

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Articles I (GENERAL REGULATIONS), II (DEFINITIONS), III (RESIDENTIAL ZONE REGULATIONS), IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), V (MIXED USE ZONES), VI (SPECIAL AND OVERLAY ZONES), VII (SUPPLEMENTAL ZONE REGULATIONS), VIII (OFF-STREET PARKING AND LOADING), IX (SIGNS), XI (DEVELOPMENT APPROVALS AND PROCEDURES), XII (NONCOMPLIANCE AND NONCONFORMITY), and XIII (ENVIRONMENTAL MANAGEMENT) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2023-00007.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2023-00007, 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 November 1, 2023 of a text amendment to the Zoning Ordinance to adopt the following zoning for housing/housing for all amendments: (1) Expanding Housing Opportunities in Single-family Zones: amend the R-20, R-12, R-8, R-5, and R-2-5 zones to increase the number of housing units permitted; amend lot and yard requirements in the R-2-5 zone for two-unit dwellings; amend Article VIII to reduce minimum parking requirements, and amend Article XII to exempt lots developed with small scale multi-unit dwellings from site plan requirements; amend the limitation on occupancy limits per unit to allow the same number of occupants allowed by the building code; and delete "roominghouse" definition and regulations. (2) Industrial Zone: add standards for ground floor uses and limitations on locations of vehicular entrances and parking and loading spaces. (3) Residential Multifamily Zone: allow neighborhood-serving commercial uses as permitted and special uses. (4) Historic Development Patterns: in all zones that allow multi-unit dwellings, amend yard and open space requirements for multi-unit uses, delete maximum dwelling units per acre and minimum lot size requirements for multi-unit uses, and delete zone transition setback requirement and require compliance only with other supplemental yard and setback regulations. (5) Townhouses: amend yard, bulk, and open space requirements for single-unit, two-unit, and townhouse dwellings in all zones that allow townhouses; amend lot requirements in the CL, CC, CSL, CG, CD-X, OC, OCM-50, OCM-100, OCH, CRMU-L, CRMU-M, CRMU-H, CRMU-X, and W-1 zones for two-unit dwellings; delete noncomplying provisions in the RA, RB, and RM zones; and create new provisions that allow RM development rights to single-unit, two-unit, and townhouse dwellings on certain lots outside of the RM zone, which recommendation was approved by the City Council upon the public hearing and consideration on November 14, 2023, November 18, 2023, and November 28, 2023;

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,

1 THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:
2

3 Section 1. That Article I 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. 1-400 Interpretation of ordinance.
8

9 (B) Interpretation of zone regulations.
10

11 (3) Maximum floor area ratio and maximum density shall be calculated as
12 follows:
13

14 (d) Lots created for single-unit ~~family~~ and two-unit ~~family~~ dwellings
15 shall not include areas used, in whole or in part, for public or
16 private streets, including alleys or driveways providing access to
17 three or more dwelling units. Lots created for townhouse dwellings
18 shall not include areas used, in whole or in part, for public or
19 private streets, including alleys or driveways providing access to
20 more than one dwelling unit, except as allowed pursuant to section
21 7-1600(F).

22 (e) Single-unit ~~family~~ and two-unit ~~family~~ dwellings on lots which
23 contain public or private streets, including alleys or driveways
24 providing access to three or more dwelling units, and townhouse
25 dwellings on lots which contain public or private streets, including
26 alleys or driveways providing access to more than one dwelling
27 unit, existing on March 1, 2000 or for which a building permit
28 application or preliminary site plan application was filed, and was
29 pending or had been approved on March 1, 2000, shall not be
30 subject to the provisions of clause (d) of this paragraph, shall not
31 be characterized as noncomplying structures or substandard lots,
32 and shall be characterized as structures and lots grandfathered
33 under prior law, pursuant to section 12-500 of this title.

34 (f) When calculating the floor area of an office, multi-unit ~~family~~ or
35 mixed use building constructed after June 22, 2010, space devoted
36 to day care facilities and programs offering early childhood
37 education, elder care and other related services shall not be
38 calculated as floor area, provided:

39 (1) A maximum of 10,000 square feet of floor area may be
40 excluded under this provision;

41 (2) Space for which this floor area exclusion has been allowed
42 shall remain devoted to day care facilities and programs
43 offering early childhood education, elder care and other
44 related services unless a special use permit is approved for
45 alternative community facilities or civic functions,
46 including public schools; community arts exhibition or

performance space; private education center; neighborhood reading room or library; space for community meetings and functions; or a youth center.

- (5) Where residential density is prescribed in a zone for single-unit family, multi-unit family or townhouse dwellings, the same density limitation shall apply to alternative housing types allowed in such zone unless more than one residential density regulation is provided, in which case the density most appropriate to the specific form of alternative housing being provided shall apply.

Sec. 1-700 Establishment of zones.

- (A) This ordinance establishes the following zones, listed below in the order of their restrictiveness, with the most restrictive zone listed first:

POS/Public Open Space and Community Recreation Zone

WPR/Waterfront Park and Recreation Zone

R-20 Residential /~~Single Family~~ Zone

R-12 Residential /~~Single Family~~ Zone

R-8 Residential /~~Single Family~~ Zone

R-5 Residential /~~Single Family~~ Zone

R-2-5 Residential /~~Single and Two Family~~ Zone

RS/Townhouse Zone

RT/Townhouse Zone

RMF/Residential Multi-unit family Zone

RM/Townhouse Zone

RA/ Multi-unit family Zone

RB/Townhouse Zone

RCX/Medium Density Apartment Zone

RC/High Density Apartment Zone

RD/High Density Apartment Zone

CL/Commercial Low Zone

CC/Commercial Community Zone

CSL/Commercial Service Low Zone

CG/Commercial General Zone

CR/Commercial Regional Zone

OC/Office Commercial Zone

OCM(50)/Office Commercial Medium Zone

OCM(100)/Office Commercial Medium Zone

CRMU-L/Commercial Residential Mixed Use (Low) Zone

CRMU-M/Commercial Residential Mixed Use (Medium) Zone

W-1/Waterfront Mixed Use Zone

CRMU-H/Commercial Residential Mixed Use (High) Zone

CD/Commercial Downtown Zone

CDX/Commercial Downtown Zone (Old Town North)

CRMU-X/Commercial Residential Mixed Use (Old Town North)
OCH/Office Commercial High Zone
CDD/Coordinated Development District
I/Industrial Zone
UT/Utilities and Transportation

Section 2. That Article II of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

Sec. 2-100 Definitions.

For the purposes of this ordinance, the following words and phrases shall have the meaning assigned below, except in those instances where the context clearly indicates a different meaning.

2-121 Bed and breakfast accommodation.

A single-~~unit-family~~, two-~~unit-family~~ or townhouse dwelling in which, as an accessory use, no more than two bedrooms are made available for transient occupancy, generally for not more than a total of five guests at one time or for more than seven days per visit.

2-122.1 Block face, contextual.

Abutting property developed with buildings ~~single or two-family dwellings~~ that share a common street frontage or frontages with the property in question.

2-125 Building, public.

A building owned by a governmental agency. Nothing in this definition is intended to interfere with or restrict the use of a dwelling unit ~~by a family~~ as that term is defined in this title wherever such use is allowed in the zones.

2-127 Child care home.

A dwelling unit ~~private family home~~ which offers care, protection and supervision to no more than a total of nine children at a time under 12 years of age during any 24 hour period and then only for part of the 24 hour day.

2-129 Congregate housing facility.

A structure other than a single-~~unit~~, two-~~unit~~, townhouse, or multi-~~unit-family~~ dwelling where unrelated persons reside under supervision or 24 hour on-site management and may receive special care, treatment or training, on a temporary or permanent basis.

1 2-129.2 Continuum of care facility.

2 A facility specifically designed for domiciliary use and/or care of four or more aged, infirm, or
3 disabled adults, which may provide for housing progressing from independent living, with or
4 without kitchen facilities, and culminating in assisted living with or without provisions for
5 memory care services, where all related uses are located on the same lot. Such facility shall
6 include services integral to the maintenance or care of residents and be regulated as an assisted
7 living facility under Code of Virginia, title 63.2, as amended. The facility shall be administered
8 in such a manner as to restrict occupancy of independent living units only to persons 55 years of
9 age or older. ~~When an independent living unit is occupied by a family, only one of such person~~
10 in the unit must satisfy the 55 years of age or older requirement. This term excludes nursing or
11 convalescent homes or hospice, and medical facilities.

12 ***

13
14 2-133 Day care center.

15 A facility other than a ~~private family dwelling unit~~ which receives children or adults for care,
16 protection and supervision during part of a 24-hour day unattended by a parent or guardian. The
17 term includes a child care center, preschool, nursery school and day nursery, and includes half
18 day and full day programs.

19 ***

20
21 2-136 Dwelling.

22 A building or portion thereof, containing one or more dwelling units. ~~which is designed or used~~
23 ~~exclusively for residential purposes.~~

24
25 2-136.1 Dwelling, accessory.

26 A building or portion thereof containing one dwelling unit ~~with separate cooking, heating and~~
27 ~~sanitary facilities~~ that is subordinate to a principal residential use. An accessory dwelling shall be
28 considered an accessory use.

29
30 2-136.2 Dwelling, auxiliary.

31 A portion of a commercial building containing up to four dwelling units located on a ground
32 floor or floors above or below retail or commercial uses.

33
34 2-136.3 Dwelling, co-living.

35 A portion of a building containing five or six private living spaces, a shared kitchen, as defined
36 by the Uniform Statewide Building Code, and other communal areas. Each private living space
37 must include a bedroom but may or may not include a private bathroom. ~~Each co-living dwelling~~
38 ~~cannot exceed a total occupancy of eight people.~~ Cooking facilities, specifically a stove or oven,
39 shall not be provided within a private living space. Typically, private living spaces within a co-
40 living dwelling are leased on an individual basis.

41
42 2-137 Dwelling, multi-unit-family.

43 A building or portion thereof containing three or more dwelling units, located on a single lot or
44 parcel of ground.

45
46 2-138 Dwelling, townhouse.

One of a series of three or more attached dwelling units separated from one another by continuous vertical walls without openings from basement to roof or roofs.

2-139 Dwelling, single-unit family.

A detached building containing one dwelling unit, ~~constituting one dwelling unit, designed for or intended to be occupied by one family. Only one single family dwelling is permitted on any recorded lot.~~

2-140 Dwelling, two-unit family.

A ~~detached building containing two dwelling units designed for or intended to be occupied by not more than two families living independently of each other.~~ This use shall include both duplex (one dwelling unit above another in a single detached building) and semi-detached (two dwelling units having common vertical walls) dwellings. In the case of a semi-detached dwelling, no less than 50 percent of the common wall of one of the two dwelling units shall be opposite the common wall of the other.

2-141 Dwelling unit.

~~A group of One or more rooms used for living and sleeping purposes containing no more than one kitchen and at least one bathroom as these terms are defined by the Uniform Statewide Building Code, or intended for occupancy by a single family. In determining whether a dwelling is a single family dwelling, a two family dwelling, a townhouse dwelling or a multifamily dwelling, consideration will be given to the separate use of or the provision made for cooking, heating and sanitary facilities whether installed or not; both the actual use to which the dwelling is being put and the potential use to which the dwelling might be put; and whether kitchen and bathroom facilities and bedrooms are so located as to provide privacy if occupied by an additional family. It is the intent of this provision to prohibit the installation of facilities in a dwelling unit which would extend the use of the premises for occupancy by more than one family. An accessory dwelling shall not be considered in determining whether the principal dwelling is a single family, two family or townhouse dwelling, or whether a single family, two family or townhouse dwelling complies with the maximum density and minimum open space or lot requirements for the zone for which it is located.~~

2-142 Elder care home.

A dwelling unit ~~private family home~~ which offers care, protection and supervision to no more than a total of nine adults over 55 years of age at any time during a 24 hour period and then only for part of the 24 hour day.

2-142.1 Enhanced transit area.

An area with access to high capacity transit service, as depicted on the enhanced transit area map dated December 18, 2017 and as amended [INSERT DATE OF ADOPTION], which is kept on file in the office of the city clerk.

2-143 Reserved Family.

~~A group of people living together as a single housekeeping unit and consisting of:~~

- (A) ~~One or more persons related by blood or marriage together with any number of natural, foster, step or adopted children, domestic servants, nurses and therapists and no more than two roomers or boarders; or~~
- (B) ~~Not more than four unrelated persons or two unrelated adults plus their children; or~~
- (C) ~~Those groups identified in Code of Virginia, § 15.2-2291(A), or like groups licensed by the Virginia Department of Social Services which otherwise meet the criteria of Code of Virginia, § 15.2-2291(A), and which have been determined by the director, following review and recommendation by the Alexandria Community Services Board (CSB), to be in compliance with CSB Policy No. 13 in effect at the time of such determination; or~~
- (D) ~~Any other housekeeping unit not specified above which may be approved through the issuance of a special use permit as being compatible with the character of the neighborhood in which it is to be located; provided, however, that such housekeeping unit shall not exceed nine persons.~~
- (E) ~~In calculating the number of persons permitted to constitute a family pursuant to subsections (C) and (D) of this section, a maximum of eight children under the age of seven who live with their parent in a housekeeping unit may be counted according to the formula: two such children equal one person.~~
- (F) ~~The operation of the home permitted under section 2-143(C) may be directed and administered from the home. No other business of any type, including without limitation the direction and administration of other homes, shall be conducted in the home, except as may be authorized as a home occupation pursuant to section 7-300 of this title. The operation of the home permitted under section 2-143(C) shall at all times comply with CSB Policy No. 13 in effect at the time of approval of the home.~~

2-145 Floor area.

- (A) For residential dwellings in the R-20, R-12, R-8, R-5, R-2-5, and single-family and two-unit-family dwellings in the RA and RB zones (not including property located within the Old and Historic Alexandria and Parker-Gray Districts), the floor area of the building or buildings on a lot or tract of land (whether "main" or "accessory") is the sum of all gross horizontal areas under roof on a lot. These areas shall be measured from exterior faces of walls or any extended area under roof and are to be measured from the shared lot line in the case of party walls. Floor area with a ceiling height 15 feet or greater shall be counted twice. Floor area with a ceiling height 25 feet or greater shall be counted three times. This space shall be based on permanent construction whether or not provided with a finished floor or ceiling. Excluded from floor area shall be:

2-150.2 Grade, average finished.

The elevation obtained by averaging the finished ground surface elevation at intervals of ten feet at the perimeter of a single-unit, two-unit-family or townhouse dwelling and intervals of 20 feet at the perimeter of any other building.

2-150.3 Grade, average pre-construction.

The elevation obtained by averaging the ground surface elevation at intervals of ten feet at the perimeter of an existing or proposed single-unit, two-unit-family or townhouse dwelling and intervals of 20 feet at the perimeter of any other building prior to construction. For accessory buildings less than 250 square feet, there shall be at least four ground surface elevations spaced at fixed intervals around the perimeter of an existing or proposed accessory building.

2-154 Height of building.

The vertical distance measured from average finished grade to the highest point of the building, except that:

(D) Dormers. In the case of dormers, height shall be measured to the midpoint between the dormers eaves and the ridge. For buildings in the R-20, R-12, R-8, R-5, R-2-5, and single-family and two-unit-family dwellings in the RA and RB zones, not including property located within the Old and Historic Alexandria and Parker-Gray Districts, height shall be measured to the midpoint of the dormers if the total width of all dormers is more than 30 percent of the horizontal width of the roof.

(G) For buildings in the R-20, R-12, R-8, R-5, R-2-5, and single-family and two-unit-family dwellings in the RA and RB zones not including property located within the Old and Historic Alexandria and Parker-Gray Districts, height shall be measured from the average pre-construction grade.

2-179 Nursing or convalescent home or hospice.

An establishment which provides 24 hour convalescent or chronic care, or both, for three or more individuals who are not related ~~by blood or marriage~~ to the operator and who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves. No intensive medical care or surgical or obstetrical services shall be provided in such an establishment. This definition shall include an establishment or dwelling, also known as a "hospice," which provides full-time palliative and supportive care for terminally ill individuals and their families but shall not include a hospital. ~~Nothing in this definition is intended to interfere with or restrict the use of a dwelling unit by a family as that term is defined in this ordinance wherever such use is allowed in the zones.~~

2-180 Open and usable space. That portion of a lot at ground level which is:

That single-unit-family, two-unit-family, townhouse, and multi-unit-family dwellings on lots for which emergency vehicle easement areas were counted as open space in the site plan or special use permit approval therefor, existing on March 1, 2000, or for which a building permit application or preliminary site plan application was filed, and was pending or had been approved on March 1, 2000, shall not be subject to the provisions of section 2-180(D) as amended by this subsection, shall not be characterized as noncomplying structures, and shall be characterized as structures grandfathered under prior law, pursuant to section 12-500 of this Code.

2-192 ~~Roominghouse~~ Reserved.

A dwelling or portion thereof which contains guest rooms designed or intended to be used, let out of or hired for occupancy by, or which are occupied by three or more, but not exceeding nine individuals for compensation and in which meals may be provided. Existence of one or more of the following characteristics constitutes prima facie evidence that a dwelling is being used as a roominghouse: separate rental agreements for different roomers; separate entrances from the exterior for individual roomers; and typical common areas of a dwelling, such as the living room and dining room, being utilized as sleeping areas or not being available on an equal or common basis to all roomers. For regulations applicable to roominghouses, see sections 7-1900 and 12-221.

