

Introduction and first reading: 01/13/26
Public hearing: 01/24/26
Second reading and enactment: 01/24/26

INFORMATION ON PROPOSED ORDINANCE

Title

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

Summary

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

Sponsor

Department of Planning and Zoning

Staff

Paul Stoddard, Director of Planning and Zoning
Cheran Ivery, City Attorney
Christina Zechman Brown, Deputy City Attorney

Authority

§§ 2.04(w), 9.12, Alexandria City Charter
§ 11-800, City of Alexandria Zoning Ordinance

Estimated Costs of Implementation

1 None
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3 Attachments in Addition to Proposed Ordinance and its Attachments (if any)
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5 None
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