio is:

(2) *Residential:* 1.0, except that for single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts, the maximum permitted floor area ratio is 1.50.

5-107 Open space requirements.

(A) Each residential ~~use-development~~ or residential portion of a mixed use development shall provide a minimum of ~~35-40~~ percent of land area as open and usable space; provided however that a portion of the space which would otherwise be required as green area may be met by comparable amenities and/or facilities provided in lieu thereof if such amenities or facilities meet or exceed the beneficial purposes which such green areas would accomplish. A determination by the director or by council in the case of a special use permit shall be made in each case as to whether the open space provided, in addition to meeting the technical definition of open space, is functional and usable.

5-111 Additional regulations for single-~~unit~~, two-~~unit-family~~ and townhouse dwellings.

(A) *Lot size.* Each single-~~unit-family~~ dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-~~unit-family~~ dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit.

(B) *Frontage.* When measured at both the front lot line and the front building line, each single-~~unit-family-dwelling~~ and two-~~unit-family~~ duplex dwelling requires a minimum of

50 feet of frontage, and a two-unit semi-detached dwelling requires a minimum frontage of 25-37.5 feet for each dwelling unit.

(C) *Yards.* ~~For residential uses the following yard requirements apply.~~

(1) Front yards. For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet.; ~~Each single-family, and two-family dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. Each interior end-unit townhouse shall provide a side yard based on a 1:3 setback ratio and a minimum of eight feet.~~

(2) Side yards. Each residential use shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply to interior end lots wider than 25 feet. No side yards shall be required on lots less than 25 feet wide.

(3) Rear yards. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

5-113 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.

Sec. 5-200 CRMU-M/Commercial residential mixed use (medium).

5-202 Permitted uses.

The following uses are permitted in the CRMU-M zone:

(A) Single-unit-family dwelling;

(A.1) Two-unit-family dwelling;

(B) Multi-unit-family dwelling;

5-205 Floor area ratio.

The permitted floor area ratio of a development in the CRMU-M-L zone depends on whether a single use or mixture of uses is proposed and whether a special use permit is sought.

(A) *Single use.* If a parcel is developed for only commercial use or for only residential use, the maximum permitted floor area ratio is:

(2) *Residential:* 1.0, except that for single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts, the maximum permitted floor area ratio is 1.50.

5-207 Open space requirements.

(A) Each residential ~~use-development~~ or residential portion of a mixed use development shall provide a minimum of 35-40 percent of land area as open and usable space; provided however that a portion of the space which would otherwise be required as green area may be met by comparable amenities and/or facilities provided in lieu thereof if such amenities or facilities meet or exceed the beneficial purposes which such green areas would accomplish. A determination by the director or by council in the case of a special use permit shall be made in each case as to whether the open space provided, in addition to meeting the technical definition of open space, is functional and usable.

5-211 Additional regulations for single-unit, two-unit-family and townhouse dwellings.

(A) *Lot size.* Each single-unit-family dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-unit-family dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit.

(B) *Frontage.* When measured at both the front lot line and the front building line, each single-family dwelling and two-unit-family duplex dwelling requires a minimum of 50 feet of frontage, and a two-unit semi-detached dwelling requires a minimum frontage of 25-37.5 feet for each dwelling unit.

(C) *Yards.* ~~For residential uses the following yard requirements apply.~~

(1) Front Yards. For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet.: ~~Each single-family, and two-family dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. Each interior end unit townhouse shall provide a side yard based on a 1:3 setback ratio and a minimum of eight feet.~~

(2) Side yards. Each residential use shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply to interior end lots wider than 25 feet. No side yards shall be required on lots less than 25 feet wide.

(3) Rear yards. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

5-113 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as ~~multi-unit-family~~ dwellings in this zone.

Sec. 5-300 CRMU-H/Commercial residential mixed use (high).

5-302 Permitted uses.

The following uses are permitted in the CRMU-H zone:

(A) Single-~~unit-family~~ dwelling;

(A.1) Two-~~unit-family~~ dwelling;

(B) Multi-~~unit-family~~ dwelling;

5-305 Floor area ratio.

The permitted floor area ratio of a development in the CRMU-H zone depends on whether a single use or mixture of uses is proposed and whether a special use permit is sought.

(A) *Single use.* If a parcel is developed for only commercial use or for only residential use, the maximum permitted floor area ratio is:

(2) *Residential:* 1.0, except that for single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts, the maximum permitted floor area ratio is 1.50.

5-307 Open space requirements.

(A) Each residential ~~use-development~~ or residential portion of a mixed use development shall provide a minimum of ~~35-40~~ percent of land area as open and usable space; provided however that a portion of the space which would otherwise be required as green area may be met by comparable amenities and/or facilities provided in lieu thereof if such amenities or facilities meet or exceed the beneficial purposes which such green areas would accomplish. A determination by the director or by council in the case of a special use permit shall be made in each case as to whether the open space provided, in addition to meeting the technical definition of open space, is functional and usable.

5-311 Additional regulations for single-unit, two-unit-family and townhouse dwellings.

(A) *Lot size.* Each single-unit-family dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-unit-family dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit.

(B) *Frontage.* When measured at both the front lot line and the front building line, each single-unit-family dwelling and two-unit-family duplex dwelling requires a minimum of 50 feet of frontage, and a two-unit semi-detached dwelling requires a minimum frontage of ~~25~~ 37.5 feet for each dwelling unit.

(C) *Yards.* ~~For residential uses the following yard requirements apply.~~

(1) Front Yards. For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet. ~~Each single family, and two-family dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. Each interior end unit townhouse shall provide a side yard based on a 1:3 setback ratio and a minimum of eight feet.~~

(2) Side yards. Each residential use shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply to interior end lots wider than 25 feet. No side yards shall be required on lots less than 25 feet wide.

(3) Rear yards. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

5-113 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.

Sec. 5-400 CRMU-X/Commercial residential mixed use (Old Town North) zone.

5-402 Permitted uses.

The following uses are permitted in the CRMU-X zone:

(A) Single-unit-family dwelling;

(A.1) Two-unit-family dwelling;

(B) Multi-unit-family dwelling;

5-404 Regulations for single-unit, two-unit-family and townhouse dwellings

(A) Townhouse development.

(3) *Yards.* Each townhouse dwelling shall provide a rear yard based on a 1:2 setback ratio and a minimum of 16 feet; and side yards for interior end lots units wider than 25 feet based on a 1:3 setback ratio and a minimum of eight feet. No side yards shall be required on lots less than 25 feet wide.

