

## ORDINANCE NO. 5073

AN ORDINANCE to amend and reordain Sections 4-900 (OCM(50)/OFFICE COMMERCIAL MEDIUM (50) ZONE) and 4-1000 (OCM(100)/OFFICE COMMERCIAL MEDIUM (100) ZONE) of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES) and Section 11-513 (ADMINISTRATIVE SPECIAL USE PERMIT) under Section 11-500 (SPECIAL USE PERMITS) of Division B (DEVELOPMENT APPROVALS) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by City Council as Text Amendment No. 2017-0005.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2017-0005, 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 June 14, 2017 of a text amendment to the Zoning Ordinance to add new uses to the OCM(50)/Office Commercial Medium and OCM(100)/Office Commercial Medium zones and to establish specific standards for light assembly, service and crafts, which recommendation was approved by the City Council at public hearing on June 24, 2017.

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 4-900 of the Zoning Ordinance be, and the same hereby is, amended by adding the language shown as underlined:

#### **Sec. 4-900 - OCM(50)/Office commercial medium (50) zone.**

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#### **4-902 - Permitted uses.**

The following uses are permitted in the OCM(50) zone:

- (A) Single-family dwelling;
- (A.1) Two-family dwelling;
- (A.2) Townhouse dwelling;
- (B) Multifamily dwelling;
- (C) Animal care facility with no overnight accommodation;
- (C.1) Business and professional office;

(C.2) Business offices with or without accessory indoor storage other than those listed In Section 4-902(C.1);

- (D) Cemetery;
- (E) Church;
- (E.1) Convenience store within an office complex;
- (E.2) Day care center;
- (E.3) Health and athletic club located within a shopping center, hotel or office complex;
- (F) Medical laboratory;
- (G) Medical office;
- (G.1) Motor vehicle parking or storage for 20 vehicles or fewer;
- (H) Personal service establishment;
- (I) Private school, commercial;
- (I.1) Public school;
- (J) Radio or TV broadcasting office and studio;
- (K) Retail shopping establishment, up to 20,000 gross square feet;
- (K.1) Restaurant located within a shopping center or hotel;
- (L) Seminary, convent or monastery;
- (M) Utilities, as permitted by section 7-1200;
- (N) Accessory uses, as permitted by section 7-100.

**4-902.1 - Administrative special uses.**

The following uses may be allowed in the OCM (50) zone with administrative approval, subject to section 11-513 of this ordinance:

- (A) Animal care facility with overnight accommodation if located in a shopping center;
- (A.1) Health and athletic club;
- (A.2) Restaurant;
- (B) Massage establishment;
- (C) Outdoor garden center;
- (D) Outdoor food and crafts market;
- (E) Outdoor dining;
- (F) Reserved;
- (G) Valet parking;
- (H) Catering operation in an industrial or flex space center;
- (I) Light assembly, service, and crafts in an industrial or flex space center.

**4-903 - Special uses.**

The following uses may be allowed in the OCM(50) zone pursuant to a special use permit:

- (A) Amusement enterprise;
- (A.1) Animal care facility with overnight accommodation, other than pursuant to section 4-902.1;
- (B) Apartment hotel;
- (C) Automobile service station;

- (C.1) Food and beverage production exceeding 3,500 square feet, which includes a retail component;
- (D) Bus shelter on private property;
- (E) Catering operation, other than pursuant to 4-902.1(H);
- (F) Congregate housing facility;
- (G) Convenience store, other than pursuant to section 4-902(E.1);
- (H) Reserved;
- (H.1) Day labor agency;
- (I) Reserved;
- (J) Drive through facility;
- (K) Fraternal or private club;
- (L) Funeral home;
- (M) Health and athletic club, other than pursuant to section 4-902(E.3) or 4-902.1(A.1);
- (N) Home for the elderly;
- (O) Homeless shelter;
- (P) Hospital;
- (Q) Hotel;
- (R) Interstate bus station;
- (R.1) Light assembly, service, and crafts, other than pursuant to 4-902.1(I);
- (S) Light automobile repair;
- (T) Medical care facility;
- (U) Motor vehicle parking or storage for more than 20 vehicles;
- (V) Reserved;
- (W) Nursing or convalescent home or hospice;
- (W.1) Outdoor food and crafts market, other than pursuant to section 4-902.1;
- (W.2) Outdoor garden center, other than pursuant to section 4-902.1;
- (X) Private school, academic, with more than 20 students on the premises at any one time;
- (Y) Public building;
- (Z) Research and testing laboratory;
- (AA) Restaurant, other than pursuant to sections 4-902(K.1) and 4-902.1;
- (AA.1) Retail shopping establishment, larger than 20,000 gross square feet;
- (BB) Rooming house;
- (CC) Social service use;
- (DD) Wholesale business.

