



CITY OF ALEXANDRIA

# Zoning Text Amendment #2025-00003 Minor Updates

City Council Public Hearing  
May 17, 2025



# Agenda



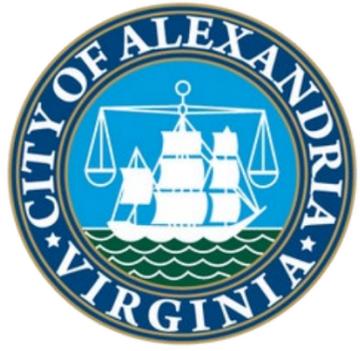
- 1 Background
- 2 Proposal
- 3 Staff Recommendation



# Summary

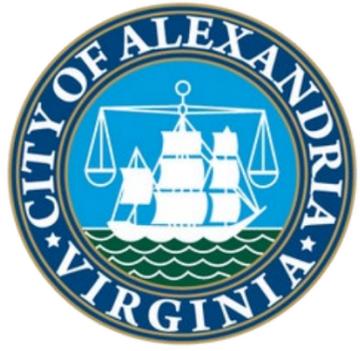
## Key elements of the proposal:

- Remove permitting and owner - occupancy requirement for ADUs
- Permit churches by-right City-wide and amend off-street parking requirements
- Eliminate athletic field and dog park light pole SUP height limit
- Allow EV chargers in any required yard
- Clarify historic district appeal processes
- Correct errors, unintentional omissions, and inconsistencies



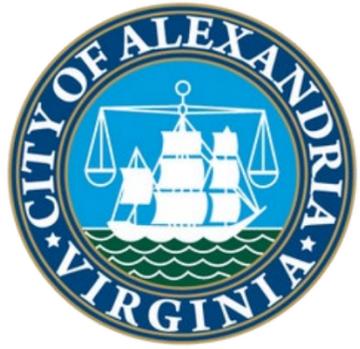
# Remove ADU requirements

- Remove ADU permitting requirement
  - Saves time for staff and applicants
  - Other processes capture necessary information without separate permit
- Remove owner-occupancy requirement
  - Concerns about short-term rentals now addressed by City policy
  - ADU policy has not created undue developer speculation



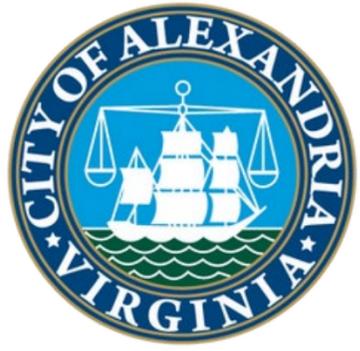
# Churches

- Permit churches by-right in all zones where similar uses are currently permitted
- Remove provisions that require churches built before 1963 to comply with present-day parking requirement when undergoing renovations



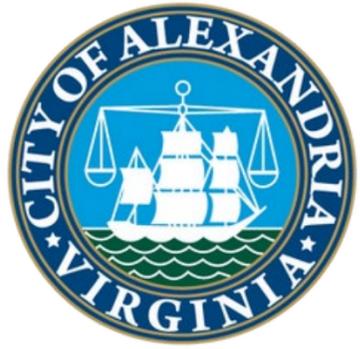
# Athletic field and dog park lights

- Currently, an applicant for field lights can only install light poles up to 80 feet tall even if potential impacts are adequately addressed
- Existing regulations require that applicant demonstrate that impacts will be mitigated regardless of height
- Council can still limit potential impacts
- Recent light pole approvals: Patrick Henry Elementary, Francis Hammond Middle, Simpson Stadium, and Jefferson -Houston



# Allow EV chargers in all required yards

- EV chargers currently not permitted in most front yards
- Many properties' driveways and parking lots are in front yards
- EV chargers would generally be allowed wherever off-street parking is located



# Clarify historic district appeal processes and other corrections

- Current regulations only specify appeal of administrative decisions for properties in Parker-Gray historic district
- Proposal would clarify administrative appeal process in Old and Historic Alexandria district and for 100-year -old buildings
- Correct typos, increase consistency, and clarify meaning of text throughout



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# Staff and the Planning Commission recommend approval