(B) Single-family and two-unit-family development.

(1) *Lot size.* Each single-unit-family dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-unit-family dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit.

(2) *Frontage.* When measured at both the front lot line and the front building line, each single-unit-family dwelling and two-unit-family duplex dwelling requires a minimum of 50 feet of frontage, and a semi-detached dwelling requires a minimum frontage of 25-37.5 feet for each dwelling unit.

(3) *Yards.* ~~For residential uses the following yard requirements apply: Each single family and two family dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet.~~

(a) Front Yards. For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet.

(b) Side yards. Each residential use shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. No side yards shall be required on lots less than 25 feet wide.

(c) Rear yards. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

5-406 Floor area ratio.

The permitted floor area ratio of a development in the CRMU-X zone depends on whether a townhouse development, an all residential development or a mixture of uses is proposed and whether a special use permit is sought.

(A) *Single use/townhouses.* If no special use permit is sought, only single-unit, two-unit, and townhouses at a maximum floor area ratio of 1.5 are permitted.

5-408 Open space requirements.

(A) The multi-~~unit-family~~ residential portion of each development shall provide a minimum of 25 percent of land area as open and usable space; provided however that a portion of the space which would otherwise be required as green area may be met by comparable amenities and/or facilities provided in lieu thereof if such amenities or facilities meet or exceed the beneficial purposes which such green areas would accomplish. A determination by the director or by council in the case of a special use permit shall be made in each case as to whether the open space provided, in addition to meeting the technical definition of open space, is functional and usable or includes comparable amenities.

5-412 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-~~unit-family~~ dwellings in this zone.

Sec. 5-500 W-1/Waterfront mixed use zone.

5-502 Permitted uses.

The following uses are permitted in the W-1 zone:

(A) Single-~~unit-family~~ dwelling;

(A.1) Two-~~unit-family~~ dwelling;

(B) Multi-~~unit-family~~ dwelling;

5-504 Floor area ratio.

The permitted floor area ratio of a development in the W-1 zone depends on whether a single use or mixture of uses is proposed and whether a special use permit is sought.

(A) *Single use.* If a parcel is developed for only commercial use or for only residential use, the maximum permitted floor area ratio is:

(2) *Residential*: 1.0, except that for single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts, the maximum permitted floor area ratio is 1.50.

5-505 Density and lot requirements.

(A) *Density*. For single-unit, two-unit, and townhouse dwellings only, gross density shall not exceed 30 dwelling units per acre.

(B) *Lot size*.

(1) Reserved ~~Each structure containing multifamily dwellings shall be located on a lot with a minimum of 1,452 square feet of land area for each dwelling unit.~~

(C) *Lot width and frontage*.

(1) ~~For multi-unit-family dwellings, the minimum lot width at the front lot and building line shall be 50 feet.~~

5-506 Yard requirements.

(A) *Front yard*. No front yard is required except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

(B) *Side yards*. No side yards are required except in the following cases:

(1) Each interior end ~~lot-unit~~ wider than 25 feet in a group of townhouses shall provide a side yard of at least 8 feet.

(2) ~~Multi-unit-family~~ residential buildings shall provide two side yards based on a setback ratio of 1:2 and a minimum of 16 feet.

(C) *Rear yard*. Each lot shall provide a rear yard of at least 8 feet, except that each ~~multi-unit-family~~ residential building shall provide a rear yard based on a setback ratio of 1:2 and a minimum distance of 16 feet.

5-508 Open and usable space.

(A) Each residential use shall provide 35 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would. Residential uses shall provide a minimum of 300 square feet of open and usable space per dwelling unit, exclusive of any area required for off-street parking. The location and shape of such space shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped

~~roofs or other areas fully open to the sky which are not at ground level and which are accessible to all residents of the development if the director determines that such space functions as open space for residents to the same extent that ground level open space would.~~ In addition, each use, development or project adjacent to the Potomac River shall provide an open space walkway and bike way adjacent to the high watermark of the Potomac River.

5-512 Additional regulations for single-unit, two-unit-family and townhouse dwellings.

(A) *Lot size.* Each single-unit-family dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-unit-family dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit.

(B) *Frontage.* When measured at both the front lot line and the front building line, each single-unit-family dwelling and two-unit-family duplex dwelling requires a minimum of 50 feet of frontage, and a two-unit semi-detached dwelling requires a minimum frontage of ~~25~~37.5 feet for each dwelling unit.

(C) *Yards.* ~~For residential uses the following yard requirements apply.~~

(1) Front Yards. For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet. ~~Each single-family, and two-family dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. Each interior end-unit townhouse shall provide a side yard based on a 1:3 setback ratio and a minimum of eight feet.~~

(2) Side yards. Single and two-unit dwellings shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For lots less than 25 feet wide, no side yards shall be required.

(3) Rear yards. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

5-514 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.

Sec. 5-600 - CDD/Coordinated development district.

5-602 Coordinated development districts created, consistency with master plan, required approvals.

(A) The CDD districts, as shown on Table 1, are as follows:

Table 1. Coordinated Development Districts

CDD No.	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			****	****	Uses
***	***	***	***	***	***
2	Eisenhower Avenue Metro	***	****	****	Active recreational uses; animal care facility; animal care facility with overnight accommodation; any use with live entertainment; apartment hotel; business and professional office; child care home; church; congregate housing facility; congregate recreational facility; continuum of care facility; day care center; dwelling, multi-unit-family; elder care home; food or beverage production exceeding 5,000 sq. ft., which includes a retail component; fraternal or private club; health and athletic club or fitness studio; health profession office; helistop; homeless shelter;

					hospice; hospital; hotel; light assembly, service, and crafts; medical care facility; medical laboratory; nursing or convalescent home or hospice; outdoor dining; outdoor dining located on private property; outdoor dining and outdoor retail display and sales pursuant to 5-602(E)(14) and (15); outdoor market; passive recreational use; personal service establishment; public park; private school, academic; private school, commercial; public building; public school; radio or television broadcasting office and studio; recreation and entertainment use, indoor and outdoor; restaurant; retail shopping establishment; theater, live; social service use; solar energy system not serving a building, valet parking; and veterinary/animal hospital
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***	***	***	***	***	***
13	Triangle sites	CL zone regulations shall apply, except that single, two- <u>unit-family</u> , and townhouse dwellings are prohibited.	***	***	***
***	***	***	***	***	***
***	***	***	***	***	***
16	James Bland	***	***	***	Mix of residential uses (townhouse & multi- <u>unit-family</u>) & open space Multi- <u>unit-family</u> residential and retail
17	Landmark Gateway	***	***	***	Multi- <u>unit-family</u> residential and retail
17a	***	***	***	***	Mix of residential (multi- <u>unit-family</u> and/or townhouse), continuum of care facility for 120 units and retail uses
19	North Potomac Yard	***	***	***	Mixed-use development to include amusement enterprises; child care home; day care center; health and athletic club; health professional office; home professional office; restaurant; business and professional office; multi- <u>unit</u>

