

ORDINANCE NO. 5405

AN ORDINANCE to amend and reordain Article II to define co-living dwelling and amend apartment hotel and tourist home definitions; Article III to allow co-living dwellings with a Special Use Permit in RM, RB, RS, RT, RMF zones; Article III to allow co-living dwellings with an administrative Special Use Permit in RCX, RA, RC, RD zones; Article IV to allow co-living dwellings with an administrative Special Use Permit in CC, CSL, CG, CD, CD-X, CL, OC, OCH, OCM(50), OCM(100), NR; Article V to allow co-living dwellings with an administrative Special Use Permit in CRMU-L, CRMU-M, CRMU-H, CRMU-X, W-1, zones; Article VI to allow co-living dwellings with an administrative Special Use Permit in KR zone; each zone listed above to classify the use as non-residential for the purpose of applying area and bulk regulations for up to two co-living dwellings; Article VIII to establish parking requirements for co-living dwellings; and Article XI to establish administrative review criteria including number of units, maximum occupancy, sign requirements, and the minimum term for lease agreements as well as identify conditions which require a Special Use Permit in the aforementioned zones, of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2021-00004.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2021-00004, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on January 4, 2022 of a text amendment to the Zoning Ordinance to adopt provisions to allow co-living dwellings, which recommendation was approved by the City Council at public hearing on January 22, 2022;
2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and concurs in the finding and action of the Planning Commission above stated;
3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the following Sections of Article II of the Zoning Ordinance be, and the same hereby are, amended by deleting the language shown in strikethrough and inserting new language shown in underline or added and ordained, as follows:

2-112 – Apartment hotel.

A building or portion thereof designed for or containing guest rooms or suites of rooms for transient occupants ~~and dwelling units with or without unit private~~ cooking facilities ~~and with or without common kitchen, dining or living facilities~~ for occupancy on a short- or long-term basis.

2-136.2 – Dwelling, co-living.

A portion of a building containing five or six private living spaces, a shared kitchen 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.

2-198 - Tourist home.

A building in which board or rooms or both are offered to the traveling public for compensation and which is open to transient guests, not exceeding nine individuals, as distinguished from a rooming house or co-living dwelling.

Section 2. That the following Sections of Article III of the Zoning Ordinance be, and the same hereby are, amended by deleting the language shown in strikethrough and inserting new language shown in underline or added and ordained, as follows:

3-602.1 – Administrative special uses.

The following uses may be allowed in the RA zone with administrative approval pursuant to section 11-513 of this ordinance:

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(C) Co-living dwelling, not to exceed two units;

3-603 - Special uses.

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

\*\*\*

(B) ~~Reserved~~ Co-living dwelling, other than pursuant to section 3-602.1;

\*\*\*

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 multifamily dwellings in this zone. Each such co-living dwelling shall provide the parking required under section 8-200(A)(22).

3-703 - Special uses.

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

\*\*\*

(A.1) Co-living dwelling, not to exceed two units;

(B) ~~Day care center;~~ Continuum of care facility;

(C) ~~Continuum of care facility;~~ Day care center;

\*\*\*

3-709 - 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. Each such co-living dwelling shall provide the parking required under section 8-200(A)(22).

3-802.1 - Administrative special uses.

The following uses may be allowed in the RCX zone with administrative approval pursuant to section 11-513 of this ordinance:

- ~~(A) Day care center within a church or school building;~~ Child or elder care home, other than pursuant to section 3-802;
- ~~(B) Child or elder care home, other than pursuant to section 3-802.~~ Co-living dwelling, not to exceed two units;
- ~~(C) Day care center within a church or school building.~~

3-803 - Special uses.

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

\*\*\*

- ~~(C) Day care center;~~ Co-living dwelling, other than pursuant to section 3-802.1.
- ~~(C.1) Continuum of care facility;~~
- ~~(D) Continuum of care facility;~~ Day care center;

\*\*\*

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 multifamily dwellings in this zone.

3-902.1 - Administrative special uses.

The following uses may be allowed in the RC zone with administrative approval pursuant to section 11-513 of this ordinance:

- ~~(A) Daycare center within a church or school building;~~ Child or elder care home, other than pursuant to [section 3-902](#);
- ~~(B) Child or elder care home, other than pursuant to [section 3-902](#).~~ Co-living dwelling, not to exceed two units;
- ~~(C) Day care center within a church or school building.~~

3-903 - Special uses.