2-193 Setback ratio.

The ratio of the horizontal distance between any part of a building or structure and the nearest side or rear property line or the nearest building or the center line of a street or alley to the height of that part of the building above average finished grade of such line, except that for buildings in the R-20, R-12, R-8, R-5, R-2-5 and single-unit family and two-unit family dwellings in the RA and RB zones not including property located within the Old and Historic Alexandria and Parker-Gray Districts, height shall be measured from the average pre-construction grade of such line.

Section 3. That Article III of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

~~DIVISION A. SINGLE FAMILY AND TWO FAMILY ZONES~~

Sec. 3-100 R-20 Residential ~~/Single family~~ zone.

3-101 Purpose.

The R-20 zone is established to provide and maintain land areas for low density residential neighborhoods of single-unit, ~~family homes~~ two-unit, and multi-unit up to four units dwellings on 20,000 square foot lots. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in a residential neighborhood are also permitted.

3-102 Permitted uses.

The following uses are permitted in the R-20 zone:

(A) Single-unit ~~family~~ dwelling;

(A.1) Two-unit dwelling;

(A.2) Multi-unit dwelling up to four units;

Sec. 3-200 R-12 Residential ~~/Single family~~ zone.

3-201 Purpose.

1 The R-12 zone is established to provide and maintain land areas for low density residential
2 neighborhoods of single-unit, ~~family homes~~ two-unit, and multi-unit up to four units dwellings
3 on 12,000 square foot lots. Nonresidential uses of a noncommercial nature which are related to,
4 supportive of and customarily found in a residential neighborhood are also permitted.

5 3-202 Permitted uses.

6 The following uses are permitted in the R-12 zone:

7 (A) Single-unit ~~family~~ dwelling;

8 (A.1) Two-unit dwelling;

9 (A.2) Multi-unit dwelling up to four units;

10 ***

11
12 Sec. 3-300 R-8 Residential/~~Single family~~ zone.

13
14 3-301 Purpose.

15 The R-8 zone is established to provide and maintain land areas for low density residential
16 neighborhoods of single-unit, ~~family homes~~ two-unit, and multi-unit up to four units dwellings
17 on 8,000 square foot lots. Nonresidential uses of a noncommercial nature which are related to,
18 supportive of and customarily found in a residential neighborhood are also permitted.

19 3-302 Permitted uses.

20 The following uses are permitted in the R-8 zone:

21 (A) Single-unit ~~family~~ dwelling;

22 (A.1) Two-unit dwelling;

23 (A.2) Multi-unit dwelling up to four units;

24 ***

25
26 Sec. 3-400 R-5 Residential/~~Single family~~ zone.

27
28 3-401 Purpose.

29 The R-5 zone is established to provide and maintain land areas for low density residential
30 neighborhoods of single-unit, ~~family homes~~ two-unit, and multi-unit up to four units dwellings
31 on 5,000 square foot lots. Nonresidential uses of a noncommercial nature which are related to,
32 supportive of and customarily found in a residential neighborhood are also permitted.

33
34 3-402 Permitted uses.

35 The following uses are permitted in the R-5 zone:

36 (A) Single-unit ~~family~~ dwelling;

37 (A.1) Two-unit dwelling;

38 (A.2) Multi-unit dwelling up to four units;

39 ***

40
41 Sec. 3-500 R-2-5 Residential/~~Single and two family~~ zone.

42
43 3-501 Purpose.

44 The R-2-5 zone is established to provide and maintain land areas for low density residential
45 neighborhoods of single-unit, ~~family and two-family homes~~, two-unit, and multi-unit up to four
46 units dwellings on 5,000 square foot lots. Nonresidential uses of a noncommercial nature which

are related to, supportive of and customarily found in a residential neighborhood are also permitted.

3-502 Permitted uses.

The following uses are permitted in the R-2-5 zone:

(A) Single-unit family dwelling;

(B) Two-unit family dwelling;

(B.1) Multi-unit dwelling up to four units;

3-505 Lot requirements.

(A) *Lot size.*

(2) Each dwelling unit in a two-unit semi-detached building ~~may shall~~ be located on its own lot, each of which shall contain 2,500 square feet of land area, except in the case of a corner lot in which case the dwelling requires a minimum of 3,250 ~~4,000~~ square feet.

~~(3) Each duplex building shall be located on a lot with a minimum land area of 5,000 square feet, except in the case of a corner lot in which case the minimum land area shall be 6,500 square feet.~~

(B) *Lot width.* The minimum lot width at the building line shall be 50 feet except in the case of a corner lot, in which case the minimum lot width shall be 65 feet, and in the case of a two-unit family semi-detached dwelling, in which case the width of each lot shall be ~~37.5~~ 25 feet.

(C) *Lot frontage.* The minimum lot frontage at the front lot line shall be 40 feet, except in the case of a two-unit family semi-detached dwelling, in which case the minimum lot frontage shall be ~~37.5~~ 25 feet for each dwelling unit.

3-506 Bulk and open space requirements.

(A) *Yard requirements.*

(2) *Side yards.* Each ~~residential use single family or duplex dwelling~~ shall provide two side yards, each based on a setback ratio of 1:3 and a minimum size of seven feet. ~~Each two-family semi-detached dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum size of ten feet.~~ Each other use shall provide two side yards, each based on a setback ratio of 1:1 and a minimum size of 25 feet.

~~DIVISION B. TOWNHOUSE AND MULTI-FAMILY ZONES~~

Sec. 3-600 RA/Multi-unit family zone.

3-601 Purpose.

1 The RA zone is established to provide and maintain land areas for medium density residential
2 neighborhoods in which apartments predominate and in which single-unit-family, two-unit
3 family and townhouse development is permitted. Nonresidential uses of a noncommercial nature
4 which are related to, supportive of and customarily found in such residential neighborhoods are
5 also permitted.

6
7 3-602 Permitted uses.

8 The following uses are permitted in the RA zone:

9 (A) Single-unit-family dwelling;

10 (B) Two-unit-family dwelling;

11 ***

12 (D) Multi-unit-family dwelling;

13 ***

14
15 3-603 Special uses.

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

17 ***

18 (H) Reserved Rooming house;

19 ***

20
21 3-605 Density and lot requirements.

22 (A) *Density*. Gross density shall not exceed ~~27 dwelling units per acre for multifamily~~
23 ~~and 22 dwelling units an acre for single-unit-family, two-unit-family and townhouse~~
24 development.

25 (B) *Lot size*.

26 (1) ~~Reserved-Each structure containing multifamily dwellings shall be located on~~
27 ~~a lot with a minimum of 1,600 square feet of land area for each dwelling unit.~~

28 (2) Each single-unit-family, two-unit-family and townhouse dwelling unit shall be
29 located on a lot with a minimum land area of 1,980 square feet; provided however
30 that in the case of unusual circumstances or exceptional design, a minimum land
31 area of 1,600 square feet for such each dwelling unit may be provided if approved
32 pursuant to a special use permit.

33 ***

34 (C) *Lot width and frontage*.

35 (1) For all buildings other than townhouse dwellings, the minimum lot width at
36 the building line and the minimum lot frontage at the front lot line shall be 50
37 feet. In the case of two-unit-family semi-detached dwellings, the minimum lot
38 frontage shall be 25 feet for each dwelling unit.

39 ***

40
41 3-606 Bulk and open space regulations.

42 (A) *Yard requirements*.

43 (1) *Front yard*. For residential uses ~~each single and two-family dwelling~~, the
44 required front yard shall be between the range of front yards within the contextual
45 block face. If the minimum front yard, including the front yard of the property in
46 question, within this range exceeds 20 feet, each residential use ~~single and two-~~

1 ~~family dwelling~~ shall provide a front yard of at least 20 feet. All other uses shall
2 provide a front yard of at least 20 feet.

3 (2) *Side yards.*

4 (a) Each single-~~family~~ and two-~~unit-family~~ dwelling shall provide two side
5 yards based on a setback ratio of 1:3 and a minimum size of seven feet.

6 ***

7 (c) Each structure containing multi-~~unit-family~~ dwellings shall provide
8 two side yards each based on a setback ratio of 1:2 and a minimum size of
9 16 feet.

10 ***

11 (e) No side yards shall be required on a lot less than 25 feet wide.

12 ***

13 (B) *Open and usable space.* Each residential use shall provide 35 percent of the area of
14 the lot as open and usable space, the location and shape of which shall be subject to the
15 director's determination that it is functional and usable space for residents, visitors and
16 other persons. Such open space may be located on landscaped roofs or other areas fully
17 open to the sky which are not at ground level if the director determines that such space
18 functions as open space for residents to the same extent that ground level open space
19 would. Each lot occupied by a dwelling unit shall provide a minimum of 800 square feet
20 of open and usable space for each dwelling unit; provided however:

21 ~~(1) In the case of multifamily dwellings, improved rooftops and decks are~~
22 ~~encouraged and the following amount of such space may be offset against the~~
23 ~~amount of open and usable space which would otherwise be required at ground~~
24 ~~level: up to 80 square feet of the open space requirement for each dwelling unit~~
25 ~~may be provided in the form of improved rooftops or decks if an amount of land~~
26 ~~equal to the amount provided in rooftops or decks is located between the front lot~~
27 ~~line and any building or parking area and is appropriately landscaped;~~

28 ~~(2) In the case of a rooming or boarding house, an additional 200 square feet for~~
29 ~~each guest room shall be provided.~~

30 ***

31 (D) *Height.* The maximum permitted height for single and two-~~unit-family~~ dwellings is
32 30 feet. For all other structures, the maximum permitted height is 45 feet.

33 (E) *Threshold height.* The maximum permitted threshold height for single and two-~~unit~~
34 ~~family~~ dwellings is two and one-half feet, the highest threshold height within the
35 contextual block face or the minimum necessary to comply with the floodplain
36 requirements of section 6-306(B), whichever is greatest.

37
38 3-607 Certain structures, lots and uses inconsistent with these provisions.

39 All land within the RA zone must be used and developed in compliance with the RA zone
40 regulations unless otherwise provided in this ordinance or by the following exceptions:

41 ~~(A) Single family and two family dwellings developed prior to November 24, 1986 on~~
42 ~~lots of 1,600 square feet per dwelling unit shall be deemed to be in compliance with this~~
43 ~~ordinance and such lots may be redeveloped for such uses as were existing thereon on~~
44 ~~that date.~~

1 ~~(B) Lots zoned RA which were recorded prior to December 28, 1951 may be developed~~
2 ~~with a single family dwelling and accessory structures at the lot size shown on the~~
3 ~~recorded plat.~~

4 ~~(C)~~ prior to June 24, 1992, professional office uses were permitted in the RA zone subject
5 to a special use permit and such uses may continue subject to the requirements of the
6 special use permit previously granted for such use.

7 ***

8
9 3-609 Co-living dwellings.

10 Up to two co-living dwellings shall be categorized as nonresidential for the purpose of applying
11 the area and bulk regulations of this zone. For proposals with greater than two co-living
12 dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations
13 as multi-unit-family dwellings in this zone. Each such co-living dwelling shall provide the
14 parking required under section 8-200(A)(22).

15 ***

16
17 Sec. 3-700 RB/Townhouse zone.

18
19 3-701 Purpose.

20 The RB zone is established to provide and maintain land areas for medium density residential
21 neighborhoods in which single-unit-family, two-unit-family and townhouse dwellings are
22 permitted. Nonresidential uses of a noncommercial nature which are related to, supportive of and
23 customarily found in such residential neighborhoods are also permitted.

24
25 3-702 Permitted uses.

26 The following uses are permitted in the RB zone:

27 (A) Single-unit-family dwelling;

28 (B) Two-unit-family dwelling;

29 ***

30
31 3-703 Special uses.

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

33 ***

34 (G) Reserved Rooming house;

35 ***

36
37 3-705 Density and lot requirements.

38 (A) *Density.* For single-unit, two-unit, and townhouse dwellings, gross density shall not
39 exceed 22 dwelling units an acre. For single-unit, two-unit, or townhouse dwellings
40 within the Old and Historic Alexandria and Parker-Gray Districts, gross density shall not
41 exceed 30 dwelling units an acre.

42 ***

43 (C) *Lot width and frontage.*

44 (1) For all buildings other than townhouse dwellings, the minimum lot width at
45 the building line and the minimum lot frontage at the front lot line shall be 50

feet. In the case of two-unit-family semi-detached dwellings, the minimum lot frontage shall be 25 feet for each dwelling unit.

3-706 Bulk and open space regulations.

(A) Yard requirements.

(1) *Front yards outside historic districts.* For residential uses ~~each single and two-family dwelling~~, the required front yard shall be between the range of front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, each residential use ~~single and two-family dwelling~~ shall provide a front yard of at least 20 feet. All other uses shall provide a front yard of at least 20 feet.

(3) *Side yards-outside historic districts.*

(a) Each single-family and two-unit-family dwelling shall provide two side yards each based on a setback ratio of 1:3 and a minimum size of eight feet.

(c) Each structure containing multi-unit-family dwellings shall provide two side yards each based on a setback ratio of 1:2 and a minimum size of 16 feet.

(e) No side yards shall be required on a lot less than 25 feet wide.

(B) *Open and usable space.* Each residential use shall provide 35 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would. Each lot occupied by a dwelling unit shall provide a minimum of 800 square feet of open and usable space for each dwelling unit; provided however:

~~(1) In the case of multifamily dwellings, improved rooftops and decks are encouraged and the following amount of such space may be offset against the amount of open and usable space which would otherwise be required at ground level: up to 80 square feet of the open space requirement for each dwelling unit may be provided in the form of improved rooftops or decks if an amount of land equal to the amount provided in rooftops or decks is located between the front lot line and any building or parking area and is appropriately landscaped;~~

(C) *FAR.* The maximum permitted floor area ratio is 0.75 except that for single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts only, the maximum permitted floor area ratio is 1.50.

(D) *Height.*

(1) *Outside historic districts.*

(a) The maximum height for single and two-unit-family dwellings is 30 feet.

1 ***

2 (E) Threshold height outside historic districts. The maximum permitted threshold height
3 for single and two-~~unit-family~~ dwellings outside the Old and Historic Alexandria and
4 Parker-Gray districts is two and one-half feet, the highest threshold height within the
5 contextual block face or the minimum necessary to comply with the floodplain
6 requirements of section 6-306(B), whichever is greatest.
7

8 3-707 Certain structures, lots and uses inconsistent with these provisions.

9 All land within the RB zone must be used and developed in compliance with the RB zone
10 regulations unless otherwise provided in this ordinance or by the following exceptions:

11 (A) Any land which was zoned to RB on or prior to February 27, 1973 may be used for
12 multi-~~unit-family~~ dwellings provided:

13 (1) The land contained multi-~~unit-family~~ buildings prior to March 28, 1978; or
14

15 (B) Reserved. ~~Any land zoned to RB prior to February 27, 1973 may be developed at a~~
16 ~~minimum lot size of 1,600 square feet per dwelling; provided however that if the lot was~~
17 ~~recorded prior to December 28, 1951, the lot may be developed with a dwelling unit and~~
18 ~~accessory structures at the lot size shown on the recorded plat.~~

19 ***
20

21 Sec. 3-800 RCX/Medium density apartment zone.

22 ***
23

24 3-802 Permitted uses.

25 The following uses are permitted in the RCX zone:

26 ***

27 (B) Multi-~~unit-family~~ dwelling;
28

29

30 3-803 Special uses.

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

32 ***

33 (H) Reserved. ~~Rooming house;~~
34

**

35 (J) The following commercial uses in a multi-~~unit-family~~ building of four or more stories
36 in height if limited to an area the size of the first floor or a floor below it, whichever is
37 less, and located on the first floor or any floor below the first floor of the building:
38

39

40 3-805 Density and lot requirements.

41 (A) Density. ~~For townhouse dwellings only,~~ gross density shall not exceed 35 units per
42 acre unless a special use permit is approved, in which case the density may be increased
43 to an amount not to exceed 54.45 units per acre.
44

45 (B) Lot size.

(1) ~~Reserved. Each structure containing multifamily dwellings shall be located on a lot with a minimum of 1,245 square feet of land area for each dwelling unit.~~

3-806 Bulk and open space regulations.

(A) *Yard requirements.*

(2) *Side yards.*

(a) Each structure containing multi-unit-family dwellings shall provide two side yards each based on a setback ratio of 1:3 and a minimum size of 16 feet.

(d) No side yards shall be required on a lot less than 25 feet wide.

(B) *Open and usable space.* Each residential use shall provide 35 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would. Each lot used for residential dwellings shall provide open and usable space calculated as follows:

~~(1) For multifamily dwellings, a minimum of 320 square feet for each dwelling unit or 40 percent of the total lot or tract area, whichever amount is greater.~~

~~(2) For all other residential uses, a minimum of 800 square feet for each dwelling unit.~~

~~(3) For rooming and boarding houses, an additional 200 square feet for each guest room.~~

~~(4) In the case of multifamily dwellings, improved rooftops and decks are encouraged and the following amount of such space may be offset against the amount of open and usable space which would otherwise be required at ground level: up to ten percent of the open space requirement for each dwelling unit may be provided in the form of improved rooftops or decks if an amount of land equal to the amount provided in rooftops or decks is located between the front lot line and any building or parking area and is appropriately landscaped.~~

3-807 - Certain structures, lots and uses inconsistent with these provisions.

