1	ORDINANCE NO
2	
3	AN ORDINANCE to amend and reordain Section 4-802 (PERMITTED USES) of Section 4-800
4	(OC/OFFICE COMMERCIAL ZONE), Section 4-902 (PERMITTED USES) of Section 4-900
5	(OCM(50)/OFFICE COMMERCIAL MEDIUM (50) ZONE), Section 4-1002 (PERMITTED
6	USES) of Section 4-1000 (OCM(100)/OFFICE COMMERCIAL MEDIUM (100) ZONE) and
7	Section 4-1102 (PERMITTED USES) of Section 4-1100 (OCH/OFFICE COMMERCIAL
8	HIGH) all of Article IV (COMMERCIAL, OFFICE, AND INDUSTRIAL ZONES) and
9	Sections 5-102 (PERMITTED USES) and 5-103 (SPECIAL USES) of Section 5-100 (CRMU-
10	L/COMMERCIAL RESIDENTIAL MIXED USE (LOW)), Sections 5-202 (PERMITTED
11	USES) and 5-203 (SPECIAL USES) of Section 5-200 (CRMU-M/COMMERCIAL
12	RESIDENTIAL MIXED USE (MEDIUM)), Sections 5-302 (PERMITTED USES) and 5-303
13	(SPECIAL USES) of Section 5-300 (CRMU-H/COMMERCIAL RESIDENTIAL MIXED USE
14	(HIGH)), and Section 5-402 (PERMITTED USES ) of Section 5-400 (CRMU-
15	X/COMMERCIAL RESIDENTIAL MIXED USE (OLD TOWN NORTH) ZONE) all of Article
16	V (MIXED USE ZONES) all of the City of Alexandria Zoning Ordinance, in accordance with
17	the text amendment heretofore approved by city council as Text Amendment No. 2013-0010
18	(Implementing Ordinance for the Text Amendment to add public school and social service uses
19	to the Commercial and mixed use zones approved by the City Council on October 19, 2013)
20	Tr, compared to the comp
21	WHEREAS, the City Council finds and determines that:
22	
23	1. In Text Amendment No. 2013-0010, the Planning Commission, having found that
24	the public necessity, convenience, general welfare and good zoning practice so require,
25	recommended approval to the City Council on October 1, 2013 of a text amendment to the
26	Zoning Ordinance to add public schools and social services uses to the Commercial and Mixed
27	Use Zones was approved by the City Council at public hearing on October 19, 2013
28	
29	2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and
30	concurs in the finding and action of the Planning Commission above stated;
31	
32	3. All requirements of law precedent to the adoption of this ordinance have been
33	complied with; now, therefore,
34	
35	THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:
36	
37	Section 1: That Article IV (COMMERCIAL, OFFICE, AND INDUSTRIAL ZONES) of the
38	Zoning Ordinance be, and the same hereby is, amended by deleting text shown in strikethrough
39	and inserting new language shown in underline to the following sections:
40	
41	Sec. 4-800 OC/Office commercial zone.
42	
43	4-802 Permitted uses. The following uses are permitted in the OC zone:
44	(A) Single-family dwelling;
45	(A.1) Two-family dwelling;
46	(A.2) Townhouse dwelling;

