

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Section 6-702 (USES) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2022-0010.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2022-0010, 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 September 6, 2022 of a text amendment to the Zoning Ordinance to allow administrative special uses on both the ground and upper floors in the KR/King Street Urban Retail zone, which recommendation was approved by the City Council at public hearing on September 17, 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 Section 6-702 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

6-702 - Uses.

Uses in the King Street urban retail zone are divided into two categories, depending on their location, in order to protect and enhance opportunities for existing and future retail uses. The two use categories, which are each further divided into permitted and special uses, are defined as followed:

Ground floor uses: Retail and other active uses are emphasized in the ground floor uses category. The ground floor uses category applies to uses to be located in the space within the first 50 feet of a building, measured from the front building wall, and in a building that is set back no further than 30 feet from a front property and with a first floor of the building within four feet above the sidewalk grade.

Upper floor uses: The second category of uses is all space that is not located within the ground floor of a building, as that is defined above. Upper floor uses may be located on floors above the ground floor, in the space on the ground floor beyond the 50 feet threshold for ground floor uses, and in buildings not considered retail appropriate because they are elevated above grade or set back an excessive distance from the street as expressed above.

(B)Upper floor uses.

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2 ~~(2) Administrative special uses. Notwithstanding any contrary provisions of this~~
3 ~~ordinance, the following uses may be allowed by the director by administrative review~~
4 ~~and approval pursuant to the standards and procedures of section 11-513 of this~~
5 ~~ordinance:~~

6 ~~(a) Co living dwelling, not to exceed two units;~~

7 ~~(b) Outdoor market;~~

8 ~~(c) Restaurant;~~

9 ~~(d) Valet parking;~~

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11 ~~(C) Reserved. Administrative special uses. Notwithstanding any contrary provisions of~~
12 ~~this ordinance, the following uses may be allowed by the director by administrative~~
13 ~~review and approval pursuant to the standards and procedures of section 11-513 of this~~
14 ~~ordinance:~~

15 ~~(1) Co-living dwelling, not to exceed two units, on upper floors only;~~

16 ~~(2) Outdoor market;~~

17 ~~(3) Restaurant;~~

18 ~~(4) Valet parking.~~

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

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25 Section 3. That Section 6-702, as amended pursuant to Section 1 of this ordinance,
26 be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

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28 Section 4. That this ordinance shall become effective on the date and at the time of
29 its final passage, and shall apply to all applications for land use, land development or subdivision
30 approval provided for under the City of Alexandria Zoning Ordinance which may be filed after
31 such date, and shall apply to all other facts and circumstances subject to the provisions of the
32 City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning
33 Ordinance.

34 JUSTIN WILSON

35 Mayor

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37 Introduction: 10/11/2022

38 First Reading: 10/11/2022

39 Publication:

40 Public Hearing: 10/15/2022

41 Second Reading: 10/15/2022

42 Final Passage: 10/15/2022