All land within the RCX zone must be used and developed in compliance with the RCX zone regulations unless otherwise provided in this ordinance or by the following exceptions:

(A) ~~Single-unit-family~~ and ~~two-unit-family~~ dwellings developed prior to June 24, 1992 shall be deemed to be in compliance with this ordinance and such uses may be redeveloped consistent with the use, lot and bulk limitations pursuant to which they were developed prior to said date.

1 3-809 Co-living dwellings.

2 Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying
3 the area and bulk regulations of this zone, and each such co-living dwelling shall provide the
4 parking required under section 8-200(A)(22). For proposals with greater than two co-living
5 dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations
6 as multi-unit-family dwellings in this zone.

7 ***

8
9 Sec. 3-900 RC/High density apartment zone.

10 ***

11
12 3-902 Permitted uses.

13 The following uses are permitted in the RC zone:

14 ***

15 (B) Multi-unit-family dwelling;

16 ***

17
18 3-903 Special uses.

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

20 ***

21 (I) ~~Reserved Rooming house;~~

22 ***

23 (K) The following commercial uses in a multi-unit-family building of four or more stories
24 in height if limited to an area the size of the first floor or a floor below it, whichever is
25 less, and located on the first floor or any floor below the first floor of the building:

26 ***

27
28 3-905 Density and lot requirements.

29 (A) *Density.* ~~For townhouse dwellings only,~~ gross density shall not exceed 54.45
30 dwelling units per acre.

31 (B) *Lot size.*

32 (1) ~~Reserved. Each structure containing multifamily dwellings shall be located on~~
33 ~~a lot with a minimum of 800 square feet of land area for each dwelling unit.~~

34 ***

35
36 3-906 Bulk and open space regulations.

37 (A) *Yard requirements.*

38 ***

39 (2) *Side yards.*

40 (a) Each structure containing multi-unit-family dwellings shall provide
41 two side yards each based on a setback ratio of 1:3 and a minimum size of
42 16 feet.

43 ***

44 (d) No side yards shall be required on a lot less than 25 feet wide.

45 ***

(B) Open and usable space. Each residential use shall provide 35 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would. Each lot used for residential dwellings shall provide open and usable space calculated as follows:

(1) For multifamily dwellings, a minimum of 320 square feet for each dwelling unit or 40 percent of the total lot or tract area, whichever amount is greater.

(2) For all other residential uses, a minimum of 800 square feet for each dwelling unit.

(3) In the case of multifamily dwellings, improved rooftops and decks are encouraged and the following amount of such space may be offset against the amount of open and usable space which would otherwise be required at ground level: up to ten percent of the open space requirement for each dwelling unit may be provided in the form of improved rooftops or decks if an amount of land equal to the amount provided in rooftops or decks is located between the front lot line and any building or parking area and is appropriately landscaped.

3-907 Certain structures, lots and uses inconsistent with these provisions.

All land within the RC zone must be used and developed in compliance with the RC zone regulations unless otherwise provided in this ordinance or by the following exceptions:

(A) Single-unit family and two-unit family dwellings developed prior to June 24, 1992 shall be deemed to be in compliance with this ordinance and such uses may be redeveloped consistent with the use, lot and bulk limitations pursuant to which they were developed prior to said date.

3-910 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit family dwellings in this zone.

Sec. 3-1000 RD/High density apartment zone.

Purpose. The RD zone, originally established to provide land areas for high rise, high density multi-unit family structures, was amended to prohibit any additional land being so zoned after March 24, 1965. It remains a viable zone only insofar as its regulations govern the use and development of that land which was zoned RD prior to March 24, 1965.

3-1001 Permitted uses.

The following uses are permitted in the RD zone:

1 (A) Multi-unit-family dwelling;

2 ***

3 (C) The following uses within a multi-unit-family building provided they occupy no more
4 than an aggregate measure of ten percent of the gross floor area of said building:

5 ***

6
7 3-1002 Special uses.

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

9 ***

10 (D) Reserved Rooming house;

11 ***

12 (F) The following uses in a multi-unit-family building or apartment hotel provided they
13 occupy no more than an aggregate measure of five percent of the gross floor area of the
14 building:

15 ***

16
17 3-1006 Co-living dwellings.

18 Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying
19 the area and bulk regulations of this zone, and each such co-living dwelling shall provide the
20 parking required under section 8-200(A)(22). For proposals with greater than two co-living
21 dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations
22 as multi-unit-family dwellings in this zone.

23 ***

24
25 Sec. 3-1100 RM/Townhouse zone.

26
27 3-1101 Purpose.

28 The RM zone is established to provide and maintain land areas for medium density residential
29 neighborhoods of single-unit-family, two-unit-family and townhouse dwellings. Nonresidential
30 uses of a noncommercial nature which are related to, supportive of and customarily found in
31 such residential neighborhoods are also permitted.

32
33 3-1102 Permitted uses.

34 The following uses are permitted in the RM zone:

35 (A) Single-unit-family dwelling;

36 (B) Two-unit-family dwelling;

37 ***

38
39 3-1103 Special uses.

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

41 (H) Reserved Rooming house;

42 ***

43
44 3-1105 Density and lot requirements.

45 ***

46 (B) *Lot size*.

(1) Each single-unit-family, two-unit-family and townhouse dwelling unit shall be located on a lot with a minimum land area of 1,452 square feet.

(C) *Lot width and frontage.*

(1) For single-unit-family and two-unit-family duplex dwellings, the minimum lot width at the front building line and the minimum lot frontage at the front lot line shall be 25 feet. For two-unit-family semi-detached dwellings, the minimum lot frontage shall be 25 feet for each dwelling unit.

3-1106 Bulk and open space regulations.

(A) *Yard requirements.*

(2) *Side yards.*

(a) Each residential lot which is 35 feet wide or more shall provide two side yards of at least five feet each. Each single and two-family dwelling shall provide two side yards of a minimum size of five feet. Each interior end lot in a group of townhouses shall provide one side yard of a minimum size of five feet.

(b) Each residential lot which is at least 25 feet but less than 35 feet wide shall provide one side yard of at least five feet. Each other use shall provide two side yards of a minimum of 25 feet each

(c) No side yard is required on a residential lot which is less than 25 feet wide.

(d) Two side yards of at least five feet each shall be required for each nonresidential lot regardless of the width of the lot.

3-1108 Certain structures, lots and uses inconsistent with these provisions. All land within the RM zone shall be used and developed in compliance with the RM zone regulations unless otherwise provided by this ordinance or by the following exceptions, which exceptions shall nevertheless be subject to sections 3-1106(A)(1) and 3-1107.

(A) Land zoned to RM after February 10, 1953 but prior to November 17, 1979 may be developed at a minimum lot size of 1,000 square feet per dwelling unit.

(B) Any lot of record on February 10, 1953 which does not comply with the lot area or width regulations of the RM zone may be developed with a dwelling unit with accessory structures.

(C) Development on lots of record as of February 10, 1953 are subject to the following side yard regulations:

(1) ~~Each residential lot which is 35 feet wide or more shall provide two side yards of at least five feet each.~~

(2) ~~Each residential lot which is at least 25 feet but less than 35 feet wide shall provide one side yard of at least five feet.~~

(3) ~~No side yard is required on a residential lot which is less than 25 feet wide.~~

(4) ~~Two side yards of at least five feet each shall be required for each nonresidential lot regardless of the width of the lot.~~

(D) Those apartments in masonry buildings existing on February 10, 1953, which apartments were created prior to June 26, 1992, or were created after June 26, 1992 and prior to March 7, 2000, with approval of a special use permit, shall be characterized as noncomplying uses.

Sec. 3-1200 RS/Townhouse zone.

3-1203 Special use.

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

(C) Reserved Rooming house;

Sec. 3-1300 RT/Townhouse zone.

3-1301 Purpose.

The RT zone is established to provide land areas for low density residential townhouse development at approximately nine units per acre which may be appropriate for infill sites in proximity to neighborhoods of low density single-unit, two-unit, and multi-unit up to four units dwellings. ~~family detached homes.~~

3-1303 Special uses.

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

(C) Reserved Rooming house;

Sec. 3-1400 RMF/Residential multi-unit-family zone.

3-1401 Purpose.

The RMF zone is established to provide land areas for multi-unit-family residential development and to enhance or preserve longterm affordability of housing. The zone would also permit limited neighborhood-serving commercial uses.

3-1402 Permitted uses.

The following uses are permitted in the RMF zone:

(A) Multi-unit-family dwelling;

(B) Accessory uses, permitted by section 7-100;

(C) The following uses shall be permitted within a multi-unit-family building ~~on the ground floor~~:

(1) Personal service establishment ~~Arts and crafts studios or stores~~;

(2) Business and professional office ~~Appliance repair and rental~~;

(3) Day care center ~~Bicycle repair~~;

(4) Retail shopping establishment ~~Barbershops and beauty shops~~;

- (5) Private school, commercial ~~Dressmakers and tailors;~~
- (6) Health profession office ~~Dry-cleaning and laundry pickup stations;~~
- (7) Restaurant ~~Laundromat;~~
- (8) Health and athletic club or fitness studio ~~Locksmiths;~~
- (9) Medical care facility ~~Musical instrument repair;~~
- (10) Outdoor dining located on private property ~~Optical center;~~
- (11) ~~Professional photographer's studios;~~
- (12) ~~Shoe repair;~~
- (13) ~~Furniture upholstery shops;~~
- (14) ~~Watch repair;~~
- (15) ~~Printing and photocopy service;~~
- (16) ~~Business office;~~
- (17) ~~Day care center;~~
- (18) ~~Retail shopping establishment;~~
- (19) ~~Private school, commercial;~~
- (20) ~~Private school, academic (less than 20 students);~~
- (21) ~~Health profession office;~~

3-1403 Special uses.

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

(C) Private academic school with more than 20 students within a multi-unit building; ~~The following uses shall be permitted with a special use permit within a multi-unit family building on the ground floor:~~

- (1) ~~Restaurant;~~
- (2) ~~Private school, academic with more than 20 students;~~
- (3) ~~Health and athletic club or fitness studio;~~
- (4) ~~Medical care facility;~~
- (5) ~~Outdoor dining.~~

3-1405 Bulk and open space regulations.

(B) *Open space*. The ~~multi-unit-family~~ residential portion of each development shall provide a minimum of 25 percent of land area as open and usable space. Provided however that a portion of the space which would otherwise be required as green area may be met by comparable amenities and/or facilities provided in lieu thereof if such amenities or facilities meet or exceed the beneficial purposes which such green areas would accomplish. A determination by the director or by city council in the case of a special use permit shall be made in each case as to whether the open space provided, in addition to meeting the technical definition of open space, is functional and usable or includes comparable amenities.

(C) *Continuum of care facility*. For a continuum of care facility, the following yard and open space requirements apply:

(1)Yards. There are no yard requirements except as may be applicable pursuant to supplemental yard and setback regulations of section 7-1000 ~~the zone transition requirements of section 7-900.~~

3-1410 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as a nonresidential use for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.

Section 4. That Article IV of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

Sec. 4-100 CL/Commercial low zone.

4-102 Permitted uses.

The following uses are permitted in the CL zone:

(A) Single-unit-family dwelling;

(A.1) Two-unit-family dwelling;

(B) Multi-unit-family dwelling;

4-103 Special uses.

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

(N) Reserved Rooming house.

4-105 Area regulations.

(B) *Residential.*

(1) Lot size. Each single-unit family dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-unit family dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit. ~~For each multifamily dwelling unit 1,600 square feet of land area shall be provided and for~~ Each townhouse dwelling unit shall be located on a lot with a minimum land area of 1,980 square feet.

(2) Frontage. When measured at both the front lot line and the front building line, each single-unit family dwelling, two-unit family duplex dwelling and multi-unit family dwelling requires a minimum of 50 feet of frontage, a semi-detached

dwelling requires a minimum frontage of ~~25-37.5~~ feet for each dwelling unit, and each townhouse dwelling requires a minimum of 18 feet of frontage for interior lots, 26 feet of frontage for end lots and 38 feet of frontage for interior corner lots.

4-106 Bulk regulations.

(A) *Yards and open space.*

(1) *Nonresidential.* For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

(2) *Residential.* For residential uses the following yard and open space requirements apply:

(a) *Front Yards.* For residential uses, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, each residential use shall provide a front yard of at least 20 feet. ~~Each single-family, two-family and townhouse dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. In the case of townhouses the side yard requirement shall apply only to interior end lots. Each multifamily dwelling shall comply with these yard requirements except that side yards shall be based on a setback ratio of 1:2 and a minimum of 16 feet.~~

(b) *Side yards.* Each single, two-unit, and townhouse dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply to interior end lots wider than 25 feet. Each multi-unit dwelling shall provide two side yards, each based on a setback ratio of 1:2 and a minimum of 16 feet. No side yards shall be required on lots less than 25 feet wide. ~~*Open space.* Residential development shall provide 40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.~~

(c) *Rear yards.* Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

(d) *Open space.* Each residential use shall provide 35 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are

1 not at ground level if the director determines that such space functions as
2 open space for residents to the same extent that ground level open space
3 would.

4 ***

5 (4) *Continuum of care facility.* For a continuum of care facility, the following
6 yard and open space requirements apply:

7 (a) *Yards.* There are no yard requirements except as may be applicable
8 pursuant to the supplemental yard and setback regulations of section 7-
9 1000 zone transition requirements of section 7-900.

10 ***

11 (B) *Floor area ratio.*

12 ***

13 (2) *Residential.* The maximum permitted floor area ratio for residential uses is
14 .75, not to exceed a maximum of ~~27 units for each acre for multifamily or 22 units~~
15 ~~for each acre for townhouse development.~~ except that for single-unit, two-unit,
16 and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray
17 Districts only, the maximum permitted floor area ratio is 1.50 not to exceed a
18 maximum of 30 dwelling units for each acre.

19 ***

20
21 4-109 - Co-living dwellings.

22 Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying
23 the area and bulk regulations of this zone, and each such co-living dwelling shall provide the
24 parking required under section 8-200(A)(22). For proposals with greater than two co-living
25 dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations
26 as ~~multi-unit-family~~ dwellings in this zone.

27 ***

28
29 Sec. 4-200 CC/Commercial community zone.

30 ***

31
32 4-202 Permitted uses.

33 The following uses are permitted in the CC zone:

34 (A) ~~Single-unit-family~~ dwelling;

35 (A.1) ~~Two-unit-family~~ dwelling;

36 ***

37 (B) ~~Multi-unit-family~~ dwelling;

38 ***

39
40 4-203 Special uses.

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

42 ***

43 (S) ~~Reserved Rooming house.~~

44 ***

45
46 4-205 Area regulations.

(B) *Residential.*

(1) Lot size. Each single-unit ~~family~~ dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-unit ~~family~~ dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit. ~~For each multifamily dwelling unit 1,600 square feet of land area shall be provided and for~~ Each townhouse dwelling-unit shall be located on a lot with a minimum land area of 1,980 square feet.

(2) Frontage. When measured at both the front lot line and the front building line, each single-unit ~~family~~ dwelling, two-unit ~~family~~ duplex dwelling and multi-unit ~~family~~ dwelling requires a minimum of 50 feet of frontage, a semi-detached dwelling requires a minimum frontage of ~~25-37.5~~ feet for each dwelling unit, and each townhouse dwelling requires a minimum of 18 feet of frontage for interior lots, 26 feet of frontage for end lots and 38 feet of frontage for interior corner lots.

4-206 Bulk regulations.

(A) *Yards and open space.*

(1) *Nonresidential.* For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

(2) *Residential.* For residential uses the following yard and open space requirements apply:

(a) *Front Yards.* ~~Each single-family, two-family and townhouse dwelling~~ For residential uses, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet. ~~shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. In the case of townhouses the side yard requirement shall apply only to interior end lots. Each multifamily dwelling shall comply with these yard requirements except that side yards shall be based on a setback ratio of 1:2 and a minimum of 16 feet.~~

(b) *Side yards.* Each single, two-unit, and townhouse dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply interior end lots wider than 25 feet. Each multi-unit dwelling shall provide two side yards, each based on a setback ratio of 1:2 and a minimum of 16 feet. No side yards shall be required on lots less than 25 feet wide. *Open space.* Residential development shall provide 40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other

persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

(c) *Rear yards*. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

(d) *Open space*. Each residential use shall provide 35 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

(4) *Continuum of care facility*. For a continuum of care facility, the following yard and open space requirements apply:

(a) *Yards*. There are no yard requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 zone transition requirements of section 7-900.

(B) *Floor area ratio*.

(2) *Residential*. The maximum permitted floor area ratio for residential uses is .75, not to exceed a maximum of 27 units for each acre for multifamily or 22 units for each acre for townhouse development.

4-209 - Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.

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

4-302 Permitted uses.

The following uses are permitted in the CSL zone:

(A) Single-unit-family dwelling;

(A.1) Two-unit-family dwelling;

(B) Multi-unit-family dwelling;

1
2 4-303 Special uses.

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

4 ***

5 (Z) Reserved-~~Rooming house~~;

6 ***

7
8 4-305 Area regulations.

9 ***

10 (B) *Residential*.

11 (1) Lot size. Each single-unit ~~family~~ dwelling shall be located on a lot with a
12 minimum land area of 5,000 square feet. In the case of a two-unit ~~family~~
13 dwelling, the lot shall contain 2,500 square feet of land area for each dwelling
14 unit. ~~For each multifamily dwelling unit 1,600 square feet of land area shall be~~
15 ~~provided and for~~ Each townhouse dwelling-unit shall be located on a lot with a
16 minimum land area of 1,980 square feet.

