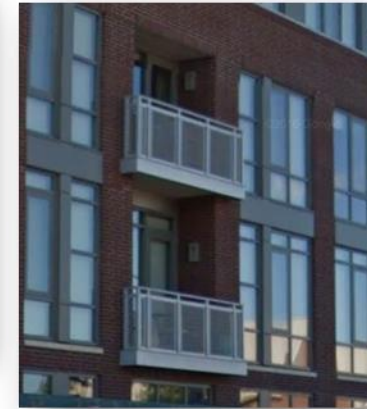




City of Alexandria

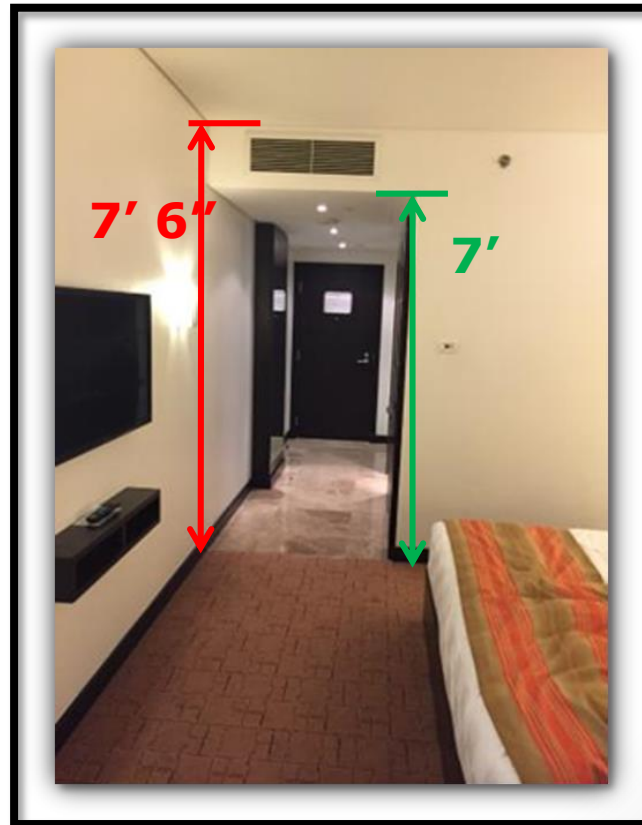
TA #2017-0001 Floor Area Ratio (FAR)

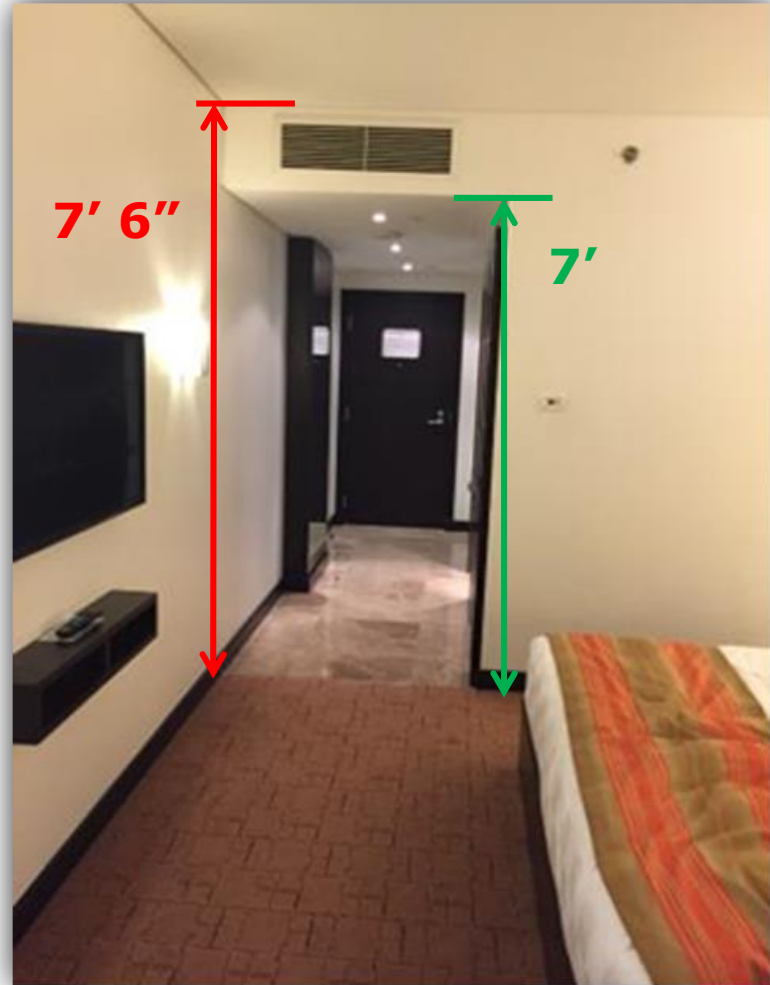
**City Council Public Hearing
Saturday February 24, 2018**



