

Civil Violations

Zoning Text Amendments #2024-00004

City Council
May 18, 2024





Proposed Amendments

- **Increase Civil Citations**
 - 20 years since last increase
 - Encourage compliance
 - Bring in line with neighboring jurisdictions and state law
- **Codify 10 Day Correction Period**
 - Class 2 through 5 civil violations



Current and Proposed Civil Citations

Current Alexandria Civil Citations				
Violation	1 st Violation Fine	2 nd Violation Fine	Each Additional Fine	Maximum Annual Penalty
Class One*	\$1,500.00	\$1,500.00	\$1,500.00	Market value of property
Class Two*	\$500.00	\$1,000.00	\$1,500.00	\$3,000.00
Class Three*	\$100.00	\$150.00	\$500.00	\$3,000.00
Class Four*	\$50.00	\$100.00	\$500.00	\$3,000.00
Class Five	\$50.00	\$100.00	\$100.00 SUP Violation: \$500.00	\$3,000.00

Proposed Alexandria Civil Citations				
Violation	1 st Violation Fine	2 nd Violation Fine	Each Additional Fine	Maximum Annual Penalty
Class One*	\$5,000.00	\$5,000.00	\$5,000.00	Market value of property
Class Two*	\$1,000.00	\$1,500.00	\$2,500.00	\$5,000.00
Class Three*	\$200.00	\$500.00	\$1,000.00	\$5,000.00
Class Four*	\$200.00	\$500.00	\$500.00	\$5,000.00
Class Five	\$200.00	\$500.00	\$500.00 SUP Violation: \$1000.00	\$5,000.00

*** Applies to historic districts and 100-year-old building list only**



Planning Commission recommends
INITIATION of the text amendments
and recommends **APPROVAL**



Classes of Violations

- **Class One:** Unauthorized demolition of any building or structure in a historic district or on the 100-year-old building list.
- **Class Two:** Unauthorized construction, alteration or repair of a building or structure for which a building permit is required in a local historic district or on the 100-year-old building list.
- **Class Three:** Construction, alteration or repair of a building or structure for which no building permit is required but BAR review is required in a local historic district or on the 100-year-old building list.
- **Class Four:** Violation of any sign, marquee, or awning regulation in a local historic district or on the 100-year-old building list.
- **Class Five:** Generally, all other zoning and Special Use Permit violations citywide.