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

\*\*\*

- ~~(C) Day care center;~~ Co-living dwelling, other than pursuant to section 3-902.1;
- ~~(D) Freestanding commercial buildings for office or retail use where clearly designed as part of and to serve a residential development of at least 2,000 dwelling units and where no such building exceeds 10,000 square feet;~~ Continuum of care facilities;

(E) ~~Continuum of care facilities;~~ Day care center;

(F) ~~Reserved;~~ Freestanding commercial buildings for office or retail use where clearly designed as part of and to serve a residential development of at least 2,000 dwelling units and where no such building exceeds 10,000 square feet;

\*\*\*

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 multifamily dwellings in this zone.

3-1001.1 - Administrative special uses.

The following uses may be allowed in the RD zone with administrative approval pursuant to section 11-513 of this ordinance:

(A) Co-living dwelling, not to exceed two units.

3-1002 – Special Uses.

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

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(A.1) Cemetery;

(B) ~~Cemetery;~~ Co-living dwelling, other than pursuant to section 3-1001.1.

\*\*\*

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 multifamily dwellings in this zone.

3-1103 - Special uses.

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

\*\*\*

(B.1) Co-living dwelling, not to exceed two units;

\*\*\*

3-1109 - 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).

3-1203 - Special use.

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

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(A.1) Co-living dwelling, not to exceed two units;

\*\*\*

3-1207 - 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).

3-1303 - Special uses.

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

\*\*\*

(A.1) Co-living dwelling, not to exceed two units;

\*\*\*

3-1307 - 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).

3-1402.1 - Administrative special uses.

The following uses may be allowed in the RMF zone with administrative approval pursuant to section 11-513 of this ordinance:

(A) Co-living dwelling, not to exceed two units.

3-1403 - Special uses.

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

\*\*\*

(A) ~~Townhouse, up to 30 percent of the total number of units;~~ Co-living dwelling, other than pursuant to section 3-1402.1.

\*\*\*

(B.1) Townhouse, up to 30 percent of the total number of units.

\*\*\*

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 multifamily dwellings in this zone.

Section 3. That the following Sections of Article IV of the Zoning Ordinance be, and the same hereby are, amended by deleting the language shown in strikethrough and inserting new language shown in underline or added and ordained, as follows:

4-102.1 - Administrative special uses.

The following uses may be allowed in the CL zone with administrative approval, subject to section 11-513 of this ordinance:

\*\*\*

(A.1) Co-living dwelling, not to exceed two units;

\*\*\*

#### 4-103 - Special uses.

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

\*\*\*

(B) Congregate housing facility; Co-living dwelling, other than pursuant to section 4-102.1;

(C) Reserved; Congregate housing facility;

(D) Reserved; Continuum of care facility;

\*\*\*

(G) Continuum of care facility; Reserved;

\*\*\*

#### 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 multifamily dwellings in this zone.

#### 4-202.1 - Administrative special uses.

The following uses may be allowed in the CC zone with administrative approval, subject to section 11-513 of this ordinance:

\*\*\*

(A.1) Restaurant; Co-living dwelling, not to exceed two units;

(B) Reserved; Restaurant;

\*\*\*

#### 4-203 - Special uses.

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

\*\*\*

(C) Congregate housing facility; Co-living dwelling, other than pursuant to section 4-202.1;

(D) Reserved; Congregate housing facility;

(E) Reserved; Continuum of care facility;

\*\*\*

(J) Continuum of care facility; Reserved;

\*\*\*

#### 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 multifamily dwellings in this zone.

4-302.1 - Administrative special uses.

The following uses may be allowed in the CSL zone with administrative approval, subject to section 11-513 of this ordinance:

\*\*\*

(A.1) ~~Restaurant;~~ Co-living dwelling, not to exceed two units;

(B) ~~Reserved;~~ Restaurant;

\*\*\*

4-303 - Special uses.

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

\*\*\*

(E.1) Co-living dwelling, other than pursuant to section 4-302.1;

\*\*\*

(G) ~~Reserved;~~ Continuum of care facility;

\*\*\*

(N) ~~Continuum of care facility;~~ Reserved;

\*\*\*

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 multifamily dwellings in this zone.