Section 2. That Section 4-1000 of the Zoning Ordinance be, and the same hereby is, amended by adding the language shown as underlined:

**Sec. 4-1000 - OCM(100)/Office commercial medium (100) zone.**

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**4-1002 - Permitted uses.**

The following uses are permitted in the OCM(100) zone:

- (A) Single-family dwelling, except as limited by section 4-1003(A.1);
- (A.1) Two-family dwelling, except as limited by section 4-1003(A.1);
- (A.2) Townhouse dwelling, except as limited by section 4-1003(A.1);
- (B) Multi-family dwelling, except as limited by section 4-1003 (A.1);
- (C) Animal care facility with no overnight accommodation;
- (C.1) Business and professional office;
- (C.2) Business offices with or without accessory indoor storage other than those listed in Section 4-1002(C.1);
- (D) Cemetery;
- (E) Church;
- (E.1) Convenience store within an office complex;
- (E.2) Day care center;
- (E.3) Health and athletic club located within a shopping center, hotel, industrial or flex space center or office complex;
- (F) Medical laboratory;
- (G) Medical office;
- (G.1) Motor vehicle parking or storage for 20 vehicles or fewer;
- (H) Personal service establishment;
- (I) Private school, commercial;
- (I.1) Public school;
- (J) Radio or TV broadcasting office and studio;
- (K) Retail shopping establishment, up to 20,000 gross square feet;
- (K.1) Restaurant, located within a shopping center, hotel or industrial or flex space center;
- (L) Seminary, convent or monastery;
- (M) Utilities, as permitted by section 7-1200;
- (N) Accessory uses, as permitted by section 7-100.

#### **4-1002.1 - Administrative special uses.**

The following uses may be allowed in the OCM (100) zone with administrative approval, subject to section 11-513 of this ordinance:

- (A) Animal care facility with overnight accommodation if located in a shopping center;
- (A.1) Health and athletic club;
- (A.2) Restaurant;
- (B) Massage establishment;
- (C) Outdoor garden center;
- (D) Outdoor food and crafts market;
- (E) Outdoor dining;
- (F) Reserved;
- (G) Valet parking;
- (H) Catering operation in an industrial or flex space center; and
- (H.1) Light assembly, service, and crafts in an industrial or flex space center;
- (I) Light auto repair in an industrial or flex space center.

#### **4-1003 - Special uses.**

The following uses may be allowed in the OCM (100) zone pursuant to a special use permit:

- (A) Amusement enterprise;
- (A.1) Single-family, two-family, townhouse and multi-family dwellings on lots located within 1,000 feet of the centerline of Eisenhower Avenue;
- (A.2) Animal care facility with overnight accommodation, other than pursuant to section 4-1002.1;
- (B) Apartment hotel;
- (C) Automobile service station;
- (C.1) Food and beverage production exceeding 3,500 square feet, which includes a retail component;
- (D) Bus shelter on private property;
- (E) Catering operation, other than pursuant to section 4-1002.1;
- (F) Congregate housing facility;
- (G) Convenience store, other than pursuant to section 4-1002(E.1);
- (H) Reserved;
- (H.1) Day labor agency;
- (I) Reserved;
- (J) Drive through facility;
- (K) Fraternal or private club;
- (L) Funeral home;
- (M) Health and athletic club, other than pursuant to section 4-1002(E.3) or 4-1002.1(A.1);
- (N) Home for the elderly;
- (O) Homeless shelter;
- (P) Hospital;
- (Q) Hotel;
- (R) Interstate bus station;
- (R.1) Light assembly, service, and crafts, other than pursuant to 4-1002.1(H.I);
- (S) Light automobile repair, other than pursuant to section 4-1002.1;
- (T) Medical care facility;
- (U) Motor vehicle parking or storage for more than 20 vehicles;
- (V) Reserved;
- (W) Nursing or convalescent home or hospice;
- (W.1) Outdoor food and crafts market, other than pursuant to section 4-1002.1;
- (W.2) Outdoor garden center, other than pursuant to section 4-1002.1;
- (X) Private school, academic;
- (Y) Public building;
- (Z) Research and testing;
- (AA) Restaurant, other than pursuant to sections 4-1002(K.1) and 4-1002.1;
- (AA.1) Retail shopping establishment, larger than 20,000 gross square feet;
- (BB) Rooming house;
- (CC) Social service use;
- (DD) Wholesale business.

Section 3. That Section 11-513 of the Zoning Ordinance be, and the same hereby is, amended by adding a new subsection (V), shown as follows in underlined text:

**11-513 - Administrative special use permit.**

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(V) Specific standards for Light assembly, service, and crafts.

(1) Materials shall be stored within an enclosed building.

(2) The area around the building shall be kept free of debris and maintained in an orderly and clean condition.

(3) The applicant shall control odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the department of transportation and environmental services.

(4) Equipment shall not be cleaned outside and residue washed into the streets, alleys or storm sewers.

(5) Deliveries to the business are prohibited between 11:00 p.m. and 7:00 a.m.

Section 4. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 5. That Sections 4-900, 4-1000, and 11-513, as amended pursuant to Sections 1, 2, and 3 of this ordinance, be, and the same hereby are, reordained as part of the City of Alexandria Zoning Ordinance.

Section 6. 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.

ALLISON SILBERBERG  
Mayor

Final Passage: June 27, 2017