1	(B)	Multifamily dwelling;
2	(C)	Business and professional office;
3		Cemetery;
4	(E)	Church;
5	(E.1)	Convenience store within an office complex;
6	(E.2)	Day care center;
7	(E.3)	Health and athletic club located within a shopping center, hotel or
8		office complex;
9	(F)	Medical laboratory;
10	(G)	Medical office;
11	(G.1)	) Motor vehicle parking or storage for 20 vehicles or fewer;
12 13	(H)	Personal service establishment;
13	(I)	Pet supplies, grooming and training business with no overnight
14		accommodation;
15	<u>(I.1)</u>	Public school
16	$\overline{(J)}$	Radio or TV broadcasting office and studio;
17	(K)	Retail shopping establishment, up to 20,000 gross square feet;
18	(K.1	Restaurant located within a shopping center or hotel;
19	(L)	Seminary, convent or monastery;
20	(M)	Utilities, as permitted by section 7-1200
21	(N)	Accessory uses, as permitted by section 7-100
22		
22 23	Sec. 4-900 OCM(50)/Of	fice commercial medium (50) zone.
24		
25		uses. The following uses are permitted in the OCM(50) zone:
26	(A)	Single-family dwelling;
27	(A.1)	
28	(A.2)	
29	(B)	·
30	(C)	Business and professional office;
31	(D)	Cemetery;
32	(E)	Church;
33	(E.1)	•
34	(E.2)	•
35	(E.3)	Health and athletic club located within a shopping center, hotel or
36		office complex;
37	(F)	Medical laboratory;
38	(G)	Medical office;
39	(G.1)	Motor vehicle parking or storage for 20 vehicles or fewer;
40	(H)	Personal service establishment;
41	(I)	Pet supplies, grooming and training, with no overnight
12		accommodation;
43	(I.1)	Public school
14	$\overline{(J)}$	Radio or TV broadcasting office and studio;
45	(K)	Retail shopping establishment, up to 20,000 gross square feet;
<del>1</del> 6	(K.1)	Restaurant located within a shopping center or hotel;

1 2	(L) (M)	Seminary, convent or monastery; Utilities, as permitted by section 7-1200
3 4	(N)	Accessory uses, as permitted by section 7-100
5 6	Sec. 4-1000 OCM(100)/0	Office commercial medium (100) zone.
7 8	4-1002 Permitted	uses. The following uses are permitted in the OCM(100) zone:
9	(A)	Single-family dwelling, except as limited by section 4-1003(A.1);
10	(A.1)	
11	(A.2)	
12	(B)	Multi-family dwelling, except as limited by section 4-1003 (A.1);
13	(C)	Business and professional office;
14	(D)	Cemetery;
15	(E)	Church;
16	(E.1)	
17	(E.2)	<u> </u>
18	(E.3)	
19	,	industrial or flex space center or office complex;
20	(F)	Medical laboratory;
21	(G)	Medical office;
22	(G.1)	
23	(H)	Personal service establishment;
24	(I)	Pet supplies, grooming and training business with no overnight
25	`,	accommodation;
26	<u>(I.1)</u>	Public school
27	(J)	Radio or TV broadcasting office and studio;
28	(K)	Retail shopping establishment, up to 20,000 gross square feet;
29	(K.1)	
30	` '	flex space center;
31	(L)	Seminary, convent or monastery;
32	(M)	Utilities, as permitted by section 7-1200
33	(N)	Accessory uses, as permitted by section 7-100
34		j and j and j
35 36	Sec. 4-1100 OCH/Office	commercial high zone.
37	4-1102 Permitted	uses. The following uses are permitted in the OCH zone:
38	(A)	Single-family dwelling, except as limited by section 4-1103(A.1);
39	(A.1)	Two-family dwelling, except as limited by section 4-1103(A.1);
40	(A.2)	Townhouse dwelling, except as limited by section 4-1103(A.1);
41	(B)	Multi-family dwelling, except as limited by section 4-1103(A.1);
42	(C)	Business and professional office;
43	(D)	Cemetery;
44	(E)	Church;
45	* /	Convenience store within an office complex;
46		Day care center;

1	(E.3	) Health and athletic club located within a shopping center, hotel or
2	_	office complex;
3	(F)	Hospital;
4	(G)	Medical care facility;
5	(H)	Medical laboratory;
6	(I)	Medical office;
7		Motor vehicle parking or storage for 20 vehicles or fewer;
8	(J)	Personal service establishment, on the same lot as office use;
9 10	(K)	Pet supplies, grooming and training business with no overnight accommodation;
11	( <b>K.</b> 1	)Public school
	· · · · · · · · · · · · · · · · · · ·	Radio or television broadcasting office and studio;
13		) Restaurant located within a shopping center or hotel;
12 13 14 15		Retail shopping establishment, on the same lot as office use, up to
15	,	20,000 gross square feet;
16	(N)	-
17	(O)	Utilities, as permitted by section 7-1200
18	(P)	Accessory uses, as permitted by section 7-100
19	` ,	
20		
21	Section 2. That Arti	cle V (MIXED USE ZONES) of the Zoning Ordinance be, and the same
22	hereby is, amended by de	eleting text shown in strikethrough and inserting new language shown in
23	underline to the followin	g sections:
24		
25	Sec. 5-100 CRMU-L/Co	ommercial residential mixed use (low).
26		
27		uses. The following uses are permitted in the CRMU-L zone:
28	(A)	Single-family dwelling;
29	(A.1	·
30	(A.2	
31	(B)	Multifamily dwelling;
32	(C)	Business and professional office;
33	(C.1	, <u> </u>
34	(C.2	·
35	(C.3	
36		office complex;
37	(D)	Medical laboratory;
38	(E)	Medical office;
39	(E.1	
40	(F)	Personal service establishment;
41	<u>(F.1</u>	
12	(G)	Radio or television broadcasting office and studio;
43	(G.1	,
14 1.7	(H)	Retail shopping establishment, up to 20,000 gross square feet;
15	(I)	Utilities, as permitted by section 7-1200
<del>1</del> 6	(J)	Accessory uses, as permitted by section 7-100