4-402.1 - Administrative special uses.

The following uses may be allowed in the CG zone with administrative approval, subject to section 11-513 of this ordinance:

\*\*\*

(A.1) ~~Restaurant;~~ Co-living dwelling, not to exceed two units;

(B) ~~Reserved;~~ Restaurant;

\*\*\*

4-403 - Special uses.

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

\*\*\*

~~(D.1) Food and beverage production exceeding 5,000 square feet, which includes a retail component;~~ Bus shelter on private property;

~~(E) Bus shelter on private property;~~ Co-living dwelling, other than pursuant to section 4-402.1;

\*\*\*

(G) ~~Reserved;~~ Continuum of care facility;

(H) ~~Reserved;~~ Day labor agency;



~~(H.1) Day labor agency;~~

~~(I) Reserved; Drive through facility;~~

~~(J) Drive through facility; Food and beverage production exceeding 5,000 square feet, which includes a retail component;~~

\*\*\*

~~(N) Continuum of care facility; Reserved;~~

\*\*\*

#### 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 multifamily dwellings in this zone.

#### 4-502.1 - Administrative special uses.

The following uses may be allowed in the CD zone with administrative approval, subject to section 11-513 of this ordinance:

\*\*\*

(A.1) Co-living dwelling, not to exceed two units;

\*\*\*

#### 4-503 - Special uses.

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

\*\*\*

~~(B.1) Food and beverage production exceeding 5,000 square feet, which includes a retail component; Bed and breakfast accommodation, as permitted by section 7-400;~~

~~(C) Bed and breakfast accommodation, as permitted by section 7-400; Bus shelter on private property;~~

~~(D) Bus shelter on private property; Catering operation;~~

~~(E) Catering operation; Co-living dwelling, other than pursuant to section 4-502.1;~~

\*\*\*

~~(G) Reserved; Continuum of care facility;~~

\*\*\*

~~(I) Fraternal or private club; Food and beverage production exceeding 5,000 square feet, which includes a retail component;~~

~~(I.1) Fraternal or private club;~~

\*\*\*

~~(L) Continuum of care facility; Reserved;~~

\*\*\*

#### 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 multifamily dwellings in this zone.

4-602.1 - Administrative special uses.

The following uses may be allowed in the CD-X zone with administrative approval, subject to section 11-513 of this ordinance:

\*\*\*

(A.1) ~~Restaurant;~~ Co-living dwelling, not to exceed two units;

\*\*\*

(F) ~~Reserved;~~ Restaurant;

4-603 - Special uses.

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

\*\*\*

(B.1) ~~Food and beverage production exceeding 5,000 square feet, which includes a retail component;~~ Bus shelter on private property;

(C) ~~Bus shelter on private property;~~ Catering operation;

(D) ~~Catering operation;~~ Co-living dwelling, other than pursuant to section 4-602.1;

\*\*\*

(F) ~~Reserved;~~ Continuum of care facility;

(G) ~~Reserved;~~ Food and beverage production exceeding 5,000 square feet, which includes a retail component;

\*\*\*

(K) ~~Continuum of care facility;~~ Reserved;

\*\*\*

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 multifamily dwellings in this zone.

4-802.1 - Administrative special uses.

The following uses may be allowed in the OC zone with administrative approval, subject to section 11-513 of this ordinance:

\*\*\*

(A.1) Co-living dwelling, not to exceed two units;

\*\*\*

4-803 - Special uses.

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

\*\*\*

(C.1) ~~Food and beverage production exceeding 5,000 square feet, which includes a retail component;~~ Bus shelter on private property;

(D) ~~Bus shelter on private property;~~ Catering operation;

(E) ~~Catering operation;~~ Co-living dwelling, other than pursuant to section 4-802.1;

\*\*\*

(G) ~~Reserved;~~ Continuum of care facility;

(H) ~~Reserved;~~ Day labor agency;

~~(H.1) Day labor agency;~~

(I) ~~Reserved;~~ Drive through facility;

(J) ~~Drive through facility;~~ Food and beverage production exceeding 5,000 square feet, which includes a retail component;

\*\*\*

(N) ~~Continuum of care facility;~~ Reserved;

\*\*\*

#### 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 multifamily dwellings in this zone.

#### 4-902.1 - Administrative special uses.

The following uses may be allowed in the OCM(50) zone with administrative approval, subject to section 11-513 of this ordinance:

