



CITY OF ALEXANDRIA

Zoning Text Amendment # 2025-00003 Minor Updates

Planning Commission – May 6, 2025



Agenda



- 1 Background
- 2 Proposal
- 3 Staff Recommendation



Summary

Key elements of the proposal:

- Remove permitting and owner - occupancy requirement for ADUs
- Permit churches by - right City - wide and amend off - street parking requirements
- Eliminate athletic field and dog park light pole SUP height limit
- Allow EV chargers in any required yard
- Clarify historic district appeal processes
- Correct errors , unintentional omissions, and inconsistencies



Remove ADU requirements

- Remove ADU permitting requirement
 - Saves time for staff and applicants
 - Other processes capture necessary information without separate permit
- Remove owner-occupancy requirement
 - Concerns about short-term rentals now addressed by City policy
 - ADU policy has not created undue developer speculation



Churches

- Permit churches by -right in all zones where similar uses are currently permitted
- Remove provisions that require churches built before 1963 to comply with present -day parking requirement when undergoing renovations



Athletic field and dog park lights

- Currently, an applicant for field lights can only install light poles up to 80 feet tall even if potential impacts are adequately addressed
- Existing regulations require that applicant demonstrate that impacts will be mitigated regardless of height
- Council can still limit potential impacts



Allow EV chargers in all required yards

- EV chargers currently not permitted in most front yards
- Many properties' driveways and parking lots are in front yards
- EV chargers would generally be allowed wherever off-street parking is located



Clarify historic district appeal processes and other corrections

- Current regulations only specify appeal of administrative decisions for properties in Parker- Gray historic district
- Proposal would clarify administrative appeal process in Old and Historic Alexandria district and for 100-year-old buildings
- Correct typos, increase consistency, and clarify meaning of text throughout



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Staff recommends approval