1			
2	5-103 S <sub>I</sub>	pecial uses.	The following uses may be approved, pursuant to the procedures and
3	re	gulations f	or special use permits and subject to the criteria of section 5-109
4	be	elow:	
5		(A)	Amusement enterprise;
6		(B)	Apartment hotel;
7		(B.1)	Bakery exceeding 3,500 square feet which includes a retail
8			component;
9		(C)	Bus shelter on private property;
10		(D)	Congregate housing facility;
11		(E)	Convenience store, other than pursuant to section 5-102(C.1);
12		(F)	Reserved;
13		(G)	Drive through facility;
14		(H)	Health and athletic club, other than pursuant to section 5-102(C.3);
15		(I)	Home for the elderly;
16		(J)	Hotel;
17		(K)	Motor vehicle parking or storage for more than 20 vehicles;
18		(K.1)	Outdoor food and crafts market, other than pursuant to section 5-
19			102.1
20		(K.2)	Outdoor garden center, other than pursuant to section 5-102.1
21		(L)	Nursing or convalescent home or hospice;
22		(M)	Private school, academic or commercial, with more than 20
23			students on the premises at one time;
24 25 26		(N)	Restaurant, other than pursuant to section 5-102 (G.1) or 5-102.1
25		(O)	Retail shopping establishment, larger than 20,000 gross square
26			feet.
27		<b>(P)</b>	Social service use
28			
29	Sec. 5-200 CRM	IU-M/Com	mercial residential mixed use (medium).
30			
31	5-202 Pe		s. The following uses are permitted in the CRMU-M zone:
32		(A) S	ingle-family dwelling;
33		(A.1) T	wo-family dwelling;
34		(A.2) T	Ownhouse dwelling;
35		(B) N	Iultifamily dwelling;
36			usiness and professional office;
37		(C.1)C	onvenience store within an office complex;
38		(C.2) D	ay care center;
39		(C.3)H	ealth and athletic club located within a shopping center, hotel or
40		0	ffice complex;
41		(D) N	ledical laboratory;
42		(E) N	ledical office;
43		(E.1) M	Iotor vehicle parking or storage for 20 vehicles or fewer;
44			ersonal service establishment;
45		(F.1) P	ublic school
46			adio or television broadcasting office and studio;