\*\*\*

(A.1) Catering operation in an industrial or flex space center;

(A.2) Co-living dwelling, not to exceed two units;

\*\*\*

~~(H) Catering operation in an industrial or flex space center;~~ Reserved;

\*\*\*

#### 4-903 - Special uses.

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

\*\*\*

~~(C.1) Food and beverage production exceeding 5,000 square feet, which includes a retail component~~

\*\*\*

(D.1) Catering operation, other than pursuant to section 4-902.1;

(D.2) Co-living dwelling, other than pursuant to section 4-902.1;

(D.3) Congregate housing facility;

(D.4) Continuum of care facility;

~~(E) Catering operation, other than pursuant to [section] 4-902.1(H);~~ Day labor agency;

~~(F) Congregate housing facility;~~ Drive through facility;

~~(G) Reserved;~~ Food and beverage production exceeding 5,000 square feet, which includes a retail component;

\*\*\*

~~(H.1) Day labor agency;~~ Reserved;

\*\*\*

~~(J) Drive through facility; Reserved;~~

\*\*\*

~~(N) Continuum of care facility; Reserved;~~

\*\*\*

~~(W.2) Outdoor market, other than pursuant to [section 4-902.1](#); Outdoor garden center, other than pursuant to [section 4-902.1](#);~~

~~(W.3) Outdoor garden center, other than pursuant to [section 4-902.1](#); Outdoor market, other than pursuant to [section 4-902.1](#);~~

\*\*\*

~~(Z) Research and testing laboratory; Recreation and entertainment use, outdoor;~~

~~(AA) Research and testing laboratory;~~

\*\*\*

#### 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 multifamily dwellings in this zone.

#### 4-1002.1 - Administrative special uses.

The following uses may be allowed in the OCM(100) zone with administrative approval, subject to section 11-513 of this ordinance:

\*\*\*

~~(A.1) Co-living dwelling, not to exceed two units;~~

~~(A.2) Catering operation in an industrial or flex space center;~~

~~(B) Restaurant; Light assembly, service, and crafts in an industrial or flex space center;~~

~~(B.1) Light auto repair in an industrial or flex space center;~~

\*\*\*

~~(F) Reserved; Restaurant;~~

\*\*\*

~~(H) Catering operation in an industrial or flex space center;~~

~~(H.1) Light assembly, service, and crafts in an industrial or flex space center and;~~

~~(I) Light auto repair in an industrial or flex space center;~~

#### 4-1003 - Special uses.

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

\*\*\*

~~(A.1) Single family, two family, townhouse and multi family dwellings on lots located within 1,000 feet of the centerline of Eisenhower Avenue; Animal care facility with overnight accommodation, other than pursuant to [section 4-1002.1](#);~~

~~(A.2) Animal care facility with overnight accommodation, other than pursuant to [section 4-1002.1](#);~~

\*\*\*



~~(C.1) Food and beverage production exceeding 5,000 square feet, which includes a retail component; Bus shelter on private property;~~

~~(D) Bus shelter on private property; Catering operation, other than pursuant to section 4-1002.1;~~

~~(E) Catering operation, other than pursuant to [section 4-1002.1](#); Co-living dwelling, other than pursuant to section 4-1002.1;~~

\*\*\*

~~(G) Reserved; Continuum of care facility;~~

\*\*\*

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

\*\*\*

#### 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 multifamily dwellings in this zone.

#### 4-1102.1 - Administrative special uses.

The following uses may be allowed in the OCH zone with administrative approval, subject to section 11-513 of this ordinance:

\*\*\*

~~(A.1) Catering operation in an industrial or flex space center;~~

~~(B) Restaurant; Co-living dwelling, not to exceed two units;~~

~~(B.1) Light auto repair in an industrial or flex space center;~~

\*\*\*

~~(F) Reserved; Restaurant;~~

\*\*\*

~~(H) Catering operation in an industrial or flex space center;~~

~~(I) Light auto repair in an industrial or flex space center.~~

#### 4-1103 - Special uses.

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

\*\*\*

~~(A.1) Single family, two family, townhouse and multi family dwellings on lots located within 1,000 feet of the centerline of Eisenhower Avenue; Animal care facility with overnight accommodation, other than pursuant to [section 4-1002.1](#);~~