					family dwelling; retail shopping establishment; public park and community recreation buildings; outdoor dining; valet parking; light assembly; service and crafts; private school (commercial); private school (academic); personal service; hotel; parks and open spaces; public schools; special use utility; and community facilities.
20	Harris Teeter of Old Town North	****	****	****	Mix of residential (multi-unit-family and/or townhouse) and retail uses.
****	****	****	****	****	****
22	Seminary Overlook	***	***	***	Residential, Multi-unit-family Residential.
23	Fillmore/Beauregard	RC/High density and apartment zone. RA/Multi-unit-family zone regulations shall apply to the Goodwin House Property (T.M. 011.03-01-	****	****	Senior housing, senior affordable housing, continuum of care facility, nursing care facility, multi-unit-family housing, and churches.

		06). RA/ Multi-unit-family zone regulations shall apply to the Church of the Resurrection Property (T.M. 011.03-01-05) and as may be subdivided in the future.			
24	Oakville Triangle and Route 1 Corridor	***	***	***	1) Mixed-use development to include amusement enterprises; child care home; day care center; health and athletic club, health professional office; home professional office; park and community recreation buildings; outdoor dining; valet parking; hotel, restaurant, business and professional office, multi-unit-family dwelling; townhouse dwelling; continuum of care facility, nursing home, parks and

					open spaces; private school (commercial); private school (academic); personal service public schools; special utility. ***
25	ABC-Giant/Old Town North	***	***	***	Multi-unit family dwelling; day care center; health and athletic club or fitness studio; light assembly, service and crafts; personal service establishment; massage establishment; outdoor dining; pet supplies, grooming, training with no overnight accommodation; private school, academic or commercial, with more than 20 students on the premises at any one time; restaurant; retail shopping establishment; and valet parking.
26	Public Storage/Boat US	***	***	***	Multi-unit family dwelling; self-storage/warehouse; animal care facility with no overnight accommodation; catering; glass shop; health and athletic club or

					fitness studio; improved outdoor recreational facilities intended for passive and/or non-congregate recreational activities; light assembly, service and crafts; machine shop; manufacturing; massage establishment; motor vehicle parking or storage; outdoor dining; personal service establishment; printing and publishing services; private school, academic or commercial, with more than 20 students on the premises at any one time; recreational areas consisting of natural and unimproved geographic features; restaurant; retail shopping establishment; valet parking; and wholesale.
27	Greenhill/West Alexandria Properties	***	***	***	Multi-unit family dwelling; recreation and entertainment use; active and/or congregate recreational

					facilities; animal care facility with no overnight accommodation; automobile and trailer rental or sales area; business and professional office; day care center; health and athletic club or fitness studio; hotel; home for the elderly; improved outdoor recreational facilities intended for passive and/or non-congregate recreational activities; light assembly, service and crafts; massage establishment; medical office; outdoor dining; personal service establishment; private school, academic or commercial, with more than 20 students on the premises at any one time; public building; public park and community recreation buildings, including enclosed and semi-enclosed shelters and pavilions; public
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					school; restaurant; retail shopping establishment; and valet parking.
28	Greenhill South	***	***	***	Multi-unit family dwelling; amusement enterprise; active and/or congregate recreational facilities; business and professional office; convenience store; day care center; health and athletic club; home for the elderly; improved outdoor recreational facilities intended for passive and/or non-congregate recreational activities; light assembly, service and crafts; massage establishment; outdoor dining; personal service establishment; private school, academic or commercial, with more than 20 students on the premises at any one time; public building; public park and community recreation buildings, including enclosed and semi-enclosed

					shelters and pavilions; public school; recreational areas consisting of natural and unimproved geographic features; restaurant; retail shopping establishment; and valet parking.
29	Landmark Neighborhood	****	****	****	Active recreational uses; animal care facility; any use with live entertainment; apartment hotel; business and professional office; child care home; church; congregate housing facility; congregate recreational facility; continuum of care facility; day care center; dwelling, multi-unit family; dwelling, townhouse; elder care home; food or beverage production exceeding 5,000 sq. ft., which includes a retail component; fraternal or private club; health and athletic club or fitness studio; health profession

					office; helistop; hospice; hospital; hotel; light assembly, service, and crafts; medical care facility; medical laboratory; nursing or convalescent home or hospice; outdoor dining; outdoor market; passive recreational use; personal service establishment; public park; private school, academic; private school, commercial; public building; public school; radio or television broadcasting office and studio; recreation and entertainment use; restaurant; retail shopping establishment; social service use; valet parking; and veterinary/animal hospital
30	Potomac River Generating Station	****	****	****	Active recreational uses; animal care facility; any use with live entertainment; apartment hotel; arts and cultural anchors and tenants; business and professional office; child care

					home; church; congregate recreational facility; continuum of care facility; day care center; dwelling; multi- unit family; dwelling, townhouse; dwelling, co- living; elder care home; food or beverage production exceeding 5,000 sq. ft., which includes a retail component; fraternal or private club; health and athletic club or fitness studio; health profession office; helistop; hospice; hospital; hotel; interim surface parking lots for non- construction uses on undeveloped blocks; light assembly, service, and crafts; medical care facility; medical laboratory; nursing or convalescent home or hospice; outdoor dining; outdoor market; passive recreational use; personal service establishment; public park;
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					private school, academic; private school, commercial; public building; public school; radio or television broadcasting office and studio; recreation and entertainment use; restaurant; retail shopping establishment; social service use; valet parking; and veterinary/animal hospital
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Sec. 6-300 Floodplain district.

6-303 Definitions.

For the purposes of this section 6-300 the following terms and phrases shall have the meaning ascribed as follows below. Should any uncertainty occur with respect to the definition of any word, term or phrase used in this section, the applicable definitions set out in 44 CFR 59.1, as amended, shall apply.

(T) Manufactured home. A structure, transportable in one or more sections, which is built on a permanent chassis and is designed to be used as a single-unit-family dwelling, with or without permanent foundation, when connected to the required facilities, and which includes the plumbing, heating, air conditioning and electrical systems contained in the structure. A manufactured home shall include park trailers and other similar vehicles when placed on a site for greater than 180 days.