1	(G.1)Re	staurant located within a shopping center or hotel;
2	(H) Re	tail shopping establishment, up to 20,000 gross square feet;
3	(I) Uti	ilities, as permitted by section 7-1200
4	(J) Ac	cessory uses, as permitted by section 7-100
5		
6	5-203 Special uses. T	he following uses may be approved, pursuant to the procedures and
7	regulations for special	l use permits and subject to the criteria of section 5-209 below:
8	(A)	Amusement enterprise;
9	(B)	Apartment hotel;
10	(B.1)	Bakery exceeding 3,500 square feet which includes a retail
11		component;
12	(C)	Bus shelter on private property;
13	(D)	Congregate housing facility;
14	(E)	Convenience store, other than pursuant to section 5-202(C.1);
15	(F)	Reserved;
16	(G)	Drive through facility;
17	(H)	Health and athletic club, other than pursuant to section 5-202(C.3);
18	(I)	Home for the elderly;
19	(J)	Hotel;
20	(K)	Motor vehicle parking or storage for more than 20 vehicles;
21	(L)	Nursing or convalescent home or hospice;
22	(L.1)	Outdoor food and crafts market, other than pursuant to section 5-
23		202.1
24	(L.2)	Outdoor garden center, other than pursuant to section 5-202.1
25	(M)	Private school, academic or commercial, with more than 20
26		students on the premises at one time;
27	(N)	Restaurant, not covered in section 5-202(G.1);
28	(O)	Retail shopping establishment, larger than 20,000 gross square
29		feet.
30	<u>(P)</u>	Social Service Use
31		
32	Sec. 5-300 CRMU-H/Comm	nercial residential mixed use (high).
33		
34		The following uses are permitted in the CRMU-H zone:
35	(A)	Single-family dwelling;
36	(A.1)	Two-family dwelling;
37	(A.2)	Townhouse dwelling;
38	(B)	Multifamily dwelling;
39	(C)	Business and professional office;
40	(C.1)	Convenience store within an office complex;
41	(C.2)	Day care center;
42	(C.3)	Health and athletic club located within a shopping center, hotel or
43	<u></u> v	office complex;
44	(D)	Medical laboratory;
45	(E)	Medical office;
46	(E.1)	Motor vehicle parking or storage for 20 vehicles or fewer:

1		(F)	Personal service establishment;
2		(F.1)	Public school
3		(G)	Radio or television broadcasting office and studio;
4		(G.1)	Restaurant located within a shopping center or hotel;
5		(H)	Retail shopping establishment, up to 20,000 gross square feet;
6		(I)	Utilities, as permitted by section 7-1200
7		(J)	Accessory uses, as permitted by section 7-100
8		(0)	Titoessaly dises, as permissed by section / 100
9	5-303 Specia	l uses. T	he following uses may be approved, pursuant to the procedures and
10			I use permits and subject to the criteria of section 5-309 below:
11			nusement enterprise;
12			partment hotel;
13			kery exceeding 3,500 square feet which includes a retail
14			mponent;
15			s shelter on private property;
16			ngregate housing facility;
17			nvenience store, other than pursuant to section <b>5-3202(C.1)</b> ;
18			served;
19			ive through facility;
20			alth and athletic club, other than pursuant to section 5-3202(C.3);
21			ome for the elderly;
22			tel;
23			otor vehicle parking or storage for more than 20 vehicles;
24			rrsing or convalescent home or hospice;
25			
			atdoor food and crafts market, other than pursuant to section 5-
26 27		_	02.1
			atdoor garden center, other than pursuant to section 5-3202.1
28 29			vate school, academic or commercial, with more than 20 students the premises at one time;
30			staurant, not covered in section 5-3202(G.1);
31			tail shopping establishment, larger than 20,000 gross square feet.
32			cial service use
33		<u>(I) SU</u>	ciai sei vice use
34	Sec. 5 400 CDMILY	V/Comm	nercial residential mixed use (Old Town North) zone.
35	Sec. 5-400 CKMU-2	A/COIIII	ierciai residentiai illixed use (Old Town North) zone.
36	5 102 Parmi	ttad usas	The following uses are permitted in the CRMU-X zone:
37			
			ngle-family dwelling;
38			vo-family dwelling;
39			wnhouse dwelling;
40			otor vehicle parking or storage for 20 vehicles or fewer;
41			y care center;
42			ablic School
43		. ,	ilities, subject to section 7-1200
44		(C) Ac	cessary uses, as permitted by section 7-100
45			
46			

Section 3. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment. Section 4. That Article IV and Article V of the Zoning Ordinance as amended pursuant to Section 1 and Section 2 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance. Section 5. That this ordinance shall become effective on the date and at the time of its final passage, and shall apply to all applications for land use, land development or subdivision approval provided for under the City of Alexandria Zoning Ordinance which may be filed after such date, and shall apply to all other facts and circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning Ordinance. WILLIAM D. EUILLE Mayor Introduction: November 12, 2013 First Reading: November 12, 2013 Publication: Public Hearing: November 16, 2103 Second Reading: November 16, 2013 Final Passage: November 16, 2103