



***DOCKET ITEM # 2***  
***Text Amendment #2024-00006***  
***Minor Update -- Recreation and Entertainment Uses***

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<p><b>Issue:</b> (A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a minor update to the Zoning Ordinance to Section 2-188.1 to add dog play area to the recreation and entertainment use definition; and to Sections 4-100 (CL/Commercial low), 4-200 (CC/Commercial community), 4-300 (CSL/Commercial service low), and 6-600 (Mount Vernon urban overlay) zone to add recreation and entertainment, indoor as a permitted use and recreation and entertainment, outdoor as a special use.</p>	<p>Planning Commission Hearing:</p>	<p>June 4, 2024</p>
	<p>City Council Hearing:</p>	<p>June 15, 2024</p>
<p><b>Staff:</b>  Ann Horowitz, Principal Planner, <a href="mailto:ann.horowitz@alexandriava.gov">ann.horowitz@alexandriava.gov</a>  Tony LaColla, AICP, Division Chief, <a href="mailto:anthony.lacolla@alexandriava.gov">anthony.lacolla@alexandriava.gov</a></p>		
<p><b>Staff recommendation:</b> Staff recommends that the Planning Commission INITIATE and recommend APPROVAL of the text amendment.</p>		

## **I. Summary**

Staff proposes expanding the opportunity for businesses to locate indoor and outdoor recreation and entertainment uses in all commercial zones in the City by allowing the indoor use as permitted and the outdoor use as a special use. In addition, staff proposes to add dog play areas to the list of defined recreation and entertainment uses.

## **II. Background**

Based on recent business inquiries, it has recently come to staff's attention that indoor and outdoor recreation and entertainment uses were not included in three of the 18 commercial and mixed-use zones. And the Mount Vernon Urban Overlay narrowly limits recreation and entertainment uses to live theater and music venues. Although the four zones – CL/Commercial low, CC/Commercial community, CSL/Commercial service low and the Mount Vernon Urban Overlay -- are located adjacent to residential neighborhoods, other zones such as CD/Commercial downtown, KR/King Street retail, NR/Neighborhood retail and the four CRMU/Commercial residential mixed-use zones are equally as proximate to residences and allow indoor and outdoor recreation and entertainment uses.

Recreation and entertainment use is defined in Section 2-188.1 of the Zoning Ordinance as:

Commercial uses for indoor or outdoor participation in or observation of games, arts, culture, recreation or similar activities. Recreation and entertainment uses include but are not limited to:

Amusement parks;

Athletic fields;

Billiard halls;

Bowling alleys;

Children's play areas;

Court game facilities;

Game rooms;

Golf courses, miniature or otherwise, and driving ranges;

Skating rinks;

Swimming pools;

Theaters;

Video arcades.

### **III. DISCUSSION OF PROPOSED TEXT CHANGES**

Comprehensively allowing indoor and outdoor recreation and entertainment uses in all commercial zones would not only attract new businesses to more areas of the City, but also expand access to enjoyable, community-building activities for more residents within walking distance of their homes. For the CL, CC, and CSL zones, as in the 14 commercial zones, where recreation and entertainment are included, the indoor use would be allowed as permitted or by-right given that any negative impact can be controlled when contained within a building. Outdoor uses would be subject to City Council approval of a special use permit, which would include conditions specific to the use and location to mitigate the potential for any negative impacts on the community. Sections 6-603(B) and (C) Mount Vernon Urban Overlay would be amended to allow all types of recreation and entertainment uses.

Given an increased interest in commercial dog play areas, staff includes this term in the list of recreation and entertainment uses in Section 2-188.1 to affirm the staff determination defining a dog play area.

### **IV. Recommendation**

Staff recommends initiation and approval of the proposed text amendments on the attached document.

Staff: Tony LaColla, AICP, Division Chief  
Ann Horowitz, Principal Planner

**Attachment:** Proposed Zoning Text Amendments

2-188.1 – Recreation and entertainment use.

Commercial uses for indoor or outdoor participation in or observation of games, arts, culture, recreation or similar activities. Recreation uses in this definition are other than those listed in section 2-129.1 for congregate recreational facilities. Recreation and entertainment uses include but are not limited to:

- Amusement parks;
- Athletic fields;
- Billiard halls;
- Bowling alleys;
- Children's play areas;
- Court game facilities;
- Dog play area:
- Game rooms;
- Golf courses, miniature or otherwise, and driving ranges;
- Skating rinks;
- Swimming pools;
- Theaters;
- Video arcades.

Sec. 4-100 – CL/Commercial low zone.

4-102 – Permitted uses.

The following uses are permitted in the CL zone:

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(J.1) Recreation and entertainment use, indoor;

(J.12) Restaurant located within a commercial complex;

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4-103 – Special uses.

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

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(L.1) Recreation and entertainment use, outdoor;

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Sec. 4-200 – CC/Commercial community zone.

4-202 – Permitted uses.

The following uses are permitted in the CC zone:

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(I.1) Recreation and entertainment use, indoor;

(I.42) Restaurant located within a commercial complex or hotel;

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4-203 – Special uses.

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

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(Q.1) Recreation and entertainment use, outdoor;

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

4-302 – Permitted uses.

The following uses are permitted in the CSL zone:

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(I.1) Recreation and entertainment use, indoor;

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4-303 – Special uses.

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

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(W.1) Recreation and entertainment use, outdoor;

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

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6-603 – Uses.

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(B) ~~Reserved. *Special use additions.* The following uses are allowed by special use permit, in addition to those listed in the CL zone:~~

~~(1) Recreation and entertainment use, limited to live theater, music venues and similar entertainment opportunities.~~

(C) *Retail and neighborhood focus uses.* Within the retail focus area, uses occupying first floor space of a building shall be limited to the following:

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(3) Recreation and entertainment use, indoor, ~~as limited in section (B)(1) above.~~

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