17 (2) Frontage. When measured at both the front lot line and the front building line,
18 each single-unit ~~family~~ dwelling, two-unit ~~family~~ duplex dwelling, and multi-unit
19 ~~family~~ dwelling requires a minimum of 50 feet of frontage, a two-unit, semi-
20 detached dwelling requires a minimum frontage of 25-37.5 feet for each dwelling
21 unit, and each townhouse dwelling requires a minimum of 18 feet of frontage for
22 interior lots, 26 feet of frontage for end lots and 38 feet of frontage for interior
23 corner lots.

24 ***

25
26 4-306 Bulk regulations.

27 (A) *Yards and open space*.

28 (1) *Nonresidential*. For nonresidential uses, there are no yard or open space
29 requirements except as may be applicable pursuant to the supplemental yard and
30 setback regulations of section 7-1000 ~~and the zone transition requirements of~~
31 ~~section 7-900.~~

32 (2) *Residential*. For residential uses the following yard and open space
33 requirements apply:

34 (a) Front Yards. ~~Each single-family, two-family and townhouse dwelling~~
35 For each residential use, the required front yard shall be between the range
36 established by the front yards within the contextual block face. If the
37 minimum front yard, including the front yard of the property in question,
38 within this range exceeds 20 feet, a residential use shall provide a front
39 yard of at least 20 feet. shall provide a front yard of 20 feet; a rear yard
40 based on a 1:1 setback ratio and a minimum of eight feet; and side yards
41 based on a 1:3 setback ratio and a minimum of eight feet. In the case of
42 townhouses the side yard requirement shall apply only to interior end lots.
43 Each multifamily dwelling shall comply with these yard requirements
44 except that side yards shall be based on a setback ratio of 1:2 and a
45 minimum of 16 feet.

1 (b) Side yards. Each single-unit, two-unit, and townhouse dwelling shall
2 provide two side yards, each based on a setback ratio of 1:3 and a
3 minimum of eight feet. For townhouse dwellings, the side yard
4 requirement shall only apply to interior end lots wider than 25 feet. Each
5 multi-unit dwelling shall provide two side yards, each based on a setback
6 ratio of 1:2 and a minimum of 16 feet. No side yards shall be required on
7 lots less than 25 feet wide. ~~Open space.~~ Residential development shall
8 ~~provide 40 percent of the area of the lot as open and usable space, the~~
9 ~~location and shape of which shall be subject to the director's determination~~
10 ~~that it is functional and usable space for residents, visitors and other~~
11 ~~persons. Such open space may be located on landscaped roofs or other~~
12 ~~areas fully open to the sky which are not at ground level if the director~~
13 ~~determines that such space functions as open space for residents to the~~
14 ~~same extent that ground level open space would.~~

15 (c) Rear yards. Each residential use shall provide a rear yard based on a
16 1:1 setback ratio and a minimum of eight feet.

17 (d) Open space. Each residential use shall provide 35 percent of the area
18 of the lot as open and usable space, the location and shape of which shall
19 be subject to the director's determination that it is functional and usable
20 space for residents, visitors and other persons. Such open space may be
21 located on landscaped roofs or other areas fully open to the sky which are
22 not at ground level if the director determines that such space functions as
23 open space for residents to the same extent that ground level open space
24 would.

25 ***

26 (4) *Continuum of care facility.* For a continuum of care facility, the following
27 yard and open space requirements apply:

28 (a) *Yards.* There are no yard requirements except as may be applicable
29 pursuant to the supplemental yard and setback regulations of section 7-
30 1000 zone transition requirements of section 7-900.

31 ***

32 (B) *Floor area ratio.*

33 ***

34 (2) *Residential.* The maximum permitted floor area ratio for residential uses is
35 .75, not to exceed a maximum of ~~27 units for each acre for multifamily or 22 units~~
36 ~~for each acre for townhouse development.~~ except that for single-unit, two-unit,
37 and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray
38 Districts only, the maximum permitted floor area ratio is 1.50 not to exceed a
39 maximum of 30 dwelling units for each acre.

40 ***

41 4-309 - Co-living dwellings.

42 Up to two co-living dwellings; shall be categorized as nonresidential for the purpose of applying
43 the area and bulk regulations of this zone, and each such co-living dwelling shall provide the
44 parking required under section 8-200(A)(22). For proposals with greater than two co-living
45

1 dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations
2 as multi-unit-family dwellings in this zone.

3
4 Sec. 4-400 CG/Commercial general zone.

5 ***

6
7 4-402 Permitted uses.

8 The following uses are permitted in the CG zone:

9 (A) Single-unit-family dwelling;

10 (A.1) Two-unit-family dwelling;

11 ***

12 (B) Multi-unit-family dwelling;

13 ***

14
15 4-403 Special uses.

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

17 ***

18 (Z) Reserved Rooming house.

19 ***

20
21 4-405 Area regulations.

22 ***

23 (B) *Residential*.

24 (1) Lot size. Each single-unit family dwelling shall be located on a lot with a
25 minimum land area of 5,000 square feet. In the case of a two-unit family
26 dwelling, the lot shall contain 2,500 square feet of land area for each dwelling
27 unit. ~~For each multifamily dwelling unit 1,600 square feet of land area shall be~~
28 ~~provided and for~~ Each townhouse dwelling unit shall be located on a lot with a
29 minimum land area of 1,980 square feet.

30 (2) Frontage. When measured at both the front lot line and the front building line,
31 each single-unit family dwelling, two-unit family duplex dwelling and multi-unit
32 family dwelling requires a minimum of 50 feet of frontage, a semi-detached
33 dwelling requires a minimum frontage of 25-37.5 feet for each dwelling unit, and
34 each townhouse dwelling requires a minimum of 18 feet of frontage for interior
35 lots, 26 feet of frontage for end lots and 38 feet of frontage for interior corner lots.

36 ***

37
38 4-406 Bulk regulations.

39 (A) *Yards and open space*.

40 (1) *Nonresidential*. For nonresidential uses, there are no yard or open space
41 requirements except as may be applicable pursuant to the supplemental yard and
42 setback regulations of section 7-1000 ~~and the zone transition requirements of~~
43 ~~section 7-900.~~

44 (2) *Residential*. For residential uses the following yard and open space
45 requirements apply:

1 (a) Front Yards. ~~Each single family, two family and townhouse dwelling~~
2 ~~For each residential use, the required front yard shall be between the range~~
3 ~~established by the front yards within the contextual block face. If the~~
4 ~~minimum front yard, including the front yard of the property in question,~~
5 ~~within this range exceeds 20 feet, a residential use shall provide a front~~
6 ~~yard of at least 20 feet. shall provide a front yard of 20 feet; a rear yard~~
7 ~~based on a 1:1 setback ratio and a minimum of eight feet; and side yards~~
8 ~~based on a 1:3 setback ratio and a minimum of eight feet. In the case of~~
9 ~~townhouses the side yard requirement shall apply only to interior end lots.~~
10 ~~Each multifamily dwelling shall comply with these yard requirements~~
11 ~~except that side yards shall be based on a setback ratio of 1:2 and a~~
12 ~~minimum of 16 feet.~~

13 (b) Side yards. ~~Each single, two-unit, and townhouse dwelling shall~~
14 ~~provide two side yards, each based on a setback ratio of 1:3 and a~~
15 ~~minimum of eight feet. For townhouse dwellings, the side yard~~
16 ~~requirement shall only apply to interior end lots wider than 25 feet. Each~~
17 ~~multi-unit dwelling shall provide two side yards, each based on a setback~~
18 ~~ratio of 1:2 and a minimum of 16 feet. No side yards shall be required on~~
19 ~~lots less than 25 feet wide. Open space. Residential development shall~~
20 ~~provide 40 percent of the area of the lot as open and usable space, the~~
21 ~~location and shape of which shall be subject to the director's determination~~
22 ~~that it is functional and usable space for residents, visitors and other~~
23 ~~persons. Such open space may be located on landscaped roofs or other~~
24 ~~areas fully open to the sky which are not at ground level if the director~~
25 ~~determines that such space functions as open space for residents to the~~
26 ~~same extent that ground level open space would.~~

27 (c) Rear yards. ~~Each residential use shall provide a rear yard based on a~~
28 ~~1:1 setback ratio and a minimum of eight feet.~~

29 (d) Open space. ~~Each residential use shall provide 35 percent of the area~~
30 ~~of the lot as open and usable space, the location and shape of which shall~~
31 ~~be subject to the director's determination that it is functional and usable~~
32 ~~space for residents, visitors and other persons. Such open space may be~~
33 ~~located on landscaped roofs or other areas fully open to the sky which are~~
34 ~~not at ground level if the director determines that such space functions as~~
35 ~~open space for residents to the same extent that ground level open space~~
36 ~~would.~~

37 ***

38 (4) *Continuum of care facility.* For a continuum of care facility, the following
39 yard and open space requirements apply:

40 (a) *Yards.* There are no yard requirements except as may be applicable
41 pursuant to the supplemental yard and setback regulations of section 7-
42 1000 zone transition requirements of section 7 900.

43 ***

44 (B) Floor area ratio.

45 ***

(2) *Residential*. The maximum permitted floor area ratio for residential uses is .75, not to exceed a maximum of ~~27 units for each acre for multifamily or 22 units for each acre for townhouse development~~.

4-409 - Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as ~~multi-unit-family~~ dwellings in this zone.

Sec. 4-500 CD/Commercial downtown zone.

4-502 Permitted uses.

The following uses are permitted in the CD zone:

(A) Single-~~unit-family~~ dwelling;

(A.1) Two-~~unit-family~~ dwelling;

(B) Multi-~~unit-family~~ dwelling;

4-503 Special uses.

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

(X) ~~Reserved Rooming house~~;

4-505 Area regulations.

(B) *Residential*.

(1) *Lot size*. ~~Each multifamily structure shall provide a minimum land area of 1,245 square feet per dwelling unit except that the minimum land area for each dwelling unit may be reduced to an amount no lower than 800 square feet with a special use permit.~~ Each single-~~unit-family~~, two-~~unit-family~~ and townhouse dwelling shall provide a minimum land area of 1,452 square feet.

(2) *Frontage*.

(a) When measured at both the front lot line and the front building line, each multi-~~unit-family~~ dwelling requires a minimum of 50 feet of frontage.

(b) For single-~~family~~ and two-~~unit-family~~ duplex dwellings, the minimum lot width at the front building line and the minimum lot frontage at the front lot line shall be 25 feet. For two-~~unit-family~~ semi-detached dwellings, the minimum lot frontage shall be 25 feet for each dwelling unit.

4-506 Bulk regulations.

(A) *Yards and open space.*

(1) *Nonresidential.* For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

(2) *Residential.* For residential uses, the following yard and open space requirements apply:

(b) *Side yards.*

(1) Each single and two-~~unit-family~~ dwelling shall provide two side yards of a minimum size of five feet. Each interior end ~~lot unit~~ in a group of townhouses shall provide one side yard of a minimum size of five feet. No side yards shall be required on lots less than 25 feet wide.

(2) Each multi-~~unit-family~~ dwelling shall provide two side yards based on a 1:3 setback ratio and of a minimum of 25 feet each.

(c) *Rear yard.*

(1) Each single-~~unit-family~~, two-~~unit-family~~ and townhouse dwelling shall provide a rear yard based on a setback ratio of 1:2 and a minimum size of 16 feet.

(2) Each multi-~~unit-family~~ dwelling shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of 25 feet.

(d) *Multi-~~unit-family~~ open space.* Each multi-family-residential use development shall provide 35-40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

(e) *Single-~~unit-family~~, two-~~unit-family~~ and townhouse open and usable space.*

(1) Each single-~~unit-family~~, two-~~unit-family~~ and townhouse dwelling shall provide open and usable space in an amount equal to the lesser of the following:

(4) *Continuum of care facility.* For a continuum of care facility, the following yard and open space requirements apply:

(a) *Yards.* There are no yard requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 ~~zone transition requirements of section 7-900.~~

(B) *Floor area ratio.*

(2) *Residential*. The maximum permitted floor area ratio for multi-unit-family residential uses is 1.25, ~~not to exceed 35 units per acre except that the number of dwelling units per acre may be increased to a number not to exceed 54.45 with a special use permit.~~ The maximum permitted floor area ratio for single-unit-family, two-unit-family, and townhouses dwellings is 1.50.

4-509 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.

Sec. 4-600 CD-X/Commercial downtown zone (Old Town North).

4-602 Permitted uses.

(A) Single-unit-family dwelling;

(A.1) Two-unit-family dwelling;

(B) Multi-unit-family dwelling;

4-603 Special uses.

(V) ~~Reserved Rooming house~~;

4-605 Area regulations.

(B) *Residential*.

(1) *Lot size*. Each single-unit-family dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-unit-family dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit. Each multifamily and townhouse dwelling shall provide a minimum land area of 1,245 square feet per dwelling unit except that the minimum land area per dwelling unit may be reduced to 436 square feet with a special use permit.

(2) *Frontage*. When measured at both the front lot line and the front building line, each single-unit-family dwelling, two-unit-family duplex dwelling and multi-unit-family dwelling requires a minimum of 50 feet of frontage, and a semi-detached dwelling requires a minimum frontage of ~~25~~ 37.5 feet for each dwelling unit.

When measured at both the front lot line and the front building line, each townhouse dwelling requires a minimum of 18 feet of frontage; provided, however that the planning commission may approve a lot width reduction on an

interior lot to a minimum of 15 feet where the commission finds the reduction necessary and appropriate and:

4-606 Bulk regulations.

(A) *Yards and open space.*

(1) *Nonresidential.* For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 and the zone transition requirements of section 7-900.

(2) *Residential.* For residential uses the following yard and open space requirements apply:

(a) *Front yards.* For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet. ~~Each single family and two-family dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. Each townhouse dwelling shall provide a rear yard based on a 1:2 setback ratio and a minimum of 16 feet, and each interior end unit townhouse shall provide a side yard based on a 1:3 setback ratio and a minimum of eight feet. Each multifamily dwelling shall comply with these townhouse yard requirements except that side yards shall be based on a setback ratio of 1:2 and a minimum of 16 feet.~~

(b) *Side yards.* Each single-unit, two-unit, and townhouse dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply to interior end lots wider than 25 feet. Each multi-unit dwelling shall provide two side yards, each based on a setback ratio of 1:2 and a minimum of 16 feet. No side yards shall be required on lots less than 25 feet wide. ~~Open space. Multifamily residential development shall provide 25 percent and single family and two-family residential development shall provide 40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.~~

(c) *Rear yards.* Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

(d) *Open space.* Each residential use shall provide 35 percent of the area of the lot as open and usable space. The location and shape of open and usable space shall be subject to the director's determination that it is

functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

(4) *Continuum of care facility.* For a continuum of care facility, the following yard and open space requirements apply:

(a) *Yards.* There are no yard requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 ~~zone transition requirements of section 7-900~~.

(B) *Floor area ratio.*

(2) *Residential.* The maximum permitted floor area ratio for residential uses is 1.25. Maximum density shall not to exceed 35 dwelling units for per each acre for single-unit, two-unit, and townhouse dwellings only. For single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts only, the maximum permitted floor area ratio is 1.50. For properties within the area bounded by First, Third, North Royal and North Fairfax Streets only, the floor area ratio may be increased to 2.0, not to exceed 100 units per acre with a special use permit subject to the following standards:

4-609 Co-living dwellings.

Up to two co-living dwellings; shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.

Sec. 4-800 OC/Office commercial zone.

4-802 Permitted uses.

The following uses are permitted in the OC zone:

(A) Single-unit-family dwelling;

(A.1) Two-unit-family dwelling;

(B) Multi-unit-family dwelling;

4-803 Special uses.

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

(BB) Reserved Rooming house;

4-805 Area regulations.

(B) *Residential.*

(1) *Lot size.* Each single-unit family dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-unit family dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit. Each multifamily or townhouse use shall provide a minimum land area of 800 square feet for each multifamily dwelling unit or 1,600 square feet for each townhouse unit.

(2) *Frontage.* When measured at both the front lot line and the front building line, each single-unit family dwelling, two-unit family duplex dwelling, and multi-unit family dwelling requires a minimum of 50 feet of frontage, a semi-detached dwelling requires a minimum frontage of 25-37.5 feet for each dwelling unit, and each townhouse dwelling requires a minimum of 18 feet of frontage for interior lots, 26 feet of frontage for end lots and 38 feet of frontage for interior corner lots.

4-806 Bulk regulations.

(A) *Yards and open space.*

(1) *Nonresidential.* For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 and the zone transition requirements of section 7-900.

(2) *Residential.* For residential uses the following yard and open space requirements apply:

(a) *Front yards.* ~~Each single-family, two-family and townhouse dwelling~~ For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet. shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. In the case of townhouses the side yard requirement shall apply only to interior end lots. Each multifamily dwelling shall comply with these yard requirements except that side yards shall be based on a setback ratio of 1:2 and a minimum of 16 feet.

(b) *Side yards.* Each single-unit, two-unit, and townhouse dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply to interior end lots wider than 25 feet. Each multi-unit dwelling shall provide two side yards, each based on a setback ratio of 1:2 and a minimum of 16 feet. No side yards shall be required on

lots less than 25 feet wide. ~~*Open space.* Residential development shall provide 40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.~~

(c) *Rear yards.* Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

(d) *Open space.* Each residential use shall provide 35 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

(4) *Continuum of care facility.* For a continuum of care facility, the following yard and open space requirements apply:

(a) *Yards.* There are no yard requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 zone transition requirements of section 7-900.

