

1 Introduction and first reading: 01/13/26
2 Public hearing: 01/24/26
3 Second reading and enactment: 01/24/26
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5 INFORMATION ON PROPOSED ORDINANCE

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7 Title

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9 AN ORDINANCE to amend and reordain Article II (DEFINITIONS) to amend certain commercial
10 and nonresidential definitions; Articles III (RESIDENTIAL ZONE REGULATIONS), IV
11 (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), V (MIXED USE ZONES), VI
12 (SPECIAL AND OVERLAY ZONES), and VII (SUPPLEMENTAL ZONE REGULATIONS)
13 for certain commercial and nonresidential uses, change from special to administrative uses and
14 special and administrative to permitted uses, add uses to more zones, and add use limitations
15 and allow accessory uses to park in existing parking facilities on nonresidential properties;
16 Article VIII (OFF-STREET PARKING AND LOADING) to amend parking requirements
17 associated with significantly altered structures or buildings, indoor and outdoor recreation and
18 entertainment uses, health and athletic club or fitness studios uses, and shared off-street parking
19 facilities; Article XI (DEVELOPMENT APPROVALS AND PROCEDURES) to reduce the
20 processing time for an administrative special use permit change of ownership and amend
21 administrative special use permit standards; and Article XII (NONCOMPLIANCE AND
22 NONCONFORMITY) to delete inconsistent provisions of the City of Alexandria Zoning
23 Ordinance, in accordance with the text amendment heretofore approved by city council as Text
24 Amendment No. 2025-00007.
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26 Summary

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28 The proposed ordinance accomplishes the final adoption of Text Amendment No. 2025-00007
29 to reduce regulatory processes required for certain commercial and nonresidential uses and to
30 align Zoning Ordinance language with present day business terminology and practices, such
31 changes will not create neighborhood impacts or diminish overall quality of life.
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33 Sponsor

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35 Department of Planning and Zoning
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37 Staff

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39 Paul Stoddard, Director of Planning and Zoning
40 Cheran Ivery, City Attorney
41 Christina Zechman Brown, Deputy City Attorney
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43 Authority

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45 §§ 2.04(w), 9.12, Alexandria City Charter
46 § 11-800, City of Alexandria Zoning Ordinance
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48 Estimated Costs of Implementation

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

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