



CITY OF ALEXANDRIA

Zoning Text Amendment #2025-0001 Minor Updates

Planning Commission – March 4, 2025



Agenda



- 1 Background**
- 2 Proposal**
- 3 Staff Recommendation**



Summary

Key elements of the proposal:

- Increase regulatory flexibility for City Hall renovation project
- Allow taller fences between residential and non-residential properties
- Allow small additions to existing buildings without site plan approval
- Correct errors, unintentional omissions, and inconsistencies



Regulatory Flexibility for City Hall

- Clarify that public buildings constructed prior to 1998 are noncomplying uses
- Allow expansion of noncomplying public building use without SUP approval
- Increase maximum height and FAR for public buildings constructed prior to 1998 in the CD and KR zones



Fences between residential and non-residential properties

- Allow fences up to 10 feet tall on residential properties that directly abut non-residential properties



Additions to existing buildings

- Allow additions of less than 3,000 square feet to existing buildings without site plan approval



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Staff recommends approval