(B) Floor area ratio.

(2) *Residential.* The maximum permitted floor area ratio for residential uses is 1.25, not to exceed ~~54.45 units per acre for multifamily or 22 units per acre for townhouse development,~~ except that for single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts only, the maximum permitted floor area ratio is 1.50 not to exceed a maximum of 30 dwelling units for each acre.

4-809 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.

Sec. 4-900 OCM(50)/Office commercial medium (50) zone.

4-902 Permitted uses.

The following uses are permitted in the OCM(50) zone:

(A) ~~Single-unit-family~~ dwelling;

(A.1) ~~Two-unit-family~~ dwelling;

(B) ~~Multi-unit-family~~ dwelling;

4-903 Special uses.

The following uses may be allowed in the OCM(50) zone pursuant to a special use permit:

(BB) ~~Reserved Rooming house~~;

4-905 Area and bulk regulations.

(A) *Yards.*

(1) For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard or setback regulations of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

(2) For residential uses the following yard requirements apply:

(a) Front yards. For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet.

(b) Side yards. Each single-unit, two-unit, and townhouse dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply to interior end lots wider than 25 feet. Each multi-unit dwelling shall provide two side yards, each based on a setback ratio of 1:2 and a minimum of 16 feet. No side yards shall be required on lots less than 25 feet wide.

(c) Rear yards. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

~~Each single-family, and two-family dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. Each interior end unit townhouse shall provide a side yard based on a 1:3 setback ratio and a minimum of eight feet.~~

(4) Continuum of care facility. There are no yard requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 ~~zone transition requirements of section 7-900.~~

(B) *Open space.*

(1) ~~Each residential use-development~~ shall provide ~~35-40~~ percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs

or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

(C) *Floor area ratio.*

(2) *Residential.* The maximum permitted floor area ratio for residential uses is 1.50. For single-unit, two-unit, and townhouse dwellings only, the maximum density shall not to exceed one dwelling unit for each 800 square feet of lot area or 54.45 units for each acre.

(E) *Lot size.* Each single-~~unit-family~~ dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-~~unit-family~~ dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit.

(F) *Frontage.* When measured at both the front lot line and the front building line, each single-~~family~~ dwelling and two-~~unit-family~~ duplex dwelling requires a minimum of 50 feet of frontage, and a semi-detached dwelling requires a minimum frontage of 25-37.5 feet for each dwelling unit.

4-908 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-~~unit-family~~ dwellings in this zone.

Sec. 4-1000 OCM(100)/Office commercial medium (100) zone.

4-1002 Permitted uses.

The following uses are permitted in the OCM(100) zone:

(A) Single-~~unit-family~~ dwelling, except as limited by section 4-1003(BB.1);

(A.1) Two-~~unit-family~~ dwelling, except as limited by section 4-1003(BB.1);

(B) Multi-~~unit-family~~ dwelling, except as limited by section 4-1003(BB.1);

4-1003 Special uses.

The following uses may be allowed in the OCM (100) zone pursuant to a special use permit:

(BB) ~~Reserved Rooming house;~~

(BB.1) Single-~~unit-family~~, two-~~unit-family~~, townhouse, and multi-~~unit-family~~ dwellings on lots located within 1,000 feet of the centerline of Eisenhower Avenue;

1 4-1005 Area and bulk regulations.

2 (A) *Yards.*

3 (1) For nonresidential uses, there are no yard or open space requirements except
4 as may be applicable pursuant to the supplemental yard or setback regulations of
5 section 7-1000 ~~and the zone transition requirements of section 7-900.~~

6 (2) For residential uses the following yard requirements apply:

7 (a) Front yards. For each residential use, the required front yard shall be
8 between the range established by the front yards within the contextual
9 block face. If the minimum front yard, including the front yard of the
10 property in question, within this range exceeds 20 feet, a residential use
11 shall provide a front yard of at least 20 feet.

12 (b) Side yards. Each single-unit, two-unit, and townhouse dwelling shall
13 provide two side yards, each based on a setback ratio of 1:3 and a
14 minimum of eight feet. For townhouse dwellings, the side yard
15 requirement shall only apply to interior end lots wider than 25 feet. Each
16 multi-unit dwelling shall provide two side yards, each based on a setback
17 ratio of 1:2 and a minimum of 16 feet. No side yards shall be required on
18 lots less than 25 feet wide.

19 (c) Rear yards. Each residential use shall provide a rear yard based on a
20 1:1 setback ratio and a minimum of eight feet.

21 ~~Each single family, and two family dwelling shall provide a front yard of 20 feet;~~
22 ~~a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side~~
23 ~~yards based on a 1:3 setback ratio and a minimum of eight feet. Each interior end~~
24 ~~unit townhouse shall provide a side yard based on a 1:3 setback ratio and a~~
25 ~~minimum of eight feet.~~

26 ***

27 (4) Continuum of care facility. There are no yard requirements except as may be
28 applicable pursuant to the supplemental yard and setback regulations of section 7-
29 1000 ~~zone transition requirements of section 7-900.~~

30 (B) *Open space.*

31 (1) ~~Each residential use development~~ shall provide ~~35-40~~ percent of the area of the
32 lot as open and usable space, the location and shape of which shall be subject to
33 the director's determination that it is functional and usable space for residents,
34 visitors and other persons. Such open space may be located on landscaped roofs
35 or other areas fully open to the sky which are not at ground level if the director
36 determines that such space functions as open space for residents to the same
37 extent that ground level open space would.

38 ***

39 (C) *Floor area ratio.*

40 ***

41 (2) *Residential.* The maximum permitted floor area ratio for residential uses is
42 1.50; For single-unit, two-unit and townhouse dwellings only, maximum density
43 shall not to exceed one dwelling unit for each 800 square feet of lot area or 54.45
44 units for each acre.

45 ***

(E) *Lot size.* Each single-~~unit-family~~ dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-~~unit-family~~ dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit.

(F) *Frontage.* When measured at both the front lot line and the front building line, each single-~~unit-family~~ dwelling and two-~~unit-family~~ duplex dwelling requires a minimum of 50 feet of frontage, and a semi-detached dwelling requires a minimum frontage of 25 ~~37.5~~ feet for each dwelling unit.

4-1008 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-~~unit-family~~ dwellings in this zone.

Sec. 4-1100 OCH/Office commercial high zone.

4-1102 Permitted uses.

The following uses are permitted in the OCH zone:

(A) Single-~~unit-family~~ dwelling, except as limited by section 4-1103(YA.1);

(A.1) Two-~~unit-family~~ dwelling, except as limited by section 4-1103(YA.1);

(B) Multi-~~unit-family~~ dwelling, except as limited by section 4-1103(YA.1);

4-1103 Special uses.

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

(Y) ~~Reserved Rooming house;~~

(Y.1) Single-~~unit-family~~, two-~~unit-family~~, townhouse and multi-~~unit-family~~ dwellings on lots located within 1,000 feet of the centerline of Eisenhower Avenue;

4-1105 Area and bulk regulations.

(A) *Yards.*

(1) For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard or setback regulations of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

(2) For residential uses the following yard requirements apply:

(a) Front yards. For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet.

(b) Side yards. Each single-unit, two-unit, and townhouse dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply to interior end lots wider than 25 feet. Each multi-unit dwelling shall provide two side yards, each based on a setback ratio of 1:2 and a minimum of 16 feet. No side yards shall be required on lots less than 25 feet wide.

(c) Rear yards. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

~~Each single family, and two family dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. Each interior end unit townhouse shall provide a side yard based on a 1:3 setback ratio and a minimum of eight feet.~~

(4) Continuum of care facility. There are no yard requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 zone transition requirements of section 7-900.

(B) Open space.

(1) ~~Each residential use development~~ shall provide ~~35-40~~ percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

(C) Floor area ratio.

(2) Residential. ~~(a)~~ For residential uses other than those specified by the subsections ~~4-1105(C)(2)(b)~~ below, the maximum permitted floor area ratio is 1.25. For single-unit, two-unit, and townhouse dwellings only, maximum density shall not to exceed one dwelling unit for each 800 square feet of lot area or 54.45 units an acre.

~~(a)~~ For residential uses located within 1,000 feet of a metrorail station the maximum permitted floor area ratio is 2.0, except that the maximum floor area ratio may be increased to an amount not to exceed 3.0 with a special use permit.

(b) For single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts only, the maximum permitted floor area ratio is 1.50 not to exceed a maximum of 30 dwelling units for each acre.

(E) Lot size. Each single-unit-family dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-unit-family dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit.

(F) *Frontage*. When measured at both the front lot line and the front building line, each single-unit-family dwelling and two-unit-family duplex dwelling requires a minimum of 50 feet of frontage, and a semi-detached dwelling requires a minimum frontage of 25 ~~37.5~~ feet for each dwelling unit.

4-1107 Certain structures, lots and uses inconsistent with these provisions.

Single-unit-family, two-unit-family, townhouse and multi-unit-family dwellings on lots located within 1,000 feet of the centerline of Eisenhower Avenue, existing on November 9, 1999, or for which a building permit application or preliminary site plan application was filed and was pending or had been approved on or before November 9, 1999, shall not be subject to the requirement for a special use permit, shall not be characterized as nonconforming or noncomplying uses or structures, and shall be characterized as uses or structures grandfathered under prior law, pursuant to section 12-500 of this ordinance.

4-1108 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.

Sec. 4-1200 I/Industrial zone.

4-1202 Permitted uses.

The following uses are permitted in the I zone:

(DD) In buildings constructed after [DATE OF ADOPTION], uses occupying the first floor shall be limited to the following:

(1) Building lobby with 30 feet of frontage or less;

(2) Health and athletic club or fitness studio;

(3) Personal service establishment;

(4) Recreation and entertainment uses, indoor;

(6) Restaurants pursuant to 4-1202(V.1) or 4-1292.1(A.1)

(5) Retail shopping establishment

For purposes of this subsection, first floor shall include the space located within the first 50 feet of depth of a building as measured from the front building wall.

4-1205 Area and bulk regulations.

(A) *Yards*. For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard or setback regulations of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

4-1206 Use limitations.

(E) For buildings constructed after [DATE OF ADOPTION], the following limitations apply:

(1) No vehicular entrances to public garages, private garages, off-street parking spaces, or loading spaces shall face a street.

(2) No off-street parking or loading spaces shall be located forward of a front building wall.

Sec. 4-1300 UT/Utilities and transportation.

4-1305 Area and bulk regulations.

(A) Yards. For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard or setback regulations of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

Sec. 4-1400 NR/Neighborhood retail zone (Arlandria).

4-1407 Parking.

The parking requirements of Article VIII ~~XIII~~ of the zoning ordinance and with an administrative permit granted by the director of planning and zoning, the following provisions shall apply as to off-street parking:

(F) Newly constructed residential apartment units shall comply with off-street parking required by article VIII of the zoning ordinance for multi-unit ~~family~~ buildings.

Section 5. That Article V of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

Sec. 5-100 CRMU-L/Commercial residential mixed use (low).

5-102 Permitted uses.

The following uses are permitted in the CRMU-L zone:

(A) Single-unit ~~family~~ dwelling;

(A.1) Two-unit ~~family~~ dwelling;

(B) Multi-unit ~~family~~ dwelling;

5-105 Floor area ratio.

The permitted floor area ratio of a development in the CRMU-L zone depends on whether a single use or mixture of uses is proposed and whether a special use permit is sought.

(A) *Single use*. If a parcel is developed for only commercial use or for only residential use, the maximum permitted floor area ratio is:

(2) *Residential*: 1.0, except that for single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts, the maximum permitted floor area ratio is 1.50.

5-107 Open space requirements.

(A) Each residential ~~use-development~~ or residential portion of a mixed use development shall provide a minimum of ~~35-40~~ percent of land area as open and usable space; provided however that a portion of the space which would otherwise be required as green area may be met by comparable amenities and/or facilities provided in lieu thereof if such amenities or facilities meet or exceed the beneficial purposes which such green areas would accomplish. A determination by the director or by council in the case of a special use permit shall be made in each case as to whether the open space provided, in addition to meeting the technical definition of open space, is functional and usable.

5-111 Additional regulations for single-unit, two-unit ~~family~~ and townhouse dwellings.

(A) *Lot size*. Each single-unit ~~family~~ dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-unit ~~family~~ dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit.

(B) *Frontage*. When measured at both the front lot line and the front building line, each single-unit ~~family dwelling~~ and two-unit ~~family duplex~~ dwelling requires a minimum of 50 feet of frontage, and a two-unit semi-detached dwelling requires a minimum frontage of ~~25-37.5~~ feet for each dwelling unit.

(C) *Yards*. ~~For residential uses the following yard requirements apply.~~

(1) *Front yards*. For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet. Each single-family, and two-family dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. Each interior end-unit townhouse shall provide a side yard based on a 1:3 setback ratio and a minimum of eight feet.

(2) *Side yards*. Each residential use shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply to interior end lots wider than 25 feet. No side yards shall be required on lots less than 25 feet wide.

(3) *Rear yards*. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

5-113 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.

Sec. 5-200 CRMU-M/Commercial residential mixed use (medium).

5-202 Permitted uses.

The following uses are permitted in the CRMU-M zone:

(A) Single-unit-family dwelling;

(A.1) Two-unit-family dwelling;

(B) Multi-unit-family dwelling;

5-205 Floor area ratio.

The permitted floor area ratio of a development in the CRMU-M zone depends on whether a single use or mixture of uses is proposed and whether a special use permit is sought.

(A) *Single use.* If a parcel is developed for only commercial use or for only residential use, the maximum permitted floor area ratio is:

(2) *Residential:* 1.0, except that for single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts, the maximum permitted floor area ratio is 1.50.

5-207 Open space requirements.

(A) Each residential use-development or residential portion of a mixed use development shall provide a minimum of 35-40 percent of land area as open and usable space; provided however that a portion of the space which would otherwise be required as green area may be met by comparable amenities and/or facilities provided in lieu thereof if such amenities or facilities meet or exceed the beneficial purposes which such green areas would accomplish. A determination by the director or by council in the case of a special use permit shall be made in each case as to whether the open space provided, in addition to meeting the technical definition of open space, is functional and usable.

5-211 Additional regulations for single-unit, two-unit-family and townhouse dwellings.

(A) *Lot size.* Each single-unit-family dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-unit-family dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit.

(B) *Frontage.* When measured at both the front lot line and the front building line, each single-family dwelling and two-unit-family duplex dwelling requires a minimum of 50

feet of frontage, and a two-unit semi-detached dwelling requires a minimum frontage of 25-37.5 feet for each dwelling unit.

(C) *Yards.* ~~For residential uses the following yard requirements apply.~~

(1) Front yards. For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet. ~~Each single family, and two family dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. Each interior end unit townhouse shall provide a side yard based on a 1:3 setback ratio and a minimum of eight feet.~~

(2) Side yards. Each residential use shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply to interior end lots wider than 25 feet. No side yards shall be required on lots less than 25 feet wide.

(3) Rear yards. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

5-213 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.

Sec. 5-300 CRMU-H/Commercial residential mixed use (high).

5-302 Permitted uses.

The following uses are permitted in the CRMU-H zone:

(A) Single-unit-family dwelling;

(A.1) Two-unit-family dwelling;

(B) Multi-unit-family dwelling;

5-305 Floor area ratio.

The permitted floor area ratio of a development in the CRMU-H zone depends on whether a single use or mixture of uses is proposed and whether a special use permit is sought.

(A) *Single use.* If a parcel is developed for only commercial use or for only residential use, the maximum permitted floor area ratio is:

(2) *Residential*: 1.0, ~~except that for single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts, the maximum permitted floor area ratio is 1.50.~~

5-307 Open space requirements.

(A) Each residential ~~use-development~~ or residential portion of a mixed use development shall provide a minimum of ~~35-40~~ percent of land area as open and usable space; provided however that a portion of the space which would otherwise be required as green area may be met by comparable amenities and/or facilities provided in lieu thereof if such amenities or facilities meet or exceed the beneficial purposes which such green areas would accomplish. A determination by the director or by council in the case of a special use permit shall be made in each case as to whether the open space provided, in addition to meeting the technical definition of open space, is functional and usable.

5-311 Additional regulations for single-unit, two-unit-family and townhouse dwellings.

(A) *Lot size*. Each single-unit-family dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-unit-family dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit.

(B) *Frontage*. When measured at both the front lot line and the front building line, each single-unit-family dwelling and two-unit-family duplex dwelling requires a minimum of 50 feet of frontage, and a two-unit semi-detached dwelling requires a minimum frontage of ~~25-37.5~~ feet for each dwelling unit.

(C) *Yards*. ~~For residential uses the following yard requirements apply.~~

(1) *Front yards*. For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet. Each single-family, and two-family dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. Each interior end-unit townhouse shall provide a side yard based on a 1:3 setback ratio and a minimum of eight feet.

(2) *Side yards*. Each residential use shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply to interior end lots wider than 25 feet. No side yards shall be required on lots less than 25 feet wide.

(3) *Rear yards*. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

5-313 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living

1 dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations
2 as multi-unit-family dwellings in this zone.

3
4 Sec. 5-400 CRMU-X/Commercial residential mixed use (Old Town North) zone.

5 ***

6
7 5-402 Permitted uses.