(Y) Residential building. Any single-unit-family dwelling, two-unit-family dwelling, ~~row~~ or townhouse dwelling, or multi-unit-family dwelling, and any accessory building or structure.

Sec. 6-500 Urban overlay district (Old Town North).

6-504 Underground parking.

Where the underlying zone allows an increased floor area ratio with approval of a special use permit, an additional criteria for the special use permit will be the provision of underground or embedded parking in compliance with the following rules.

(E) Exemption. Underground or embedded parking shall not be required for residential townhouse development, for single or two-unit-family dwellings, or on any lot of record on June 24, 1992 which is less than 10,000 square feet in size.

Sec. 6-600 Mount Vernon Avenue urban overlay zone.

6-603 Uses.

(A) Permitted and special use restrictions. The following uses, otherwise allowed either as permitted or special uses in the CL zone, are not permitted in the overlay zone area:

(5) ~~Reserved Rooming house;~~

Sec. 6-700 KR/King Street urban retail zone.

6-702 Uses.

Uses in the King Street urban retail zone are divided into two categories, depending on their location, in order to protect and enhance opportunities for existing and future retail uses. The two use categories, which are each further divided into permitted and special uses, are defined as followed:

Ground floor uses: Retail and other active uses are emphasized in the ground floor uses category. The ground floor uses category applies to uses to be located in the space within the first 50 feet of a building, measured from the front building wall, and in a building that is set back no further than 30 feet from a front property and with a first floor of the building within four feet above the sidewalk grade.

Upper floor uses: The second category of uses is all space that is not located within the ground floor of a building, as that is defined above. Upper floor uses may be located on floors above the ground floor, in the space on the ground floor beyond the 50 feet threshold for ground floor uses, and in buildings not considered retail appropriate because they are elevated above grade or set back an excessive distance from the street as expressed above.

(B) Upper floor uses.

(1) Permitted uses:

(b) ~~Multi-unit family~~ dwelling units or up to eight auxiliary dwelling units;

(l) ~~Reserved Rooming house;~~

6-703 Parking requirements for residential uses.

Notwithstanding any contrary provisions of this ordinance, for residential uses, other than multi-~~unit family~~ dwellings, a minimum of one parking space is required for each dwelling unit.

6-705 Building and development requirements.

(A) *Frontage, lot and yard requirements.* There shall be no frontage, lot or yard requirements, except for the supplemental yard and setback provisions of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

(C) *Floor area ratio.*

(2) For properties west of South Peyton Street on the south side and west of Harvard Street on the north side of King Street, the following FAR limits apply:

(b) Residential.

(1) For residential uses other than those specified by section 6-705(C)(2)(b)(2) below, the maximum permitted FAR is 1.25, ~~not to exceed one dwelling unit for each 800 square feet of lot area or 54.45 units an acre.~~

6-708 Co-living dwellings.

Notwithstanding any contrary provisions of this ordinance, the following uses may be allowed by the director by administrative review and approval pursuant to the standards and procedures of section 11-513 of this ordinance: Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as ~~multi-unit-family~~ dwellings in this zone.

7-101 Permitted

d accessory buildings, uses and structures.

Permitted accessory buildings, uses and structures shall be limited to the following and any additional building, use or structure which the director finds is similar to those listed in scope, size and impact, is associated with a permitted building, use or structure, and is otherwise in compliance with this ordinance:

(I) Guest house, accessory to a single-~~unit-family~~ dwelling, provided it is used by temporary guests or occupants of the main residence, contains no kitchen facilities and is not rented or otherwise used as a separate dwelling;

7-202 Permitted obstructions.

The following obstructions shall be permitted when located in a required yard and placed so as not to obstruct light and ventilation and when otherwise permitted by law:

(C) In any yard except a front yard.

(2) Sheds and other small accessory buildings:

(a) For lots developed with single and two-~~unit-family~~ dwellings, not located in a historic district, such structures may not exceed 100 square feet in floor area in the aggregate and may have a building height no greater than ten feet.

(b) For lots developed with townhouse dwellings or single or two-~~unit-family~~ dwellings located within a historic district, such structures may not exceed 65 square feet of floor area in the aggregate and may have a building height no greater than eight feet.

7-203 Accessory dwellings.

(B) Use limitations.

(1) An accessory dwelling shall be permitted as an accessory use to a single-~~unit-family~~, two-~~unit-family~~ or townhouse dwelling only.

Sec. 7-900 ~~Reserved. Provisions applying at lines of zone change.~~

~~7-901 Purpose.~~

It is the intent of these regulations to provide for increased setback requirements where commercial or industrial buildings are proximate to residential zones in order that property in the residential zone shall not be adversely affected.

~~7-902 Setback requirements.~~

~~(A) Side and rear yards.— No commercial building shall be located within a distance from the nearest residential zone line equal to the height of such commercial building or 25 feet, whichever is greater.~~

~~(1) For the purpose of construing this section 7-902, a commercial building shall mean a building containing retail, office, business or industrial uses regardless of the zone in which the building is located.~~

~~(2) For the purpose of construing this section 7-902, the location of alleys, walkways and other separations of zone or lot lines shall not affect the distance requirements of section 7-902.~~

~~(3) Where a building would otherwise be affected by this section 7-902, and the commercial uses it contains are limited to the first or a lower floor, then a special use permit may be approved to allow the side and rear yard setback regulations of the adjacent residential zone which is to be protected to apply to such commercial building.~~

~~(4) An applicant who seeks to rezone land from a commercial to a residential zone, thereby imposing this section 7-902 on an existing or future commercial building not otherwise so affected, may proffer a partial or total waiver of this section 7-902 and city council may approve such a rezoning if it is conditioned on the application of such waiver as may be appropriate. If the affected commercial lot is less than 100 feet in width, the rezoning shall be denied if no such proffer is made.~~

~~(B) Front yards.— A commercial or industrial building within a commercial or industrial zone, directly across a street from property in a residential zone, shall provide the minimum front yard required of the residential zone.~~

~~(C) Industrial.— No building or structure in the industrial zone shall be permitted within 100 feet of a residential zone line with exception of the following:~~

~~(1) Fences and walls with a height not in excess of ten feet.~~

~~7-903 Relief from requirements.~~

~~The planning commission may vary the requirements of this section 7-900 as part of the site plan process, notwithstanding that a site plan is not otherwise required for the proposed development. In the event that application is made for site plan approval exclusively to secure relief from the provisions of this section 7-900, then notwithstanding any contrary provision of section 11-400, the required site plan application material shall be limited to that reasonably necessary to enable review under this section 7-900, and the fee shall be the minimum site plan fee as prescribed pursuant to section 11-104.~~

~~(Ord. No. 5254, § 7, 11-16-19; Ord. No. 5447, § 2, 7-5-22)~~

7-1102 Restrictions on parking recreational vehicles in residential zones.

