

Introduction and first reading: 4/8/25
Public hearing: 4/26/25
Second reading and enactment: 4/26/25

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE to amend and reordain Section 2-145 (FLOOR AREA) of Article II (DEFINITIONS); Sections 3-505 (LOT REQUIREMENTS), 3-907 (CERTAIN STRUCTURES, LOTS AND USES INCONSISTENT WITH THESE PROVISIONS), and 3-1201 (PURPOSE) of Article III (RESIDENTIAL ZONE REGULATIONS); Sections 4-506 (BULK REGULATIONS) and 4-1002 (PERMITTED USES) of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES); Section 5-402 (PERMITTED USES) of Article V (MIXED USE ZONES); Section 6-705 (BUILDING AND DEVELOPMENT REQUIREMENTS) of Article VI (SPECIAL AND OVERLAY ZONES); Sections 7-103 (BUILDING, USE, AND STRUCTURE LIMITATIONS) and 7-202 (PERMITTED OBSTRUCTIONS) of Article VII (SUPPLEMENTAL ZONE REGULATIONS); and Sections 11-404 (DEVELOPMENT EXEMPT FROM SITE PLAN REQUIREMENT), 11-409 (ACTION ON SITE PLANS), 11-410 (SITE PLAN REQUIREMENTS), 11-414 (AS BUILT SITE PLAN REQUIRED), 11-415 (AMENDMENT TO APPROVED SITE PLAN), 11-1302 (SPECIAL EXCEPTION ESTABLISHED), 11-1402 (PROCEDURES FOR ZONE EXTENSION), 11-1712 (AMENDMENTS TO APPROVED PLAT) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES); and 12-302 (NONCOMPLYING USES) of Article XII (NONCOMPLIANCE AND NONCONFORMITY) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00001.

Summary

The proposed ordinance accomplishes the final adoption of Text Amendment No. 2025-00001 to make various updates to the Zoning Ordinance.

Sponsor

Department of Planning and Zoning

Staff

Karl Moritz, Director of Planning and Zoning
Cheran Ivery, City Attorney
Christina Zechman Brown, Deputy City Attorney

Authority

§§ 2.04(w), 9.12, Alexandria City Charter
§ 11-800, City of Alexandria Zoning Ordinance

Estimated Costs of Implementation

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None

Attachments in Addition to Proposed Ordinance and its Attachments (if any)

None