

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Section 2-188.1 (RECREATION AND ENTERTAINMENT USE) of Article II (DEFINITIONS); Sections 4-102 (PERMITTED USES), 4-103 (SPECIAL USES), 4-202 (PERMITTED USES), 4-203 (SPECIAL USES), 4-302 (PERMITTED USES), and 4-303 (SPECIAL USES) of Article IV; and Section 6-603 (USES) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2024-00006.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2024-00006, 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 June 4, 2024 of a text amendment to the Zoning Ordinance to add dog play area to the recreation and entertainment use definition and add to the CL, CC, CSL, and Mount Vernon urban overlay zones recreation and entertainment, indoor as a permitted use and outdoor as a special use, which recommendation was approved by the City Council at public hearing on June 15, 2024;

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 Section 2-188.1 of the Zoning Ordinance be, and the same hereby is, amended by inserting new language shown in underline, as follows:

2-188.1 – Recreation and entertainment use.

Commercial uses for indoor or outdoor participation in or observation of games, arts, culture, recreation or similar activities. Recreation uses in this definition are other than those listed in section 2-129.1 for congregate recreational facilities. Recreation and entertainment uses include but are not limited to:

- Amusement parks;
- Athletic fields;
- Billiard halls;
- Bowling alleys;
- Children's play areas;
- Court game facilities;
- Dog play area;
- Game rooms;
- Golf courses, miniature or otherwise, and driving ranges;
- Skating rinks;

1 Swimming pools;
2 Theaters;
3 Video arcades.
4

5 Section 2. That Sections 4-102, 4-103, 4-202, 4-203, 4-302, and 4-303 of the Zoning
6 Ordinance be, and the same hereby are, amended by inserting new language shown in underline,
7 as follows:
8

9 Sec. 4-100 – CL/Commercial low zone.

10 4-102 – Permitted uses.

11 The following uses are permitted in the CL zone:

12 ***

13 (J.1) Recreation and entertainment use, indoor;

14 (J.1~~2~~) Restaurant located within a commercial complex;

15 ***
16

17 4-103 – Special uses.

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

19 ***

20 (L.1) Recreation and entertainment use, outdoor;

21 ***
22

23 Sec. 4-200 – CC/Commercial community zone.

24 4-202 – Permitted uses.

25 The following uses are permitted in the CC zone:

26 ***

27 (I.1) Recreation and entertainment use, indoor;

28 (I.1~~2~~) Restaurant located within a commercial complex or hotel;

29 ***
30

31 4-203 – Special uses.

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

33 ***

34 (Q.1) Recreation and entertainment use, outdoor;

35 ***
36

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

38 4-302 – Permitted uses.

39 The following uses are permitted in the CSL zone:

40 ***

41 (I.1) Recreation and entertainment use, indoor;

42 ***
43

44 4-303 – Special uses.

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

46 ***

1 (W.1) Recreation and entertainment use, outdoor;

2 ***

3 Section 3. That Section 6-603 of the Zoning Ordinance be, and the same hereby is,
4 amended by deleting the language shown in strikethrough and inserting new language shown in
5 underline, as follows:

6
7 Sec. 6-600 – Mount Vernon Avenue urban overlay zone.

8 ***

9 6-603 – Uses.

10 ***

11 (B) ~~Reserved. *Special use additions.* The following uses are allowed by special use permit, in~~
12 ~~addition to those listed in the CL zone:~~

13 (1) ~~Recreation and entertainment use, limited to live theater, music venues and~~
14 ~~similar entertainment opportunities.~~

15 (C) *Retail and neighborhood focus uses.* Within the retail focus area, uses occupying first
16 floor space of a building shall be limited to the following:

17 ***

18 (3) Recreation and entertainment use, indoor, ~~as limited in section (B)(1) above.~~

19 ***

20 Section 4. That the director of planning and zoning be, and hereby is, directed to
21 record the foregoing text amendment.

22
23 Section 5. That Section _____, as amended pursuant to Section 1 of this
24 ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning
25 Ordinance.

26
27 Section 6. That this ordinance shall become effective on the date and at the time of
28 its final passage, and shall apply to all applications for land use, land development or subdivision
29 approval provided for under the City of Alexandria Zoning Ordinance which may be filed after
30 such date, and shall apply to all other facts and circumstances subject to the provisions of the
31 City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning
32 Ordinance.

33 JUSTIN WILSON

34 Mayor

35
36 Introduction: 06/25/24

37 First Reading: 6/25/24

38 Publication:

39 Public Hearing: 07/02/24

40 Second Reading: 07/02/24

41 Final Passage: 07/02/24