

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE to amend and reordain Section 2-145 (FLOOR AREA) and Section 2-165 (LOADING SPACE) of Article II (DEFINITIONS) and to add and ordain Section 7-2503 (LOADING SPACE FLOOR AREA EXCLUSION) of Article VII (SUPPLEMENTAL ZONE REGULATIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2022-00013.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2022-00013, 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, 2022 of a text amendment to the Zoning Ordinance to create a special use permit for internal loading spaces as an exclusion from floor area and amend Sections 2-165 and 2-145 to clarify the definition of loading space and to allow additional floor area exclusions for loading spaces with special use permit approval, which recommendation was approved by the City Council at public hearing on November 12, 2022;

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,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sections 2-145 and 2-165 of the Zoning Ordinance be, and the same hereby are, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

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2-145 – Floor area.

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(B) For properties except for those specified in subsection (A), above, the floor area of the building or buildings on a lot or tract 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 the 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. This space shall be based on permanent construction whether or not provided with a finished floor or ceiling. Excluded from floor area shall be:

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(10) Loading space pursuant to section 7-2503.

(11) Any floor area that was used as a private or public garage prior to March 17, 2018 with a height of less than seven feet six inches.

1 ~~(12)~~(11) Floor area excluded as part of a development site plan that was approved  
2 prior to March 17, 2018 within a Coordinated Development District.

3 ~~(13)~~(12) Sheds and other small accessory buildings in accordance with section 7-  
4 202(C)(2). The floor area excluded pursuant to this subsection shall not exceed  
5 the total floor area exclusion listed in section 2-145(B)(14).

6 ~~(14)~~(13) Porticos and portions of porches, including wrap-around porches, up to  
7 eight feet in depth located on the first or ground floor without second-story  
8 enclosed construction above the portico or porch.

9 ~~(15)~~(14) Floor area devoted to an accessory dwelling within an accessory building  
10 in accordance with section 7-203. The total floor area excluded pursuant to  
11 section 2-145(B)(12) and this subsection shall not exceed 65 square feet.

12 ~~(16)~~(15) Areas with a ceiling height of less than seven feet, except in an above  
13 grade parking garage constructed after March 17, 2018. Areas in a parking garage  
14 constructed after that date, regardless of height, may not be excluded.

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17 2-165 – Loading space.

18 An off-street space on the same lot with a building or contiguous to a group of buildings, for the  
19 temporary parking of a commercial vehicle while loading or unloading merchandise or materials,  
20 and which abuts on a street or other appropriate means of access. Loading space may also be  
21 located within a building and include areas used for circulation and maneuvering such as drive  
22 aisles and other similar areas.

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26 Section 2. That Section 7-2503 of the Zoning Ordinance be, and the same hereby is,  
27 added and ordained, as shown:

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29 7-2503 – Loading space floor area exclusion.

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31 Notwithstanding any contrary provision of this ordinance, loading space may be excluded from  
32 floor area with a special use permit obtained pursuant to section 11-500. No special use permit  
33 shall be approved unless the loading space contributes to improved site design and an enhanced  
34 public realm.

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36 Section 2. That the director of planning and zoning be, and hereby is, directed to  
37 record the foregoing text amendment.

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39 Section 3. That Sections 2-145, 2-165, and 7-2503, as amended or added pursuant to  
40 Sections 1 and 2 of this ordinance, be, and the same hereby are, reordained or ordained as part of  
41 the City of Alexandria Zoning Ordinance.  
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Section 4. That this ordinance shall become effective on the date and at the time of its final passage, and shall apply to all applications for land use, land development or subdivision approval provided for under the City of Alexandria Zoning Ordinance which may be filed after such date, and shall apply to all other facts and circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning Ordinance.

JUSTIN WILSON  
Mayor

Introduction: 12/13/22  
First Reading: 12/13/22  
Publication:  
Public Hearing: 12/17/22  
Second Reading: 12/17/22  
Final Passage: 12/17/22