Recreational vehicles may be parked in any residential zone only on a lot occupied and used for single-unit, two-unit, family or townhouse, or multi-unit (up to four units) dwelling purposes and only subject to the following:

(B) Not more than one recreational vehicle shall be permitted on for each lot single-family dwelling, except that any number of such recreational vehicles may be permitted if parked within an approved, enclosed garage or storage building; and

Sec. 7-1400 Reserved. Rooming houses.

No special use permit authorizing a rooming house shall continue in effect for more than five years.

Sec. 7-1900 Reserved. Roominghouses.

(A) Special use permit required. No roominghouse may be operated in the city unless a special use permit for the roominghouse has been approved by city council. All applications for a special use permit to operate a roominghouse shall be submitted to the director.

(B) The director's recommendation. In formulating his recommendation on the special use permit application, the director, in addition to any other applicable factors, shall consider credible evidence derived from his investigation or from any other source as to the following factors:

(1) Whether the applicant has been convicted of a felony under the laws of any state or the United States, or has been convicted of any crime or offense involving moral turpitude, within the ten years next preceding the application, as determined by the Alexandria Police Department after a review to which the applicant shall consent.

(2) Whether the premises has adequate parking to accommodate the number of roomers requested.

(3) Whether the premises is so situated with respect to any residence or residential area that the operation of a roominghouse will adversely affect real property values or substantially interfere with the usual quietude and tranquility of such residence or residential area.

(C) Code compliance. Prior to formulating a recommendation, the director, together with the director of code enforcement, shall cause the proposed roominghouse to be inspected, and the director shall not recommend approval unless the proposed roominghouse is in compliance with all applicable provisions of law, including without limitation the Zoning Ordinance, the Uniform Statewide Building Code and the Fire Prevention Code.

(D) Minimum requirements for approved roominghouses. In addition to any other conditions which council may impose in granting a special use permit, every roominghouse shall comply with the following conditions:

(1) The operator, who shall be the owner of the premises, shall at all times reside at the subject premises; however, this condition may be waived or amended by city council for

good cause if the roominghouse is located in the CD, CDX, OC, OCM, OCH, OR CRMU zone.

(2) Every sleeping room shall have a smoke detector, which shall be part of a hard-wired smoke detector system.

(3) The operator of the roominghouse shall change bed linens and towels, if supplied by the operator, at least once each week and each time prior to the letting of any room to any occupant, and shall maintain all other supplied bedding in a clean and sanitary manner.

(4) The operator of the roominghouse shall be responsible for the sanitary maintenance of all walls, floors and ceilings, and shall keep the roominghouse and all parts thereof, including the premises on which it is located, free of any accumulation of dirt, filth, rubbish and garbage, and effectively protected against vermin infestation.

(5) The operator of the roominghouse shall be responsible for the peace and good order of the premises, and shall at all times see that the premises does not become a public or common nuisance by reason, among others, of the congregation of disorderly persons, inebriates, or persons using or selling controlled substances.

(E) Annual inspections. On an annual basis, the directors of code enforcement and planning and zoning shall inspect the roominghouse to determine if the facility is in compliance with the conditions of the special use permit and conforms to the Uniform Statewide Building Code and the Fire Prevention Code.

(F) Additional hearing on the special use permit. If the director finds that there are violations of the special use permit, or if he finds conditions of the operation which have a negative impact on the community, and in either event he believes that additional conditions, suspension or revocation is warranted in order to alleviate the problem, then he shall cause the special use permit to be docketed for hearing before the planning commission and the city council for consideration of such issues.

(Ord. No. 4025, § 1, 11-14-98; Ord. No. 4041, § 2, 3, 4-17-99)

Sec. 7-2200 Tree coverage requirement.

The supplemental regulations in this section apply to residential lots in the R-20, R-12, R-8, R-5, R-2-5, and lots developed or proposed to be developed with single-unit family and two-unit family dwellings in the RA and RB zones, not including property located within the Old and Historic Alexandria and Parker-Gray Districts. The tree coverage requirements are as follows:

Sec. 7-2500 Private garages.

7-2501 Freestanding private garages to the rear to the rear of the main building.

The supplemental regulations in this section 7-2501 apply to residential lots developed or proposed to be developed with a single-family or two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, and only single or two-unit dwellings in the RA and RB zones, not including property located within the Old and Historic Alexandria and Parker-Gray Districts. Freestanding

private garages located within required yards or excluded from floor area shall be permitted subject to the following standards: ***

7-2502 Attached private garages.

The supplemental regulations in this section 7-2502 apply to residential lots developed or proposed to be developed with a ~~single-family~~ dwellings in the R-20, R-12, R-8, R-5, R-2-5, and only single and two-unit dwellings in the RA and RB zones, not including property located within the Old and Historic Alexandria and Parker-Gray Districts. Private garages attached to the principal structure are only permitted when in compliance with the following standards:

ARTICLE VIII. OFF-STREET PARKING AND LOADING

Sec. 8-200 General parking regulations.

(A) Schedule of requirements. The following number of parking spaces shall be provided for each use listed. In the case of any use not listed in section 8-200(A), the requirements of the most similar listed use shall apply. The requirements of section 8-200(A) may be reduced when special zoning allows parking reductions and the required approvals of the director and the director of transportation and environmental services have been obtained and the conditions of said approval are complied with.