~~(A.2) Animal care facility with overnight accommodation, other than pursuant to [section 4-1002.1](#);~~

\*\*\*

~~(C.1) Food and beverage production exceeding 5,000 square feet, which includes a retail component; Bus shelter on private property;~~

~~(D) Bus shelter on private property; Co-living dwelling, other than pursuant to section 4-1002.1;~~

\*\*\*

(F) ~~Reserved;~~ Continuum of care facility;

\*\*\*

(I.1) Food and beverage production exceeding 5,000 square feet, which includes a retail component;

\*\*\*

(M) ~~Continuum of care facility;~~ Reserved;

\*\*\*

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

\*\*\*

#### 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 multifamily dwellings in this zone.

#### 4-1403.1 - Administrative special uses.

The following uses may be allowed in the NR zone with administrative approval, subject to section 11-513 of this ordinance:

\*\*\*

(A.1) ~~Restaurant;~~ Co-living dwelling, upper floor, not to exceed two units;

(A.2) Live theater;

(A.3) Outdoor dining;

(A.4) Outdoor display of retail goods;

\*\*\*

(D) ~~Reserved;~~ Restaurant;

\*\*\*

~~(G) Outdoor dining;~~

~~(H) Live theater;~~

~~(I) Outdoor display of retail goods.~~

#### 4-1404 - Special uses.

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

\*\*\*

(B.1) Bus shelter on private property;

(C) Medical care facility; Co-living dwelling, other than pursuant to section 4-1403.1;

(C.1) Congregate housing facility;

(C.2) Continuum of care facility;

(D) Public parking lot; Fraternal or private club;

(E) Private school, commercial, with a frontage of more than 30 feet along Mount Vernon Avenue; Health and athletic club or fitness studio, other than pursuant to section 4-1403(A)(8);

(F) Fraternal or private club; Live theater, other than pursuant to section 4-1403.1;

(G) ~~Live theater, other than pursuant to section 4-1403.1;~~ Reserved;

(H) ~~Bus shelter on private property;~~ Live theater, other than pursuant to section 4-1403.1;

(H.1) Medical care facility;

\*\*\*

(I.2) Outdoor garden center, other than pursuant to section 4-1403.1;

\*\*\*

(K.1) Private school, commercial, with a frontage of more than 30 feet along Mount Vernon Avenue;

\*\*\*

(L.1) Public parking lot;

\*\*\*

~~(O) Congregate housing facility;~~

~~(P) Health and athletic club or fitness studio, other than pursuant to section 4-1403(A)(8);~~

~~(Q) Continuum of care facility;~~

~~(R) Outdoor garden center, other than pursuant to section 4-1403.1(B);~~

~~(S) Public building.~~

#### 4-1414 - 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).

Section 4. That the following Sections of Article V of the Zoning Ordinance be, and the same hereby are, amended by deleting the language shown in strikethrough and inserting new language shown in underline or added and ordained, as follows:

#### 5-102.1 - Administrative special uses.

The following uses may be allowed in the CRMU-L zone with administrative approval, subject to section 11-513 of this ordinance:

(A) ~~Restaurant;~~ Co-living dwelling, not to exceed two units;

(B) ~~Reserved;~~ Outdoor dining;

\*\*\*

~~(H) Outdoor dining;~~ Restaurant.

#### 5-103 - Special uses.

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

\*\*\*

~~(B.1) Food or beverage production exceeding 5,000 square feet, which includes a retail component;~~ Bus shelter on private property;

(C) ~~Bus shelter on private property;~~ Co-living dwelling, other than pursuant to section 5-102.1;

\*\*\*

(E) ~~Reserved;~~ Continuum of care facility;

\*\*\*



(H) ~~Reserved;~~ Food or beverage production exceeding 5,000 square feet, which includes a retail component;

(I) ~~Continuum of care facility;~~ Reserved;

\*\*\*

#### 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 multifamily dwellings in this zone.

#### 5-202.1 – Administrative special uses.

The following uses may be allowed in the CRMU-M zone with administrative approval, subject to section 11-513 of this ordinance:

(A) ~~Restaurant;~~ Co-living dwelling, not to exceed two units;

(B) ~~Reserved;~~ Outdoor dining;

