



CITY OF ALEXANDRIA
Department of Planning & Zoning

Discussion:

Trailers for Commercial Uses





Discussion Goal

- ▶ Guidance on a potential policy change to consider trailer use for commercial uses

- ▶
 - **Land use concerns and benefits of trailer use**
 - Types of commercial uses operating from a trailer
 - Trailer locations
 - Time limitations, if any
 - Zoning approval path



Recent SUP Approvals

2020

<u>Four Mile Run Park</u>	<u>RPCA summer classroom</u>	<u>Summer use for two years</u>
<u>5101 Seminary</u>	<u>Double Apple Lounge restaurant</u>	<u>Two years with option for six additional months with admin SUP</u>

2021

<u>4513 Duke St</u>	<u>DHL retail mail facility</u>	<u>Two years</u>
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2022

<u>101 N Union St</u>	<u>Vola's taco restaurant</u>	<u>Two years with additional three year option with admin SUP</u>
<u>500 N Union St</u>	<u>Juicebox</u>	<u>Two years with additional three year option with admin SUP</u>

2023

<u>Canal Center Plaza</u>	<u>The Bike Club restaurant</u>	<u>Two years</u>
<u>2307A Mt Vernon Ave</u>	<u>Shaved ice restaurant</u>	<u>Two years with additional three year option with admin SUP</u>

2024

<u>421 Clifford Ave</u>	<u>Mother of Light classroom</u>	<u>Three years to coincide with lease</u>
<u>4320 Seminary Ave</u>	<u>Inova storage</u>	<u>Four years or later with admin SUP for construction delays</u>
<u>80 S Early St</u>	<u>David Donnelly retail & storage</u>	<u>Two years</u>
<u>3950 Wheeler Ave</u>	<u>Port City restaurant</u>	<u>Two years with additional three year option with admin SUP</u>



City Council SUP Approval Trends

- ▶ Commercial uses commonly requested:
 - private commercial schools
 - restaurants
 - retail establishments
 - storage
- ▶ Restaurant approvals, viewed as active uses, most often allowed for five years; other uses generally allowed for two years



Neighboring Jurisdictions

▶ **Arlington County**

- State building and fire codes regulate trailers as permanent structures; when used for temporary purposes, administrative approval applies
- Administratively approves temporary uses for offices, schools, and construction-related uses operating in trailers; all other uses are considered permanent and are regulated by standard zoning ordinance approval processes.

▶ **Fairfax County**

- State building and fire code regulate trailers
- Any commercial use allowed in trailer subject to zoning ordinance compliance

▶ **Montgomery County**

- State building and fire code regulate trailers
- Any commercial use allowed in trailer subject to zoning ordinance compliance



Summary of Comparison Study

- ▶ Considers trailers as permanent structures, approved through building permits, applying state building and fire code standards
- ▶ Two of three allow any commercial use in a trailer on a permanent basis in compliance with the zoning ordinance requirements



Option A: **By-right**

- ▶ Rely on state building, fire, and health codes to address maintenance, structural, health, and safety matters for by-right trailers
- ▶ Commercial zone locations
- ▶ Uses must be allowed in the zone and would be subject to zoning ordinance approval regulations



Option B: **Administrative SUP**

- ▶ Require Administrative Special Use Permit approval for all trailer requests subject to conditions
- ▶ Use must be allowed in the commercial zone locations

Approval for two years

- Storage not visible from the public right of way
- Private commercial and academic schools

Approval with no time limit

- Restaurants
- Retail shopping establishments
- Public academic schools



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