(1) ~~Single-unit family detached, two-unit family and row or townhouse, and multi-unit up to four unit dwellings: two (2.0) spaces per dwelling unit for single-family detached, two-family, and townhouse dwellings.~~

(a) Within the enhanced transit area: no minimum requirement

(b) Outside the enhanced transit area: 0.5 spaces per dwelling unit

(2) ~~Multi-unit family dwellings with more than four dwelling units.~~

(a) Parking ratio.

i. Metro Station Walkshed Area. Multi-unit family dwellings located on property within the Metro Half-Mile Walkshed as shown on the map approved herewith, titled "City of Alexandria Metro Station Walkshed Map," as the same may be amended from time to time to incorporate new Metro stations: ~~i. shall provide~~ eight-tenths of a parking space per bedroom, unless the applicant shows, to the satisfaction of the director, that the multi-unit family dwelling complies with any of the following in which case the ratio shall be reduced by the percentage as shown:

(A) Five percent if the multi-unit family dwelling is within one-quarter of a mile of four or more active bus routes;

(B) Ten percent if the multi-unit family dwelling has a walkability index of 90—100 or five percent if the multifamily dwelling has a walkability index of 80—89; or

(C) Five percent if the multi-unit family dwelling includes 20 percent or more studio units.

ii. Outside the Metro Station Walkshed Area. Multi-unit family dwellings located on property not within the Metro Half-Mile Walkshed: ~~i. shall provide~~ one parking space per bedroom, unless the applicant shows, to the satisfaction of the director, that the multi-unit family dwelling complies with any of the following in which case the ratio shall be reduced by the percentage as shown:

- (A) Ten percent if the multi-unit-family dwelling is outside of the Metro Half-Mile Walkshed but within the Bus Rapid Transit Half-Mile Walkshed as shown on the map approved herewith, titled "City of Alexandria Bus Rapid Transit Walkshed Map," as the same may be amended from time to time to incorporate new operational bus rapid transit stops;
- (B) Five percent if the multi-unit-family dwelling is within one-quarter of a mile of four or more active bus routes;
- (C) Ten percent if the multi-unit-family dwelling has a walkability index of 90—100 or five percent if the multifamily dwelling has a walkability index of 80—89; or
- (D) Five percent if the multi-unit-family dwelling includes 20 percent or more studio units.

iii. Optional parking ratio for affordable housing. If a multi-unit family building includes income-restricted units, the parking ratio for such units may be as follows:

d. The above parking ratios may be reduced by the following percentages if the applicant can show, to the satisfaction of the director, that the multi-unit-family dwelling in which the units are located complies with any of the following:

- (A) Ten percent if the multi-unit-family dwelling is within the Metro Half-Mile Walkshed or Bus Rapid Transit Half-Mile Walkshed, as shown on the maps titled "City of Alexandria Metro Station Walkshed Map" and "City of Alexandria Bus Rapid Transit Walkshed Map";
- (B) Five percent if the multi-unit-family dwelling is within one-quarter of a mile of four or more active bus routes;
- (C) Ten percent if the multi-unit-family dwelling has a walkability index score of 90—100 or five percent if the multi-unit-family dwelling has a walkability index score of 80—89; or
- (D) Five percent if the multi-unit-family dwelling includes 20 percent or more studio units.

(b) Calculation of the number of bedrooms. For purposes of calculating the required number of parking spaces for a multi-unit-family dwelling, the following shall apply:

v. If the multi-unit-family dwelling includes affordable units that are exercising the optional parking ratio for affordable housing pursuant to section 8-200(A)(2)(a)(iii) herein, such units shall be

removed from the count and calculated separately with the applicable ratios.

(c) Parking requirement. The parking requirement for the multi-unit-family dwelling shall be the number of bedrooms calculated pursuant to section (b) above, multiplied by the parking ratio calculated pursuant to section (a) above, subject to the following:

(3) ~~Reserved. Boardinghouses and rooming houses: one space for each four guest rooms; provided, that the number of off-street parking spaces for any rooming house or boarding house authorized by a special use permit granted by city council after December 12, 1987, shall be determined by council when granting, and shall be as set forth in, the special use permit.~~

(C) Location of parking facilities.

(1) For all single-unit-family detached and two-unit-family residential townhouse, and multi-unit up to four unit dwellings, required off-street parking facilities shall be located on the same lot as the main building. Tandem parking is permitted to meet this requirement.

(2) For all multi-unit-family dwellings, required off-street parking facilities shall be located on the same lot as the main building lot, on a lot separated from the main building lot by an alley or directly across the street from the main building when separated by a minor local street only. ~~Tandem parking is permitted to meet this requirement for up to four dwelling units that share a garage within a multiunit family building provided that no more than four off-street parking spaces shall be tandem.~~

(7) Parking, required or otherwise, limited on residential lots. For all lots containing single-unit-family, two-unit-family or townhouse, or multi-unit up to four unit dwelling uses, there shall be a limit of one vehicle per 1,000 square feet of lot area, not to exceed a maximum of four (4) vehicles per lot parked or stored outside on the lot in question.

(F) Prior existing buildings and structures.

(3) The provisions of this section 8-200(F) shall not apply to the enlargement, significant enlargement or significant alteration of single-unit family, two-unit, family or row or townhouse dwellings.

(5) No single-unit family, two-unit-family or townhouse dwelling shall be deemed a noncomplying use or structure because it failed to provide two required

parking spaces on June 24, 1992, if the dwelling did provide one required parking space on that date.

(6) Notwithstanding the provisions of section 8-100 above and except as provided in section 8-200(F)(3), if any land has been changed in use to a multi-unit ~~family~~ residential use or any structure or building has been changed in use to a multi-unit ~~family~~ residential use, or a multi-unit ~~family~~ dwelling has been enlarged, significantly enlarged or significantly altered after May 16, 2015, the parking requirements of this Article VIII shall apply to all the land and to the entire structure or building upon completion of the change in use, significant enlargement or significant alteration, however, any existing parking above the requirement may remain. This section shall not apply if a construction or alteration permit has been applied for and reasonably soon thereafter construction activity has commenced and continues to be diligently pursued as of May 16, 2015, or if a special use permit is obtained under section 7-700 or section 11-500 which authorizes the change in use, enlargement, significant enlargement or significant alteration with the provision of less off-street parking than is required.

Sec. 8-400 King Street Transit Parking District.

(B) Requirements. Within the King Street transit parking district, the following regulations shall apply to off-street parking; uses not listed shall provide parking pursuant to section 8-200(A):

(2) Reserved. ~~Single family, two family, and row or townhouse shall have one parking space per dwelling unit.~~

ARTICLE IX SIGNS

Sec. 9-200 Sign regulations by zoning district.

9-201 Residential district signs.

(A) Except as otherwise prohibited in this article, the following signs are permitted as accessory to residential or non-residential uses in the following residential districts.

(1) In the R-20, R-12, R-8, R-5, R-2-5, RB, RM, RS, RT, POS, and WPR zones the following regulations shall apply:

a. On property used for residential purposes only the following signs are permitted:

iii. Permanent signs:

4. Additional signs at a multi-unit-family property in the RB zone:

a. Number and size limits: One permanent sign is permitted per multi-unit-family property to be located at each of the property's street frontages with a maximum size of 40 square feet for each sign if wall mounted or 32 square feet if free standing.