\*\*\*

(E) ~~Outdoor dining;~~ Restaurant;

\*\*\*

#### 5-203 - Special uses.

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

\*\*\*

(B.1) ~~Food or beverage production exceeding 5,000 square feet, which includes a retail component;~~ Bus shelter on private property;

(C) ~~Bus shelter on private property;~~ Co-living dwelling, other than pursuant to section 5-202.1;

\*\*\*

(E) ~~Reserved;~~ Continuum of care facility;

\*\*\*

(H) ~~Reserved;~~ Food or beverage production exceeding 5,000 square feet, which includes a retail component;

(I) ~~Continuum of care facility;~~ Reserved;

\*\*\*

#### 5-213 - Co-living dwellings.

Up to two co-living dwellings, shall be categorized as a 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 multifamily dwellings in this zone.

#### 5-302.1 - Administrative special uses.

The following uses may be allowed in the CRMU-H zone with administrative approval, subject to section 11-513 of this ordinance:

(A) ~~Restaurant~~; Co-living dwelling, not to exceed two units;

(B) ~~Reserved~~; Outdoor dining;

\*\*\*

(E) ~~Outdoor dining~~; Restaurant;

\*\*\*

#### 5-303 - Special uses.

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

\*\*\*

(B.1) ~~Food or beverage production exceeding 5,000 square feet, which includes a retail component~~; Bus shelter on private property;

(C) ~~Bus shelter on private property~~; Co-living dwelling, other than pursuant to section 5-302.1;

\*\*\*

(E) ~~Reserved~~; Continuum of care facility;

\*\*\*

(H) ~~Reserved~~; Food or beverage production exceeding 5,000 square feet, which includes a retail component;

(I) ~~Continuum of care~~; Reserved;

\*\*\*

#### 5-313 - 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 multifamily dwellings in this zone.

#### 5-402.1 - Administrative special uses.

The following uses may be allowed in the CRMU-X zone with administrative approval, subject to section 11-513 of this ordinance:

\*\*\*

(A) ~~Restaurant~~; Co-living dwelling, not to exceed two units;

(B) ~~Reserved~~; Outdoor dining;

\*\*\*

(E) ~~Outdoor dining~~; Restaurant;

\*\*\*

#### 5-403 - Special uses.

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

\*\*\*

~~(C.1) Food or beverage production exceeding 5,000 square feet, which includes a retail component~~;

(E.1) Co-living dwelling, other than pursuant to section 5-402.1;

\*\*\*

(G) ~~Reserved~~; Continuum of care facility;

(H) ~~Reserved;~~ Food or beverage production exceeding 5,000 square feet, which includes a retail component;

\*\*\*

(K) ~~Continuum of care facility;~~ Health profession office, on the ground floor of buildings facing the sidewalk;

\*\*\*

(O) ~~Health profession office, on the ground floor of buildings facing the sidewalk;~~ Reserved;

\*\*\*

#### 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 multifamily dwellings in this zone.

#### 5-502.1 - Administrative special uses.

The following uses may be allowed in the W-1 zone with administrative approval, subject to section 11-513 of this ordinance:

\*\*\*

(A) ~~Valet parking;~~ Co-living dwelling, not to exceed two units;

(B) ~~Restaurant;~~ Outdoor dining;

(C) ~~Outdoor dining;~~ Outdoor market;

(D) ~~Outdoor market;~~ Restaurant;

(E) Valet parking.

#### 5-503 - Special uses

The following uses may be allowed in the W-1 zone pursuant to a special use permit:

(A) ~~Commercial outdoor recreation facility;~~ Any use with live entertainment;

(A.1) Co-living dwelling, other than pursuant to section 5-502.1;

(A.2) Continuum of care facility;

(A.3) Commercial outdoor recreation facility;

\*\*\*

(D) ~~Any use with live entertainment;~~ Hotel, consistent with the Development Goals and Guidelines for Development Sites in the Waterfront small area plan;

(E) ~~Continuum of care facility;~~ Reserved;

\*\*\*

(O) ~~Hotel, consistent with the Development Goals and Guidelines for Development Sites in the Waterfront small area plan;~~ Reserved;

\*\*\*

#### 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 multifamily dwellings in this zone.

Section 5. That the following Sections of Article VI of the Zoning Ordinance be, and the same hereby are, amended by deleting the language shown in strikethrough and inserting new language shown in underline or added and ordained, as follows:

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.*

(2) *Administrative special uses.* 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:

(a) Co-living dwelling, not to exceed two units;

(b) Outdoor market;

(c) Restaurant.