8 The following uses are permitted in the CRMU-X zone:

9 (A) Single-unit-family dwelling;

10 (A.1) Two-unit-family dwelling;

11 ***

12 (B) Multi-unit-family dwelling;

13 ***

14
15 5-404 Regulations for single-unit, two-unit-family and townhouse dwellings

16 (A) Townhouse development.

17 ***

18 (3) *Yards*. Each townhouse dwelling shall provide a rear yard based on a 1:2
19 setback ratio and a minimum of 16 feet; and side yards for interior end lots units
20 wider than 25 feet based on a 1:3 setback ratio and a minimum of eight feet. No
21 side yards shall be required on lots less than 25 feet wide.

22 (B) Single-family and two-unit-family development.

23 (1) *Lot size*. Each single-unit-family dwelling shall be located on a lot with a
24 minimum land area of 5,000 square feet. In the case of a two-unit-family
25 dwelling, the lot shall contain 2,500 square feet of land area for each dwelling
26 unit.

27 (2) *Frontage*. When measured at both the front lot line and the front building
28 line, each single-unit-family dwelling and two-unit-family duplex dwelling
29 requires a minimum of 50 feet of frontage, and a semi-detached dwelling requires
30 a minimum frontage of 25-37.5 feet for each dwelling unit.

31 (3) *Yards*. For residential uses the following yard requirements apply: Each
32 single family and two family dwelling shall provide a front yard of 20 feet; a rear
33 yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards
34 based on a 1:3 setback ratio and a minimum of eight feet.

35 (a) *Front yards*. For each residential use, the required front yard shall be
36 between the range established by the front yards within the contextual
37 block face. If the minimum front yard, including the front yard of the
38 property in question, within this range exceeds 20 feet, a residential use
39 shall provide a front yard of at least 20 feet.

40 (b) *Side yards*. Each residential use shall provide two side yards, each
41 based on a setback ratio of 1:3 and a minimum of eight feet. No side yards
42 shall be required on lots less than 25 feet wide.

43 (c) *Rear yards*. Each residential use shall provide a rear yard based on a
44 1:1 setback ratio and a minimum of eight feet.

45 ***

1 5-406 Floor area ratio.

2 The permitted floor area ratio of a development in the CRMU-X zone depends on whether a
3 townhouse development, an all residential development or a mixture of uses is proposed and
4 whether a special use permit is sought.

5 (A) *Single use/townhouses*. If no special use permit is sought, only single-unit, two-unit,
6 and townhouses at a maximum floor area ratio of 1.5 are permitted.

7 ***

8
9 5-408 Open space requirements.

10 (A) The multi-~~unit-family~~ residential portion of each development shall provide a
11 minimum of 25 percent of land area as open and usable space; provided however that a
12 portion of the space which would otherwise be required as green area may be met by
13 comparable amenities and/or facilities provided in lieu thereof if such amenities or
14 facilities meet or exceed the beneficial purposes which such green areas would
15 accomplish. A determination by the director or by council in the case of a special use
16 permit shall be made in each case as to whether the open space provided, in addition to
17 meeting the technical definition of open space, is functional and usable or includes
18 comparable amenities.

19 ***

20
21 5-412 Co-living dwellings.

22 Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying
23 the area and bulk regulations of this zone, and each such co-living dwelling shall provide the
24 parking required under section 8-200(A)(22). For proposals with greater than two co-living
25 dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations
26 as multi-~~unit-family~~ dwellings in this zone.

27
28 Sec. 5-500 W-1/Waterfront mixed use zone.

29 ***

30
31 5-502 Permitted uses.

32 The following uses are permitted in the W-1 zone:

33 (A) Single-~~unit-family~~ dwelling;

34 (A.1) Two-~~unit-family~~ dwelling;

35 ***

36 (B) Multi-~~unit-family~~ dwelling;

37 ***

38
39 5-504 Floor area ratio.

40 The permitted floor area ratio of a development in the W-1 zone depends on whether a single use
41 or mixture of uses is proposed and whether a special use permit is sought.

42 (A) *Single use*. If a parcel is developed for only commercial use or for only residential
43 use, the maximum permitted floor area ratio is:

44 ***

(2) *Residential*: 1.0, except that for single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts, the maximum permitted floor area ratio is 1.50.

5-505 Density and lot requirements.

(A) *Density*. For single-unit, two-unit, and townhouse dwellings only, gross density shall not exceed 30 dwelling units per acre.

(B) *Lot size*.

(1) ~~Reserved-Each structure containing multifamily dwellings shall be located on a lot with a minimum of 1,452 square feet of land area for each dwelling unit.~~

(C) *Lot width and frontage*.

(1) For multi-unit-family dwellings, the minimum lot width at the front lot and building line shall be 50 feet.

5-506 Yard requirements.

(A) *Front yard*. No front yard is required except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

(B) *Side yards*. No side yards are required except in the following cases:

(1) Each interior end ~~lot-unit~~ wider than 25 feet in a group of townhouses shall provide a side yard of at least 8 feet.

(2) Multi-unit-family residential buildings shall provide two side yards based on a setback ratio of 1:2 and a minimum of 16 feet.

(C) *Rear yard*. Each lot shall provide a rear yard of at least 8 feet, except that each multi-unit-family residential building shall provide a rear yard based on a setback ratio of 1:2 and a minimum distance of 16 feet.

5-508 Open and usable space.

(A) Each residential use shall provide 35 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would. Residential uses shall provide a minimum of 300 square feet of open and usable space per dwelling unit, exclusive of any area required for off-street parking. The location and shape of such space shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level and which are accessible to all residents of the development if the director determines that such space functions as open space for residents to the same extent that ground level open space would. In addition, each use, development or project adjacent to the Potomac River shall

provide an open space walkway and bike way adjacent to the high watermark of the Potomac River.

5-512 Additional regulations for single-unit, two-unit-family and townhouse dwellings.

(A) *Lot size.* Each single-unit-family dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-unit-family dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit.

(B) *Frontage.* When measured at both the front lot line and the front building line, each single-unit-family dwelling and two-unit-family duplex dwelling requires a minimum of 50 feet of frontage, and a two-unit semi-detached dwelling requires a minimum frontage of 25-37.5 feet for each dwelling unit.

(C) *Yards.* For residential uses the following yard requirements apply.

(1) Front yards. For each residential use, the required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet. ~~Each single-family, and two-family dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. Each interior end unit townhouse shall provide a side yard based on a 1:3 setback ratio and a minimum of eight feet.~~

(2) Side yards. Single and two-unit dwellings shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For lots less than 25 feet wide, no side yards shall be required.

(3) Rear yards. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

5-514 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.

Sec. 5-600 - CDD/Coordinated development district.

5-602 Coordinated development districts created, consistency with master plan, required approvals.

(A) The CDD districts, as shown on Table 1, are as follows:
Table 1. Coordinated Development Districts

CDD No.	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			***	***	Uses
***	***	***	***	***	***
2	Eisenhower Avenue Metro	***	***	***	Active recreational uses; animal care facility; animal care facility with overnight accommodation; any use with live entertainment; apartment hotel; business and professional office; child care home; church; congregate housing facility; congregate recreational facility; continuum of care facility; day care center; dwelling, multi-unit-family; elder care home; food or beverage production exceeding 5,000 sq. ft., which includes a retail component; fraternal or private club; health and athletic club or fitness studio; health profession office; helistop; homeless shelter; hospice; hospital; hotel; light assembly, service, and crafts; medical

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					care facility; medical laboratory; nursing or convalescent home or hospice; outdoor dining; outdoor dining located on private property; outdoor dining and outdoor retail display and sales pursuant to 5-602(E)(14) and (15); outdoor market; passive recreational use; personal service establishment; public park; private school, academic; private school, commercial; public building; public school; radio or television broadcasting office and studio; recreation and entertainment use, indoor and outdoor; restaurant; retail shopping establishment; theater, live; social service use; solar energy system not serving a building, valet parking; and veterinary/animal hospital
***	***	***	***	***	***
13	Triangle sites	CL zone regulations	***	***	***

		shall apply, except that single, two- <u>unit-family</u> , and townhouse dwellings are prohibited.			
***	***	***	***	***	***
***	***	***	***	***	***
16	James Bland	***	***	***	Mix of residential uses (townhouse & <u>multi-unit family</u>) & open space <u>Multi-unit-family</u> residential and retail
17	Landmark Gateway	***	***	***	<u>Multi-unit-family</u> residential and retail
17a	***	***	***	***	Mix of residential (<u>multi-unit-family</u> and/or townhouse), continuum of care facility for 120 units and retail uses
19	North Potomac Yard	***	***	***	Mixed-use development to include amusement enterprises; child care home; day care center; health and athletic club; health professional office; home professional office; restaurant; business and professional office; <u>multi-unit</u> <u>family</u> dwelling; retail shopping

					establishment; public park and community recreation buildings; outdoor dining; valet parking; light assembly; service and crafts; private school (commercial); private school (academic); personal service; hotel; parks and open spaces; public schools; special use utility; and community facilities.
20	Harris Teeter of Old Town North	***	***	***	Mix of residential (multi-unit-family and/or townhouse) and retail uses.
***	***	***	***	***	***
22	Seminary Overlook	***	***	***	Residential, Multi- unit-family Residential.
23	Fillmore/Beauregard	RC/High density and apartment zone. RA/Multi- unit-family zone regulations shall apply to the Goodwin House Property (T.M. 011.03-01- 06).	***	***	Senior housing, senior affordable housing, continuum of care facility, nursing care facility, multi- unit-family housing, and churches.

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		RA/ Multi-unit-family zone regulations shall apply to the Church of the Resurrection Property (T.M. 011.03-01-05) and as may be subdivided in the future.			
24	Oakville Triangle and Route 1 Corridor	***	***	***	1) Mixed-use development to include amusement enterprises; child care home; day care center; health and athletic club, health professional office; home professional office; park and community recreation buildings; outdoor dining; valet parking; hotel, restaurant, business and professional office, multi-unit-family dwelling; townhouse dwelling; continuum of care facility, nursing home, parks and open spaces; private school (commercial);

					private school (academic); personal service public schools; special utility. ***
25	ABC-Giant/Old Town North	***	***	***	Multi-unit family dwelling; day care center; health and athletic club or fitness studio; light assembly, service and crafts; personal service establishment; massage establishment; outdoor dining; pet supplies, grooming, training with no overnight accommodation; private school, academic or commercial, with more than 20 students on the premises at any one time; restaurant; retail shopping establishment; and valet parking.
26	Public Storage/ Boat US	***	***	***	Multi-unit family dwelling; self-storage/warehouse; animal care facility with no overnight accommodation; catering; glass shop; health and athletic club or fitness studio; improved outdoor

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					recreational facilities intended for passive and/or non-congregate recreational activities; light assembly, service and crafts; machine shop; manufacturing; massage establishment; motor vehicle parking or storage; outdoor dining; personal service establishment; printing and publishing services; private school, academic or commercial, with more than 20 students on the premises at any one time; recreational areas consisting of natural and unimproved geographic features; restaurant; retail shopping establishment; valet parking; and wholesale.
27	Greenhill/West Alexandria Properties	***	***	***	Multi-unit family dwelling; recreation and entertainment use; active and/or congregate recreational facilities; animal

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					care facility with no overnight accommodation; automobile and trailer rental or sales area; business and professional office; day care center; health and athletic club or fitness studio; hotel; home for the elderly; improved outdoor recreational facilities intended for passive and/or non-congregate recreational activities; light assembly, service and crafts; massage establishment; medical office; outdoor dining; personal service establishment; private school, academic or commercial, with more than 20 students on the premises at any one time; public building; public park and community recreation buildings, including enclosed and semi-enclosed shelters and pavilions; public
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					school; restaurant; retail shopping establishment; and valet parking.
28	Greenhill South	***	***	***	Multi- <u>unit</u> -family dwelling; amusement enterprise; active and/or congregate recreational facilities; business and professional office; convenience store; day care center; health and athletic club; home for the elderly; improved outdoor recreational facilities intended for passive and/or non-congregate recreational activities; light assembly, service and crafts; massage establishment; outdoor dining; personal service establishment; private school, academic or commercial, with more than 20 students on the premises at any one time; public building; public park and community recreation buildings, including enclosed

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					and semi-enclosed shelters and pavilions; public school; recreational areas consisting of natural and unimproved geographic features; restaurant; retail shopping establishment; and valet parking.
29	Landmark Neighborhood	***	***	***	Active recreational uses; animal care facility; any use with live entertainment; apartment hotel; business and professional office; child care home; church; congregate housing facility; congregate recreational facility; continuum of care facility; day care center; dwelling, multi-unit-family; dwelling, townhouse; elder care home; food or beverage production exceeding 5,000 sq. ft., which includes a retail component; fraternal or private club; health and athletic club or

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					fitness studio; health profession office; helistop; hospice; hospital; hotel; light assembly, service, and crafts; medical care facility; medical laboratory; nursing or convalescent home or hospice; outdoor dining; outdoor market; passive recreational use; personal service establishment; public park; private school, academic; private school, commercial; public building; public school; radio or television broadcasting office and studio; recreation and entertainment use; restaurant; retail shopping establishment; social service use; valet parking; and veterinary/animal hospital
30	Potomac River Generating Station	***	***	***	Active recreational uses; animal care facility; any use with live entertainment; apartment hotel; arts and cultural anchors and

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					tenants; business and professional office; child care home; church; congregate recreational facility; continuum of care facility; day care center; dwelling; multi-unit family dwelling, townhouse; dwelling, co-living; elder care home; food or beverage production exceeding 5,000 sq. ft., which includes a retail component; fraternal or private club; health and athletic club or fitness studio; health profession office; helistop; hospice; hospital; hotel; interim surface parking lots for non-construction uses on undeveloped blocks; light assembly, service, and crafts; medical care facility; medical laboratory; nursing or convalescent home or hospice; outdoor dining; outdoor market; passive
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					recreational use; personal service establishment; public park; private school, academic; private school, commercial; public building; public school; radio or television broadcasting office and studio; recreation and entertainment use; restaurant; retail shopping establishment; social service use; valet parking; and veterinary/animal hospital
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Section 6. That Article VI of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

Sec. 6-300 Floodplain district.

6-303 Definitions.

For the purposes of this section 6-300 the following terms and phrases shall have the meaning ascribed as follows below. Should any uncertainty occur with respect to the definition of any word, term or phrase used in this section, the applicable definitions set out in 44 CFR 59.1, as amended, shall apply.

(T) Manufactured home. A structure, transportable in one or more sections, which is built on a permanent chassis and is designed to be used as a single-unit-family dwelling, with or without permanent foundation, when connected to the required facilities, and which includes the plumbing, heating, air conditioning and electrical systems contained in the structure. A manufactured home shall include park trailers and other similar vehicles when placed on a site for greater than 180 days.

(Y) Residential building. Any single-~~unit-family~~ dwelling, two-~~unit-family~~ dwelling, row or townhouse dwelling, or multi-~~unit-family~~ dwelling, and any accessory building or structure.

Sec. 6-500 Urban overlay district (Old Town North).

6-504 Underground parking.

Where the underlying zone allows an increased floor area ratio with approval of a special use permit, an additional criteria for the special use permit will be the provision of underground or embedded parking in compliance with the following rules.

(E) Exemption. Underground or embedded parking shall not be required for residential townhouse development, for single or two-~~unit-family~~ dwellings, or on any lot of record on June 24, 1992 which is less than 10,000 square feet in size.

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

6-603 Uses.

(A) Permitted and special use restrictions. The following uses, otherwise allowed either as permitted or special uses in the CL zone, are not permitted in the overlay zone area:

(5) ~~Reserved-Rooming house;~~

Sec. 6-700 KR/King Street urban retail zone.

6-702 Uses.

Uses in the King Street urban retail zone are divided into two categories, depending on their location, in order to protect and enhance opportunities for existing and future retail uses. The two use categories, which are each further divided into permitted and special uses, are defined as followed:

Ground floor uses: Retail and other active uses are emphasized in the ground floor uses category. The ground floor uses category applies to uses to be located in the space within the first 50 feet of a building, measured from the front building wall, and in a building that is set back no further than 30 feet from a front property and with a first floor of the building within four feet above the sidewalk grade.

Upper floor uses: The second category of uses is all space that is not located within the ground floor of a building, as that is defined above. Upper floor uses may be located on floors above the ground floor, in the space on the ground floor beyond the 50 feet threshold for ground floor uses, and in buildings not considered retail appropriate because they are elevated above grade or set back an excessive distance from the street as expressed above.

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2 (B) Upper floor uses.

3 (1) Permitted uses:

4 ***

5 (b) Multi-unit-family dwelling units or up to eight auxiliary dwelling units;

6 ***

7 (l) Reserved Rooming house;

8 ***

9
10 6-703 Parking requirements for residential uses.

11 Notwithstanding any contrary provisions of this ordinance, for residential uses, other than multi-
12 unit-family dwellings, a minimum of one parking space is required for each dwelling unit.

13 ***

14
15 6-705 Building and development requirements.

16 (A) *Frontage, lot and yard requirements.* There shall be no frontage, lot or yard
17 requirements, except for the supplemental yard and setback provisions of section 7-1000
18 ~~and the zone transition requirements of section 7-900.~~

19 (C) *Floor area ratio.*

20 ***

21 (2) For properties west of South Peyton Street on the south side and west of
22 Harvard Street on the north side of King Street, the following FAR limits apply:

23 ***

24 (b) Residential.