(2) In the RA, RC, RCX, and RD zones the following regulations shall apply:

a. On property used for residential purposes only the following signs are permitted:

iii. Permanent signs:

5. Signs along a multi-unit-family property's street frontage:

b. On property used for mixed use or non-residential purposes:

iii. Permanent signs:

5. Signs along a multi-unit-family or non-residential property's street frontage:

ARTICLE XI. DEVELOPMENT APPROVALS AND PROCEDURES

DIVISION B. DEVELOPMENT APPROVALS

11-404 Development exempt from site plan requirement.

The prohibitions of section 11-403(A), (B) and (C) shall not apply to:

(G) Lots in the R-20, R-12, R-8, R-5, and R-2-5 zones developed with a multi-unit dwelling.

11-413 Cost of public improvements.

(A) The planning commission shall require payment in full or guarantee of payment in full of all costs or a proportionate share of costs for the construction and installation of landscaping, public streets, alley, sidewalks, curbs, gutters, sewers, drains and other public improvements, facilities or services within an approved site plan, subject however to the following minimum schedule:

(2) Collector or arterial street within site: All cost of sidewalk, curb, gutter, driveway and grading and 36 foot wide pavement in single, ~~and two-unit family,~~ and multi-unit (up to four units) zones or 44-foot-wide pavement in multi-unit family, mixed-use, commercial and industrial zones. Pavement in excess of these requirements will be installed at city cost.

11-416 Modifications.

(A) Modification of zoning regulations.

(1) In approving a site plan under the provisions of this section 11-400, the planning commission may modify the minimum frontage, yard, open and usable space, ~~zone transition setback~~ or other minimum requirements imposed by this ordinance for the zone or zones applicable to the land depicted in the site plan, or the requirements of section 11-410(CC), if the planning commission determines that such modification is necessary or desirable to good site development, that specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought and that such modification will not be detrimental to neighboring property or to the public health, safety and welfare. For modifications of the requirements of section 11-410(CC) the planning commission must also determine that the modification will not violate the intention of section 11-410(CC) to require a reasonable amount of landscaping.

11-512 Separate permit not required.

No special use permit shall be required for the following development features when the location, size and design is included as part of a site plan or special use permit approval:

(B) Tandem and reduced size parking spaces in conjunction with single-unit-family, two-unit-family, multi-unit (up to four units), and townhouse projects; and

11-603 Cluster development limitations.

(A) Where permitted. Cluster developments shall be permitted for single-unit-family, two-unit-family, and townhouse dwellings where such development is permitted.

Sec. 11-1300 Special exception.

11-1302 Special exception established.

A lot developed with a single-unit-family, two-unit-family, ~~or townhouse~~, or multi-unit (up to four units) dwelling may be the subject of a special exception from the following zoning requirements pursuant to this section 11-1300:

(B) Yard and setback requirements for enlargement of a dwelling, as follows:

(3) Nothing in this subsection shall be deemed to authorize the extension or enlargement of a dwelling ~~single-family, two-family or townhouse dwelling~~ beyond the maximum height or floor area ratio permitted by the zone in which such dwelling is located nor to authorize the approval of more than one special exception per dwelling under the provisions of this subsection.

(C) Yard and setback requirements for a front porch subject to the following requirements:

(2) Nothing in this subsection shall be deemed to authorize the extension or enlargement of a dwelling ~~single-family, two-family or townhouse dwelling~~ beyond the height or floor area ratio permitted by the zone in which such dwelling is located, nor to authorize the approval of more than one special exception per dwelling under the provisions of this subsection.

(D) Maximum height for single-unit, ~~and two-unit, and multi-unit family~~ dwellings in the R-20, R-12, R-8, R-5, R-2-5, and single-family and two-unit family dwellings in the RA and RB zones not including property located within the Old and Historic Alexandria and Parker-Gray Districts, subject to the following requirements:

(E) Attached private garages with the vehicle opening facing the primary front yard that do not meet the requirements of section 7-2500 that are located on lots developed with a single-unit, two-unit, or multi-unit-family dwelling in the R-20, R-12, R-8, R-5, R-2-5, RA and RB zones, not including property located within the Old and Historic Alexandria and Parker-Gray Districts, subject to the following requirements:

ARTICLE XII.
NONCOMPLIANCE AND NONCONFORMITY

12-210 Regulation of nonconforming uses in residential zones.

(E) Notwithstanding the provisions of sections 12-201 through 12-209, any multi-unit ~~family~~ dwelling, which is classified as a nonconforming use as defined in section 12-201 may be reclassified as a noncomplying use, subject to the provisions of this section 12-210(E):

(2) The granting of such special use permit shall constitute the reclassification of such multi-unit ~~family~~ dwelling from nonconforming use to noncomplying use status, subject to such terms and conditions as council may provide in granting the special use permit, and subject to section 12-300, to the extent adopted by city council in approving the special use permit; provided that no such permit may authorize any increase in the size or intensity of such multi-unit dwelling ~~family~~ use greater than that which existed on June 24, 1992, or any change to a less restrictive use than that which existed on June 24, 1992.

(3) When an application for a special use permit under this section 12-210(E) is considered, the following criteria shall apply in addition to those set forth in section 11-500:

(a) The degree to which the multi-unit ~~family~~ dwelling is compatible with existing uses in the nearby neighborhood; and

(b) The degree to which the multi-unit ~~family~~ dwelling provides diversity in the housing stock available within the city; and

(c) The degree to which the reclassification of such multi-unit ~~family~~ dwelling will serve to promote the retention of a use compatible with existing uses in the nearby neighborhood and the provision of diversity in the housing stock available within the city.

(4) City council may grant a special use permit under this section 12-210(E) if it determines that the multi-unit ~~family~~ dwelling is compatible with the existing uses in the nearby neighborhood; provides diversity in the housing stock available in the city; promotes the retention of a use compatible with existing uses in the nearby neighborhood and the provision of diversity in the housing stock available within the city; and complies with the requirements of section 11-500.