(d) Valet parking;

(3)(2) *Special uses:*

\*\*\*

~~(b) Food and beverage production, exceeding 5,000 square feet, which includes a retail component; Church;~~

(c) ~~Church;~~ Co-living, greater than two co-living dwellings other than pursuant to 6-702(B)(2);

\*\*\*

(e.1) Food and beverage production, exceeding 5,000 square feet, which includes a retail component;

\*\*\*

(f.1) Motor vehicle parking and storage, including as an accessory use to accommodate required parking, in a structure that is visually screened with active uses for at least 25 feet, measured from the property line on King Street.

\*\*\*

~~(h.1) Motor vehicle parking and storage, including as an accessory use to accommodate required parking, in a structure that is visually screened with active uses for at least 25 feet, measured from the property line on King Street. Reserved;~~

\*\*\*

~~(C) Administrative special uses. 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:~~

- ~~(1) Valet parking;~~
- ~~(2) Outdoor market;~~
- ~~(3) Restaurant.~~

\*\*\*

#### 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 multifamily dwellings in this zone.

Section 6. That the following Sections of Article VIII of the Zoning Ordinance be, and the same hereby are, amended by deleting the language shown in strikethrough and inserting new language shown in underline or added and ordained, as follows:

#### 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.

\*\*\*

(22) Co-living dwelling: one space for each four private living spaces.

\*\*\*

#### *(C) Location of parking facilities.*

\*\*\*

(3) For all co-living dwellings the required off-street parking shall be located on the subject property or may be permitted within 300 feet.

~~(34)~~ For all commercial or industrial uses, the distance from the off-street parking facility to the commercial or industrial use which it serves shall not exceed 1,000 feet measured as a straight line from the nearest corner of the lot containing the structure to the nearest lot line of the property with the shared parking facility, provided that there are no active railroad tracks, interstate highways, or waterways located between the parking facility and the uses using the



parking facility and such off-street parking facility shall be permitted on land in a commercial or industrial zone only. An application shall be filed with the director of planning and zoning for an administrative permit for off-site parking on such forms and subject to such procedures as the director may establish for that purpose.

(45) For all other uses, including, but not limited to churches, private and fraternal clubs, private and public schools and social service buildings, such required off-street parking shall be located on the same lot as the main building or on a lot immediately contiguous to the main building lot; except, that off-street parking may be permitted within 300 feet with a special use permit.

(56) Access to parking, required or otherwise, shall be limited as follows:

(67) Parking, required or otherwise, limited on residential lots. For all lots containing single-family, two-family or townhouse 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.

\*\*\*

Section 7. That the following Sections of Article XI of the Zoning Ordinance be, and the same hereby are, amended by deleting the language shown in strikethrough and inserting new language shown in underline or added and ordained, as follows:

Sec. 11-513 - Administrative special use permit.

An applicant may seek the director's approval of a use identified in this ordinance as one for which administrative special use permit approval is available pursuant to the standards and procedures outlined in this section.

\*\*\*

(Q) Specific standards for co-living dwellings.

(1) A maximum of two private living areas per co-living dwelling are permitted to have double occupancy.

(2) Lease agreements with tenants must be for 30 days or longer.

(3) One wall sign with the contact information for a responsible party (including the name of the manager, email address, and phone number) is required at the entrance of buildings with a minimum of one square foot and maximum of two square feet. This sign is excludable for the purpose of calculating the square footage of wall signs permitted on the property.

\*\*\*

Section 8. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 9. That Sections of Articles II, III, IV, V, VI, VIII, and XI, as amended pursuant to Sections 1 through 7 of this ordinance, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.



Section 10. That this ordinance shall become effective on the date and at the time of its final passage, and shall apply to all applications for land use, land development or subdivision approval provided for under the City of Alexandria Zoning Ordinance which may be filed after such date, and shall apply to all other facts and circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning Ordinance.



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**JUSTIN M. WILSON**  
Mayor

ATTEST:



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Gloria A. Sitton, CMC City Clerk

Final Passage: 02/12/2022