25 (1) For residential uses other than those specified by section 6-
26 705(C)(2)(b)(2) below, the maximum permitted FAR is 1.25, ~~not~~
27 ~~to exceed one dwelling unit for each 800 square feet of lot area or~~
28 ~~54.45 units an acre.~~

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31 6-708 Co-living dwellings.

32 Notwithstanding any contrary provisions of this ordinance, the following uses may be allowed by
33 the director by administrative review and approval pursuant to the standards and procedures of
34 section 11-513 of this ordinance: Up to two co-living dwellings, shall be categorized as
35 nonresidential for the purpose of applying the area and bulk regulations of this zone, and each
36 such co-living dwelling shall provide the parking required under section 8-200(A)(22). For
37 proposals with greater than two co-living dwellings, each will be counted as a dwelling unit
38 subject to the same area and bulk regulations as multi-unit-family dwellings in this zone.

39
40 Section 7. That Article VII of the Zoning Ordinance be, and the same hereby is,
41 amended by deleting the language shown in strikethrough and inserting new language shown in
42 underline, as follows:

43
44 7-101 Permitted accessory buildings, uses and structures.

45 Permitted accessory buildings, uses and structures shall be limited to the following and any
46 additional building, use or structure which the director finds is similar to those listed in scope,

size and impact, is associated with a permitted building, use or structure, and is otherwise in compliance with this ordinance:

(I) Guest house, accessory to a single-unit-family dwelling, provided it is used by temporary guests or occupants of the main residence, contains no kitchen facilities and is not rented or otherwise used as a separate dwelling;

7-202 Permitted obstructions.

The following obstructions shall be permitted when located in a required yard and placed so as not to obstruct light and ventilation and when otherwise permitted by law:

(C) In any yard except a front yard.

(2) Sheds and other small accessory buildings:

(a) For lots developed with single and two-unit-family dwellings, not located in a historic district, such structures may not exceed 100 square feet in floor area in the aggregate and may have a building height no greater than ten feet.

(b) For lots developed with townhouse dwellings or single or two-unit family dwellings located within a historic district, such structures may not exceed 65 square feet of floor area in the aggregate and may have a building height no greater than eight feet.

7-203 Accessory dwellings.

(B) Use limitations.

(1) An accessory dwelling shall be permitted as an accessory use to a single-unit family, two-unit-family or townhouse dwelling only.

Sec. 7-900 Reserved. ~~Provisions applying at lines of zone change.~~

~~7-901 Purpose.~~

~~It is the intent of these regulations to provide for increased setback requirements where commercial or industrial buildings are proximate to residential zones in order that property in the residential zone shall not be adversely affected.~~

~~7-902 Setback requirements.~~

~~(A) Side and rear yards.—No commercial building shall be located within a distance from the nearest residential zone line equal to the height of such commercial building or 25 feet, whichever is greater.~~

~~(1) For the purpose of construing this section 7-902, a commercial building shall mean a building containing retail, office, business or industrial uses regardless of the zone in which the building is located.~~

(2) For the purpose of construing this section 7-902, the location of alleys, walkways and other separations of zone or lot lines shall not affect the distance requirements of section 7-902.

(3) Where a building would otherwise be affected by this section 7-902, and the commercial uses it contains are limited to the first or a lower floor, then a special use permit may be approved to allow the side and rear yard setback regulations of the adjacent residential zone which is to be protected to apply to such commercial building.

(4) An applicant who seeks to rezone land from a commercial to a residential zone, thereby imposing this section 7-902 on an existing or future commercial building not otherwise so affected, may proffer a partial or total waiver of this section 7-902 and city council may approve such a rezoning if it is conditioned on the application of such waiver as may be appropriate. If the affected commercial lot is less than 100 feet in width, the rezoning shall be denied if no such proffer is made.

(B) Front yards. A commercial or industrial building within a commercial or industrial zone, directly across a street from property in a residential zone, shall provide the minimum front yard required of the residential zone.

(C) Industrial. No building or structure in the industrial zone shall be permitted within 100 feet of a residential zone line with exception of the following:

(1) Fences and walls with a height not in excess of ten feet.

7-903 Relief from requirements.

The planning commission may vary the requirements of this section 7-900 as part of the site plan process, notwithstanding that a site plan is not otherwise required for the proposed development. In the event that application is made for site plan approval exclusively to secure relief from the provisions of this section 7-900, then notwithstanding any contrary provision of section 11-400, the required site plan application material shall be limited to that reasonably necessary to enable review under this section 7-900, and the fee shall be the minimum site plan fee as prescribed pursuant to section 11-104.

7-1102 Restrictions on parking recreational vehicles in residential zones.

Recreational vehicles may be parked in any residential zone only on a lot occupied and used for single-unit, two-unit, family or townhouse, or multi-unit (up to four units) dwelling purposes and only subject to the following:

(B) Not more than one recreational vehicle shall be permitted on for each lot single-family dwelling, except that any number of such recreational vehicles may be permitted if parked within an approved, enclosed garage or storage building; and

Sec. 7-1400 Reserved. Rooming houses.

No special use permit authorizing a rooming house shall continue in effect for more than five years.

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2 Sec. 7-1900 Reserved. Roominghouses.

3 (A) ~~Special use permit required. No roominghouse may be operated in the city unless a special~~
4 ~~use permit for the roominghouse has been approved by city council. All applications for a special~~
5 ~~use permit to operate a roominghouse shall be submitted to the director.~~

6 (B) ~~The director's recommendation. In formulating his recommendation on the special use permit~~
7 ~~application, the director, in addition to any other applicable factors, shall consider credible~~
8 ~~evidence derived from his investigation or from any other source as to the following factors:~~

9 (1) ~~Whether the applicant has been convicted of a felony under the laws of any state or~~
10 ~~the United States, or has been convicted of any crime or offense involving moral~~
11 ~~turpitude, within the ten years next preceding the application, as determined by the~~
12 ~~Alexandria Police Department after a review to which the applicant shall consent.~~

13 (2) ~~Whether the premises has adequate parking to accommodate the number of roomers~~
14 ~~requested.~~

15 (3) ~~Whether the premises is so situated with respect to any residence or residential area~~
16 ~~that the operation of a roominghouse will adversely affect real property values or~~
17 ~~substantially interfere with the usual quietude and tranquility of such residence or~~
18 ~~residential area.~~

19 (C) ~~Code compliance. Prior to formulating a recommendation, the director, together with the~~
20 ~~director of code enforcement, shall cause the proposed roominghouse to be inspected, and the~~
21 ~~director shall not recommend approval unless the proposed roominghouse is in compliance with~~
22 ~~all applicable provisions of law, including without limitation the Zoning Ordinance, the Uniform~~
23 ~~Statewide Building Code and the Fire Prevention Code.~~

24 (D) ~~Minimum requirements for approved roominghouses. In addition to any other conditions~~
25 ~~which council may impose in granting a special use permit, every roominghouse shall comply~~
26 ~~with the following conditions:~~

27 (1) ~~The operator, who shall be the owner of the premises, shall at all times reside at the~~
28 ~~subject premises; however, this condition may be waived or amended by city council for~~
29 ~~good cause if the roominghouse is located in the CD, CDX, OC, OCM, OCH, OR CRMU~~
30 ~~zone.~~

31 (2) ~~Every sleeping room shall have a smoke detector, which shall be part of a hard wired~~
32 ~~smoke detector system.~~

33 (3) ~~The operator of the roominghouse shall change bed linens and towels, if supplied by~~
34 ~~the operator, at least once each week and each time prior to the letting of any room to any~~
35 ~~occupant, and shall maintain all other supplied bedding in a clean and sanitary manner.~~

36 (4) ~~The operator of the roominghouse shall be responsible for the sanitary maintenance of~~
37 ~~all walls, floors and ceilings, and shall keep the roominghouse and all parts thereof,~~
38 ~~including the premises on which it is located, free of any accumulation of dirt, filth,~~
39 ~~rubbish and garbage, and effectively protected against vermin infestation.~~

40 (5) ~~The operator of the roominghouse shall be responsible for the peace and good order~~
41 ~~of the premises, and shall at all times see that the premises does not become a public or~~
42 ~~common nuisance by reason, among others, of the congregation of disorderly persons,~~
43 ~~inebriates, or persons using or selling controlled substances.~~

44 (E) ~~Annual inspections. On an annual basis, the directors of code enforcement and planning and~~
45 ~~zoning shall inspect the roominghouse to determine if the facility is in compliance with the~~

1 conditions of the special use permit and conforms to the Uniform Statewide Building Code and
2 the Fire Prevention Code.

3 (F) Additional hearing on the special use permit. If the director finds that there are violations of
4 the special use permit, or if he finds conditions of the operation which have a negative impact on
5 the community, and in either event he believes that additional conditions, suspension or
6 revocation is warranted in order to alleviate the problem, then he shall cause the special use
7 permit to be docketed for hearing before the planning commission and the city council for
8 consideration of such issues.

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11 Sec. 7-2200 Tree coverage requirement.

12 The supplemental regulations in this section apply to residential lots in the R-20, R-12, R-8, R-5,
13 R-2-5, and lots developed or proposed to be developed with single-unit family and two-unit
14 family dwellings in the RA and RB zones, not including property located within the Old and
15 Historic Alexandria and Parker-Gray Districts. The tree coverage requirements are as follows:

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18 Sec. 7-2500 Private garages.

19
20 7-2501 Freestanding private garages to the rear to the rear of the main building.

21 The supplemental regulations in this section 7-2501 apply to residential lots developed or
22 proposed to be developed with a single family or two family dwellings in the R-20, R-12, R-8,
23 R-5, R-2-5, and only single or two-unit dwellings in the RA and RB zones, not including
24 property located within the Old and Historic Alexandria and Parker-Gray Districts. Freestanding
25 private garages located within required yards or excluded from floor area shall be permitted
26 subject to the following standards:

27 ***

28
29 7-2502 Attached private garages.

30 The supplemental regulations in this section 7-2502 apply to residential lots developed or
31 proposed to be developed with a single family dwellings in the R-20, R-12, R-8, R-5, R-2-5, and
32 only single and two-unit dwellings in the RA and RB zones, not including property located
33 within the Old and Historic Alexandria and Parker-Gray Districts. Private garages attached to the
34 principal structure are only permitted when in compliance with the following standards:

35 ***

36
37 Section 8. That Article VIII of the Zoning Ordinance be, and the same hereby is,
38 amended by deleting the language shown in strikethrough and inserting new language shown in
39 underline, as follows:

40
41 ARTICLE VIII. OFF-STREET PARKING AND LOADING

42 ***

43
44 Sec. 8-200 General parking regulations.

45 (A) Schedule of requirements. The following number of parking spaces shall be provided
46 for each use listed. In the case of any use not listed in section 8-200(A), the requirements

of the most similar listed use shall apply. The requirements of section 8-200(A) may be reduced when special zoning allows parking reductions and the required approvals of the director and the director of transportation and environmental services have been obtained and the conditions of said approval are complied with.

(1) ~~Single-unit family detached, two-unit, family and row or townhouse, and multi-unit up to four units~~ dwellings: ~~two (2.0) spaces per dwelling unit for single family detached, two-family, and townhouse dwellings.~~

(a) Within the enhanced transit area: no minimum requirement

(b) Outside the enhanced transit area: 0.5 spaces per dwelling unit

(2) ~~Multi-unit-family~~ dwellings with more than four dwelling units.

(a) Parking ratio.

i. Metro Station Walkshed Area. ~~Multi-unit-family~~ dwellings located on property within the Metro Half-Mile Walkshed as shown on the map approved herewith, titled "City of Alexandria Metro Station Walkshed Map," as the same may be amended from time to time to incorporate new Metro stations: ~~i. shall provide~~ eight-tenths of a parking space per bedroom, unless the applicant shows, to the satisfaction of the director, that the ~~multi-unit-family~~ dwelling complies with any of the following in which case the ratio shall be reduced by the percentage as shown:

(A) Five percent if the ~~multi-unit-family~~ dwelling is within one-quarter of a mile of four or more active bus routes;

(B) Ten percent if the ~~multi-unit-family~~ dwelling has a walkability index of 90—100 or five percent if the multifamily dwelling has a walkability index of 80—89; or

(C) Five percent if the ~~multi-unit-family~~ dwelling includes 20 percent or more studio units.

ii. Outside the Metro Station Walkshed Area. ~~Multi-unit-family~~ dwellings located on property not within the Metro Half-Mile Walkshed: ~~i. shall provide~~ one parking space per bedroom, unless the applicant shows, to the satisfaction of the director, that the ~~multi-unit-family~~ dwelling complies with any of the following in which case the ratio shall be reduced by the percentage as shown:

(A) Ten percent if the ~~multi-unit-family~~ dwelling is outside of the Metro Half-Mile Walkshed but within the Bus Rapid Transit Half-Mile Walkshed as shown on the map approved herewith, titled "City of Alexandria Bus Rapid Transit Walkshed Map," as the same may be amended from time to time to incorporate new operational bus rapid transit stops;

(B) Five percent if the ~~multi-unit-family~~ dwelling is within one-quarter of a mile of four or more active bus routes;

(C) Ten percent if the ~~multi-unit-family~~ dwelling has a walkability index of 90—100 or five percent if the multifamily dwelling has a walkability index of 80—89; or

(D) Five percent if the ~~multi-unit-family~~ dwelling includes 20 percent or more studio units.

1 iii. Optional parking ratio for affordable housing. If a multi-unit
2 ~~family~~ building includes income-restricted units, the parking ratio
3 for such units may be as follows:

4 ***

5 d. The above parking ratios may be reduced by the following
6 percentages if the applicant can show, to the satisfaction of the
7 director, that the multi-unit ~~family~~ dwelling in which the units are
8 located complies with any of the following:

9 (A) Ten percent if the multi-unit ~~family~~ dwelling is within
10 the Metro Half-Mile Walkshed or Bus Rapid Transit Half-
11 Mile Walkshed, as shown on the maps titled "City of
12 Alexandria Metro Station Walkshed Map" and "City of
13 Alexandria Bus Rapid Transit Walkshed Map";

14 (B) Five percent if the multi-unit ~~family~~ dwelling is within
15 one-quarter of a mile of four or more active bus routes;

16 (C) Ten percent if the multi-unit ~~family~~ dwelling has a
17 walkability index score of 90—100 or five percent if the
18 multi-unit ~~family~~ dwelling has a walkability index score of
19 80—89; or

20 (D) Five percent if the multi-unit ~~family~~ dwelling includes
21 20 percent or more studio units.

22 (b) Calculation of the number of bedrooms. For purposes of calculating
23 the required number of parking spaces for a multi-unit ~~family~~ dwelling,
24 the following shall apply:

25 ***

26 v. If the multi-unit ~~family~~ dwelling includes affordable units that
27 are exercising the optional parking ratio for affordable housing
28 pursuant to section 8-200(A)(2)(a)(iii) herein, such units shall be
29 removed from the count and calculated separately with the
30 applicable ratios.

31 (c) Parking requirement. The parking requirement for the multi-unit ~~family~~
32 dwelling shall be the number of bedrooms calculated pursuant to section
33 (b) above, multiplied by the parking ratio calculated pursuant to section (a)
34 above, subject to the following:

35 ***

36 (3) ~~Reserved. Boardinghouses and rooming houses: one space for each four guest~~
37 ~~rooms; provided, that the number of off-street parking spaces for any rooming~~
38 ~~house or boarding house authorized by a special use permit granted by city~~
39 ~~council after December 12, 1987, shall be determined by council when granting,~~
40 ~~and shall be as set forth in, the special use permit.~~

41 ***

42 (C) Location of parking facilities.

43 (1) For all single-unit ~~family detached and two-unit, family residential~~
44 ~~townhouse, and multi-unit up to four units~~ dwellings, required off-street parking
45 facilities shall be located on the same lot as the main building. Tandem parking is
46 permitted to meet this requirement.

(2) For all ~~multi-unit family~~ dwellings, required off-street parking facilities shall be located on the same lot as the main building lot, on a lot separated from the main building lot by an alley or directly across the street from the main building when separated by a minor local street only. ~~Tandem parking is permitted to meet this requirement for up to four dwelling units that share a garage within a multiunit family building provided that no more than four off street parking spaces shall be tandem.~~

(7) Parking, required or otherwise, limited on residential lots. For all lots containing ~~single-unit family, two-unit, family or townhouse, or multi-unit up to four units~~ dwelling uses, there shall be a limit of one vehicle per 1,000 square feet of lot area, not to exceed a maximum of four (4) vehicles per lot parked or stored outside on the lot in question.

(F) Prior existing buildings and structures.

(3) The provisions of this section 8-200(F) shall not apply to the enlargement, significant enlargement or significant alteration of ~~single-unit family, two-unit, family or row~~ or townhouse dwellings.

(5) No ~~single-unit family, two-unit, family~~ or townhouse dwelling shall be deemed a noncomplying use or structure because it failed to provide two required parking spaces on June 24, 1992, if the dwelling did provide one required parking space on that date.

(6) Notwithstanding the provisions of section 8-100 above and except as provided in section 8-200(F)(3), if any land has been changed in use to a ~~multi-unit family~~ residential use or any structure or building has been changed in use to a ~~multi-unit family~~ residential use, or a ~~multi-unit family~~ dwelling has been enlarged, significantly enlarged or significantly altered after May 16, 2015, the parking requirements of this Article VIII shall apply to all the land and to the entire structure or building upon completion of the change in use, significant enlargement or significant alteration, however, any existing parking above the requirement may remain. This section shall not apply if a construction or alteration permit has been applied for and reasonably soon thereafter construction activity has commenced and continues to be diligently pursued as of May 16, 2015, or if a special use permit is obtained under section 7-700 or section 11-500 which authorizes the change in use, enlargement, significant enlargement or significant alteration with the provision of less off-street parking than is required.