12-211 Reserved. ~~Regulation of nonconforming rooming houses and boardinghouses.~~

~~Any rooming house or boardinghouse in existence on December 12, 1987, for which a special use permit has not been granted shall be deemed a nonconforming use and shall be discontinued~~

on or before June 30, 1992, unless it obtains a special use permit which authorizes its continuation subject to the following:

(A) ~~No later than May 1, 1992, the owner or operator of any such nonconforming rooming house or boardinghouse may seek from city council an extension of the date by which it must come into conformity with this section 12-211 by filing with the director a petition which sets forth in detail the reasons why a fair and reasonable return on the investment in such rooming house or boardinghouse made by the petitioner prior to December 12, 1987, cannot be obtained prior to June 30, 1992.~~

(B) ~~Council shall conduct a public hearing on any such petition, prior to which the director shall provide notice in accordance with the provisions of section 11-300 of this ordinance.~~

(C) ~~Following the hearing, council may extend the June 30, 1992, date only if it finds that a strict application of the date will deny the petitioner the opportunity to realize a fair and reasonable return on the investment in the nonconforming rooming house or boardinghouse made by the petitioner prior to December 12, 1987, in which case council shall extend the date to a time which it determines will provide such opportunity to the petitioner.~~

Sec. 12-400 Substandard residential lots.

The following regulations apply to substandard residential lots where the lack of conformity existed prior to June 24, 1992.

12-401

Any lot in the R-20, R-12, R-8, R-5, or R-2-5 ~~or RA~~ residence zones, which lot was of record on December 28, 1951, and continuously thereafter, but which lot has less area or less width at the front lot line or front building line than the minimum required for use in the zone where it is situated (referred to hereafter in this section as a substandard lot), may be developed only with a residential use in compliance with the zone where it is situated ~~single family dwelling and its accessory buildings~~, subject to the following provisions:

12-402

Notwithstanding the provisions of section 12-401, a substandard lot which complied with the provisions of this ordinance or other prior law in effect on the date such lot was recorded, and which has continuously been of record since such date, may be developed only with a residential use in compliance with the zone where it is situated ~~single family dwelling and its accessory buildings~~, subject to the following provisions:

Sec. 12-900 Developed substandard residential lots.

12-901 ~~[Requirements.]~~ A residential dwelling on a lot in the R-20, R-12, R-8, R-5, or R-2-5, ~~and single family and two family dwellings in the RA and RB zones (not including property located within the Old and Historic Alexandria and Parker Gray Districts)~~ which lot has less lot

area, lot width, or lot frontage than the minimum required for use in the zone where it is situated (referred to hereafter in this section as a substandard lot), is subject to the following requirements.

Sec. 12-1000 Lots in the RA, RB, RM, CL, CSL, CD, CD-X, OC, OCM(50), OCM(100), OCH, CRMU/L, CRMU/M, CRMU/H, and CRMU/X zones.

Any lot of record prior to [DATE OF ADOPTION] in the RA, RB, RM, CL, CSL, CD, CD-X, OC, OCM(50), OCM(100), OCH, CRMU/L, CRMU/H, or CRMU/X zone which exceeds the maximum density permitted or has less area, width, or frontage than the minimum required for the use in the zone where it is situated, may be developed with a single-unit, two-unit, or townhouse dwelling and its accessory structures subject to the following requirements:

(A) Bulk and open space requirements. The dwelling shall comply with the bulk and open space regulations of the zone in which it is situated except that, regardless of the maximum height and floor area ratio otherwise established, the maximum permitted height and floor area ratio shall be 35 feet and 1.50, respectively.

(B) Off-street parking. The provisions of Article VIII of this ordinance shall apply.

ARTICLE XIII ENVIRONMENTAL MANAGEMENT

13-109 General performance requirements for CBPAs.

The director of T&ES shall approve development, redevelopment, uses, or land-disturbing activities in the CBPA only if it is found that the activity is in compliance with this Article XIII and that the applicant has demonstrated, by a preponderance of the evidence, that the proposed development, redevelopment, use, or land-disturbing activity meets or exceeds the following standards.

(E) All development, redevelopment, and uses disturbing greater than 2,500 square feet shall meet the following storm water quality management performance requirements. For purposes of this section, the following shall be used to define the site area for determining water quality requirements: for projects disturbing less than 50 percent of the tax parcel (or if multiple parcels are involved, the land subject to the application), the disturbed area shall be used as the site area; for projects disturbing greater than or equal to 50 percent of the tax parcel (or if multiple parcels are involved, the land subject to the application), the entire tax parcel shall be used as the site area.

(2) ~~Single-unit-family~~ residences separately built and disturbing less than one acre and not part of a larger common plan of development or sale, including additions or modifications to existing ~~single-unit-family~~ detached residential structures are exempt from subsections (4) and (5) below. The Alexandria water quality volume default requirement in subsection (6) still applies.

13-110 Alexandria water quality improvement fund and alternative stormwater management equivalency options.

(A) The director of T&ES, in consultation with the director of planning and zoning and the director of recreation, parks, and cultural activities, as appropriate, shall establish equivalent stormwater management options that may be used to meet the requirements of section 13-109(E)(6) and section 13-109(E)(11)(c). Options shall include the following:

(2) Monetary contributions to the Alexandria water quality improvement fund provided for in subsection (C) below.

(D) In determining whether to allow equivalent stormwater options, as well as the appropriate combination of on-site and off-site controls, the director of T&ES shall take into consideration the following:

(4) Whether site-specific constraints would make on-site treatment difficult or impractical, especially when the site consists of a single-~~unit family~~ residence separately built and not part of a subdivision;

(9) Single-~~unit family~~ residential development projects that are exempt from the water quality requirements of section 13-123(A) are considered eligible to contribute to the Alexandria water quality improvement fund in section 13-110(A)(2) to meet the Alexandria water quality volume default requirement in section 13-107(E)(3) with no further consideration of items (1) through (8) above.

13-111 Development review process.

(A) Any development, redevelopment, or use exceeding 2,500 square feet of land disturbance within the CBPA shall be subject to the development review process outlined in subsection (C) below prior to any clearing of the site, or the issuance of any building, land use, or land development permit. However, any land-disturbing activity less than one acre within the CBPA shall not be required to complete a registration statement for coverage under the general permit, but shall be subject to all aspects of the development review process, to include the water quality and quantity criteria in subsections 13-109(E) and (F). Further, any detached single-~~unit family~~ home construction within or outside of a common plan of development or sale that is not otherwise exempt shall not be required to complete a registration statement, but shall adhere to all other requirements of the general permit and all applicable requirements of this article.

13-123 Exemptions.

(D) Single-~~unit family~~ residences separately built and disturbing less than one acre and not part of a larger common plan of development or sale, including additions or modifications to existing single-~~unit family~~ detached residential structures are exempt from the water quality requirements of sections 109(E)(3) and (E)(4) except the Alexandria water quality volume default requirement in section 13-109(E)(5) still applies.