Sec. 8-400 King Street Transit Parking District.

(B) Requirements. Within the King Street transit parking district, the following regulations shall apply to off-street parking; uses not listed shall provide parking pursuant to section 8-200(A):

(2) ~~Reserved. Single family, two family, and row or townhouse shall have one parking space per dwelling unit.~~

Section 9. That Article IX of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

ARTICLE IX SIGNS

Sec. 9-200 Sign regulations by zoning district.

9-201 Residential district signs.

(A) Except as otherwise prohibited in this article, the following signs are permitted as accessory to residential or non-residential uses in the following residential districts.

(1) In the R-20, R-12, R-8, R-5, R-2-5, RB, RM, RS, RT, POS, and WPR zones the following regulations shall apply:

a. On property used for residential purposes only the following signs are permitted:

iii. Permanent signs:

4. Additional signs at a multi-unit-family property in the RB zone:

a. Number and size limits: One permanent sign is permitted per multi-unit-family property to be located at each of the property's street frontages with a maximum size of 40 square feet for each sign if wall mounted or 32 square feet if free standing.

(2) In the RA, RC, RCX, and RD zones the following regulations shall apply:

a. On property used for residential purposes only the following signs are permitted:

iii. Permanent signs:

5. Signs along a multi-unit-family property's street frontage:

b. On property used for mixed use or non-residential purposes:

iii. Permanent signs:

5. Signs along a multi-unit-family or non-residential property's street frontage:

Section 10. That Article XI of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

ARTICLE XI. DEVELOPMENT APPROVALS AND PROCEDURES

DIVISION B. DEVELOPMENT APPROVALS

11-404 Development exempt from site plan requirement.

The prohibitions of section 11-403(A), (B) and (C) shall not apply to:

(G) Lots in the R-20, R-12, R-8, R-5, and R-2-5 zones developed with a multi-unit dwelling.

11-413 Cost of public improvements.

(A) The planning commission shall require payment in full or guarantee of payment in full of all costs or a proportionate share of costs for the construction and installation of landscaping, public streets, alley, sidewalks, curbs, gutters, sewers, drains and other public improvements, facilities or services within an approved site plan, subject however to the following minimum schedule:

(2) Collector or arterial street within site: All cost of sidewalk, curb, gutter, driveway and grading and 36 foot wide pavement in single, ~~and two-unit-family,~~ and multi-unit (up to four units) zones or 44-foot-wide pavement in multi-unit ~~family,~~ mixed-use, commercial and industrial zones. Pavement in excess of these requirements will be installed at city cost.

11-416 Modifications.

(A) Modification of zoning regulations.

(1) In approving a site plan under the provisions of this section 11-400, the planning commission may modify the minimum frontage, yard, open and usable space, ~~zone transition setback~~ or other minimum requirements imposed by this ordinance for the zone or zones applicable to the land depicted in the site plan, or the requirements of section 11-410(CC), if the planning commission determines that such modification is necessary or desirable to good site development, that specific and identified features of the site design make up for those impacts otherwise protected by the regulations for which modification is sought and that such modification will not be detrimental to neighboring property or to the public health, safety and welfare. For modifications of the requirements of section 11-410(CC) the planning commission must also determine that the modification will not violate the intention of section 11-410(CC) to require a reasonable amount of landscaping.

1 ***

2
3 11-512 Separate permit not required.

4 No special use permit shall be required for the following development features when the
5 location, size and design is included as part of a site plan or special use permit approval:

6 ***

7 (B) Tandem and reduced size parking spaces in conjunction with single-unit-family, two-
8 unit-family, multi-unit (up to four units), and townhouse projects; and

9 ***

10
11 11-603 Cluster development limitations.

12 (A) Where permitted. Cluster developments shall be permitted for single-unit-family,
13 two-unit-family, and townhouse dwellings where such development is permitted.

14
15 Sec. 11-1300 Special exception.

16 ***

17
18 11-1302 Special exception established.

19 A lot developed with a single-unit-family, two-unit-family, ~~or townhouse~~, or multi-unit (up to
20 four units) dwelling may be the subject of a special exception from the following zoning
21 requirements pursuant to this section 11-1300:

22 ***

23 (B) Yard and setback requirements for enlargement of a dwelling, as follows:

24 ***

25 (3) Nothing in this subsection shall be deemed to authorize the extension or
26 enlargement of a dwelling ~~single-family, two-family or townhouse dwelling~~
27 beyond the maximum height or floor area ratio permitted by the zone in which
28 such dwelling is located nor to authorize the approval of more than one special
29 exception per dwelling under the provisions of this subsection.

30 (C) Yard and setback requirements for a front porch subject to the following
31 requirements:

32 ***

33 (2) Nothing in this subsection shall be deemed to authorize the extension or
34 enlargement of a dwelling ~~single-family, two-family or townhouse dwelling~~
35 beyond the height or floor area ratio permitted by the zone in which such dwelling
36 is located, nor to authorize the approval of more than one special exception per
37 dwelling under the provisions of this subsection.

38 (D) Maximum height for single-unit, ~~and two-unit~~, and multi-unit family dwellings in the
39 R-20, R-12, R-8, R-5, R-2-5, and single-~~family~~ and two-unit family dwellings in the RA
40 and RB zones not including property located within the Old and Historic Alexandria and
41 Parker-Gray Districts, subject to the following requirements:

42 ***

43 (E) Attached private garages with the vehicle opening facing the primary front yard that
44 do not meet the requirements of section 7-2500 that are located on lots developed with a
45 single-unit, two-unit, or multi-unit-family dwelling in the R-20, R-12, R-8, R-5, R-2-5,

1 RA and RB zones, not including property located within the Old and Historic Alexandria
2 and Parker-Gray Districts, subject to the following requirements:

3 ***

4
5 Section 11. That Article XII of the Zoning Ordinance be, and the same hereby is,
6 amended by deleting the language shown in strikethrough and inserting new language shown in
7 underline, as follows:

8
9 ARTICLE XII. NONCOMPLIANCE AND NONCONFORMITY

10 ***

11
12 12-210 Regulation of nonconforming uses in residential zones.

13 ***

14 (E) Notwithstanding the provisions of sections 12-201 through 12-209, any multi-unit
15 ~~family~~ dwelling, which is classified as a nonconforming use as defined in section 12-201
16 may be reclassified as a noncomplying use, subject to the provisions of this section 12-
17 210(E):

18 ***

19 (2) The granting of such special use permit shall constitute the reclassification of
20 such multi-unit ~~family~~ dwelling from nonconforming use to noncomplying use
21 status, subject to such terms and conditions as council may provide in granting the
22 special use permit, and subject to section 12-300, to the extent adopted by city
23 council in approving the special use permit; provided that no such permit may
24 authorize any increase in the size or intensity of such multi-unit dwelling ~~family~~
25 use greater than that which existed on June 24, 1992, or any change to a less
26 restrictive use than that which existed on June 24, 1992.

27 (3) When an application for a special use permit under this section 12-210(E) is
28 considered, the following criteria shall apply in addition to those set forth in
29 section 11-500:

30 (a) The degree to which the multi-unit ~~family~~ dwelling is compatible with
31 existing uses in the nearby neighborhood; and

32 (b) The degree to which the multi-unit ~~family~~ dwelling provides diversity
33 in the housing stock available within the city; and

34 (c) The degree to which the reclassification of such multi-unit ~~family~~
35 dwelling will serve to promote the retention of a use compatible with
36 existing uses in the nearby neighborhood and the provision of diversity in
37 the housing stock available within the city.

38 (4) City council may grant a special use permit under this section 12-210(E) if it
39 determines that the multi-unit ~~family~~ dwelling is compatible with the existing uses
40 in the nearby neighborhood; provides diversity in the housing stock available in
41 the city; promotes the retention of a use compatible with existing uses in the
42 nearby neighborhood and the provision of diversity in the housing stock available
43 within the city; and complies with the requirements of section 11-500.

44 ***

45
46 12-211 Reserved. ~~Regulation of nonconforming rooming houses and boardinghouses.~~

1 ~~Any rooming house or boardinghouse in existence on December 12, 1987, for which a special~~
2 ~~use permit has not been granted shall be deemed a nonconforming use and shall be discontinued~~
3 ~~on or before June 30, 1992, unless it obtains a special use permit which authorizes its~~
4 ~~continuation subject to the following:~~

5 (A) ~~No later than May 1, 1992, the owner or operator of any such nonconforming~~
6 ~~rooming house or boardinghouse may seek from city council an extension of the date by~~
7 ~~which it must come into conformity with this section 12-211 by filing with the director a~~
8 ~~petition which sets forth in detail the reasons why a fair and reasonable return on the~~
9 ~~investment in such rooming house or boardinghouse made by the petitioner prior to~~
10 ~~December 12, 1987, cannot be obtained prior to June 30, 1992.~~

11 (B) ~~Council shall conduct a public hearing on any such petition, prior to which the~~
12 ~~director shall provide notice in accordance with the provisions of section 11-300 of this~~
13 ~~ordinance.~~

14 (C) ~~Following the hearing, council may extend the June 30, 1992, date only if it finds that~~
15 ~~a strict application of the date will deny the petitioner the opportunity to realize a fair and~~
16 ~~reasonable return on the investment in the nonconforming rooming house or~~
17 ~~boardinghouse made by the petitioner prior to December 12, 1987, in which case council~~
18 ~~shall extend the date to a time which it determines will provide such opportunity to the~~
19 ~~petitioner.~~

20 ***

21
22 Sec. 12-400 Substandard residential lots.

23 The following regulations apply to substandard residential lots where the lack of conformity
24 existed prior to June 24, 1992.

25
26 12-401

27 Any lot in the R-20, R-12, R-8, R-5, or R-2-5 or RA residence zones, which lot was of record on
28 December 28, 1951, and continuously thereafter, but which lot has less area or less width at the
29 front lot line or front building line than the minimum required for use in the zone where it is
30 situated (referred to hereafter in this section as a substandard lot), may be developed only with a
31 residential use in compliance with the zone where it is situated ~~single family dwelling and its~~
32 ~~accessory buildings~~, subject to the following provisions:

33 ***

34
35 12-402

36 Notwithstanding the provisions of section 12-401, a substandard lot which complied with the
37 provisions of this ordinance or other prior law in effect on the date such lot was recorded, and
38 which has continuously been of record since such date, may be developed only with a residential
39 use in compliance with the zone where it is situated ~~single family dwelling and its accessory~~
40 ~~buildings~~, subject to the following provisions:

41 ***

42
43 Sec. 12-900 Developed substandard residential lots.

44 12-901 ~~[Requirements.]~~ A residential dwelling on a lot in the R-20, R-12, R-8, R-5, or R-2-5,
45 ~~and single family and two family dwellings in the RA and RB zones (not including property~~
46 ~~located within the Old and Historic Alexandria and Parker Gray Districts)~~ which lot has less lot

1 area, lot width, or lot frontage than the minimum required for use in the zone where it is situated
2 (referred to hereafter in this section as a substandard lot), is subject to the following
3 requirements.

4 ***

5
6 Sec. 12-1000 Lots in the RA, RB, RM, CL, CSL, CD, CD-X, OC, OCM(50), OCM(100), OCH,
7 CRMU/L, CRMU/M, CRMU/H, and CRMU/X zones.

8 Any lot of record prior to [DATE OF ADOPTION] in the RA, RB, RM, CL, CSL, CD, CD-X,
9 OC, OCM(50), OCM(100), OCH, CRMU/L, CRMU/H, or CRMU/X zone which exceeds the
10 maximum density permitted or has less lot area, width, or frontage than the minimum required
11 for the use in the zone where it is situated, may be developed with a single-unit, two-unit, or
12 townhouse dwelling and its accessory structures subject to the following requirements:

13 (A) Bulk and open space requirements. The dwelling shall comply with the bulk and
14 open space regulations of the zone in which it is situated except that, regardless of the
15 maximum height and floor area ratio otherwise established, the maximum permitted
16 height and floor area ratio shall be 35 feet and 1.50, respectively.

17 (B) Off-street parking. The provisions of Article VIII of this ordinance shall apply.

18 ***

19
20 Section 12. That Article XIII of the Zoning Ordinance be, and the same hereby is,
21 amended by deleting the language shown in strikethrough and inserting new language shown in
22 underline, as follows:

23 ARTICLE XIII ENVIRONMENTAL MANAGEMENT

24 ***

25
26
27 13-109 General performance requirements for CBPAs.

28 The director of T&ES shall approve development, redevelopment, uses, or land-disturbing
29 activities in the CBPA only if it is found that the activity is in compliance with this Article XIII
30 and that the applicant has demonstrated, by a preponderance of the evidence, that the proposed
31 development, redevelopment, use, or land-disturbing activity meets or exceeds the following
32 standards.

33 ***

34 (E) All development, redevelopment, and uses disturbing greater than 2,500 square feet
35 shall meet the following storm water quality management performance requirements. For
36 purposes of this section, the following shall be used to define the site area for determining
37 water quality requirements: for projects disturbing less than 50 percent of the tax parcel
38 (or if multiple parcels are involved, the land subject to the application), the disturbed area
39 shall be used as the site area; for projects disturbing greater than or equal to 50 percent of
40 the tax parcel (or if multiple parcels are involved, the land subject to the application), the
41 entire tax parcel shall be used as the site area.

42 ***

43 (2) Single-unit-family residences separately built and disturbing less than one acre
44 and not part of a larger common plan of development or sale, including additions
45 or modifications to existing single-unit-family detached residential structures are

exempt from subsections (4) and (5) below. The Alexandria water quality volume default requirement in subsection (6) still applies.

13-110 Alexandria water quality improvement fund and alternative stormwater management equivalency options.

(A) The director of T&ES, in consultation with the director of planning and zoning and the director of recreation, parks, and cultural activities, as appropriate, shall establish equivalent stormwater management options that may be used to meet the requirements of section 13-109(E)(6) and section 13-109(E)(11)(c). Options shall include the following:

(2) Monetary contributions to the Alexandria water quality improvement fund provided for in subsection (C) below.

(D) In determining whether to allow equivalent stormwater options, as well as the appropriate combination of on-site and off-site controls, the director of T&ES shall take into consideration the following:

(4) Whether site-specific constraints would make on-site treatment difficult or impractical, especially when the site consists of a single-unit ~~family~~-residence separately built and not part of a subdivision;

(9) Single-unit ~~family~~-residential development projects that are exempt from the water quality requirements of section 13-123(A) are considered eligible to contribute to the Alexandria water quality improvement fund in section 13-110(A)(2) to meet the Alexandria water quality volume default requirement in section 13-107(E)(3) with no further consideration of items (1) through (8) above.

13-111 Development review process.

(A) Any development, redevelopment, or use exceeding 2,500 square feet of land disturbance within the CBPA shall be subject to the development review process outlined in subsection (C) below prior to any clearing of the site, or the issuance of any building, land use, or land development permit. However, any land-disturbing activity less than one acre within the CBPA shall not be required to complete a registration statement for coverage under the general permit, but shall be subject to all aspects of the development review process, to include the water quality and quantity criteria in subsections 13-109(E) and (F). Further, any detached single-unit ~~family~~ home construction within or outside of a common plan of development or sale that is not otherwise exempt shall not be required to complete a registration statement, but shall adhere to all other requirements of the general permit and all applicable requirements of this article.

13-123 Exemptions.

(D) Single-unit ~~family~~ residences separately built and disturbing less than one acre and not part of a larger common plan of development or sale, including additions or

1 modifications to existing single-unit-family detached residential structures are exempt
2 from the water quality requirements of sections 109(E)(3) and (E)(4) except the
3 Alexandria water quality volume default requirement in section 13-109(E)(5) still
4 applies.

5 ***

6
7 Section 13. That the director of planning and zoning be, and hereby is, directed to
8 record the foregoing text amendment.
9

10 Section 14. That Articles I (GENERAL REGULATIONS), II (DEFINITIONS), III
11 (RESIDENTIAL ZONE REGULATIONS), IV (COMMERCIAL, OFFICE AND INDUSTRIAL
12 ZONES), V (MIXED USE ZONES), VI (SPECIAL AND OVERLAY ZONES), VII
13 (SUPPLEMENTAL ZONE REGULATIONS), VIII (OFF-STREET PARKING AND
14 LOADING), IX (SIGNS), XI (DEVELOPMENT APPROVALS AND PROCEDURES), XII
15 (NONCOMPLIANCE AND NONCONFORMITY), and XIII (ENVIRONMENTAL
16 MANAGEMENT), as amended pursuant to Sections 1 through 12 of this ordinance, be, and the
17 same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.
18

19 Section 15. That this ordinance shall become effective on the date and at the time of
20 its final passage, and shall apply to all applications for land use, land development or subdivision
21 approval provided for under the City of Alexandria Zoning Ordinance which may be filed after
22 such date, and shall apply to all other facts and circumstances subject to the provisions of the
23 City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning
24 Ordinance.
25

26 JUSTIN WILSON
27 Mayor
28

29 Introduction: 12/12/23
30 First Reading: 12/12/23
31 Publication:
32 Public Hearing: 12/16/23
33 Second Reading: 12/16/23
34 Final Passage: 12/16/23