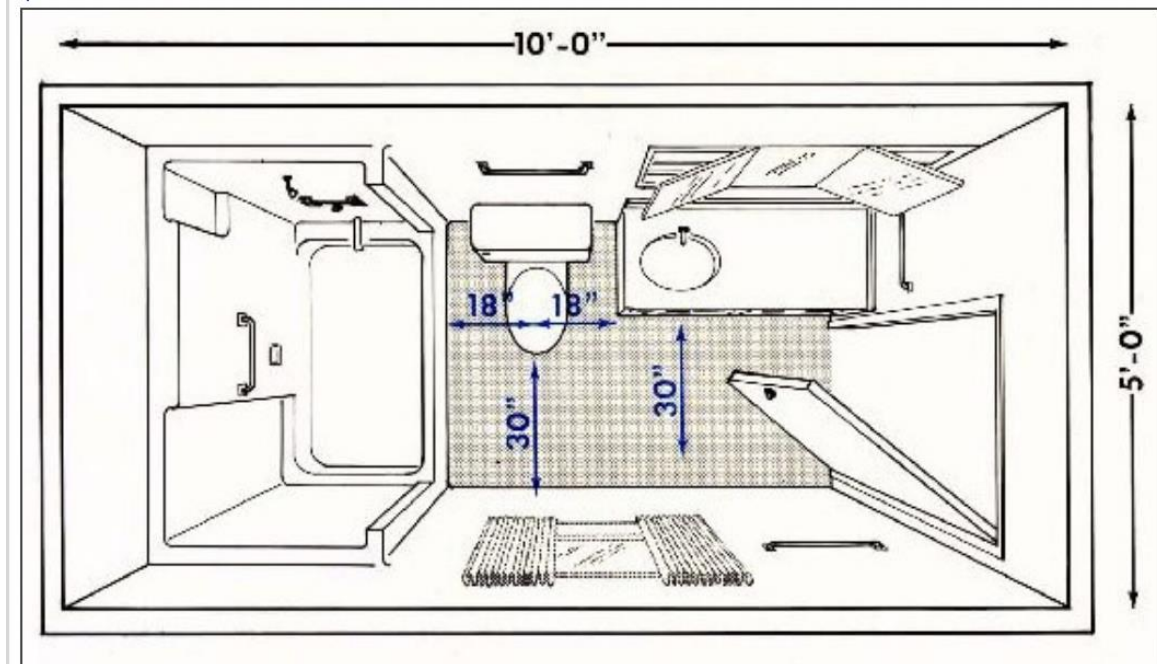
Floor Area



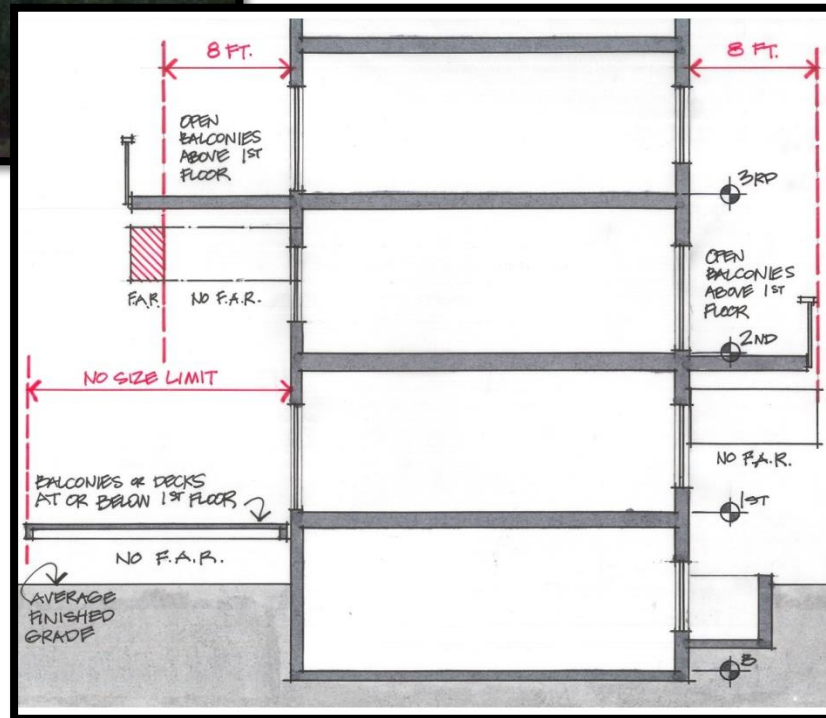
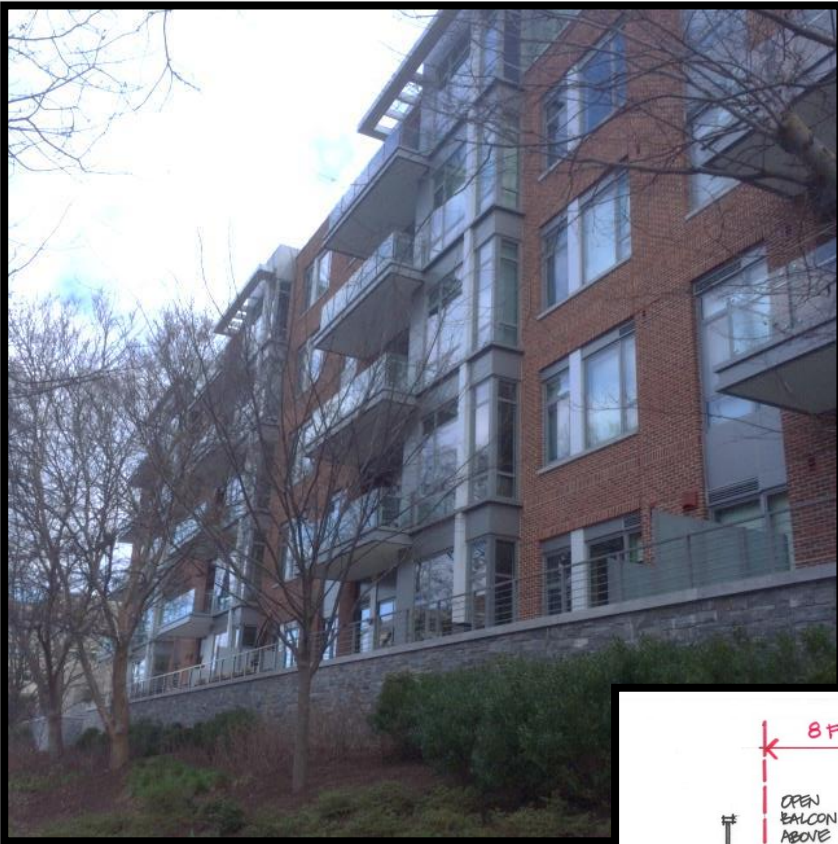




Amendment:
Ceiling
Height



Amendment:
Lavatories
Exclusion



Amendment:
Spaces under
Balconies
and Decks

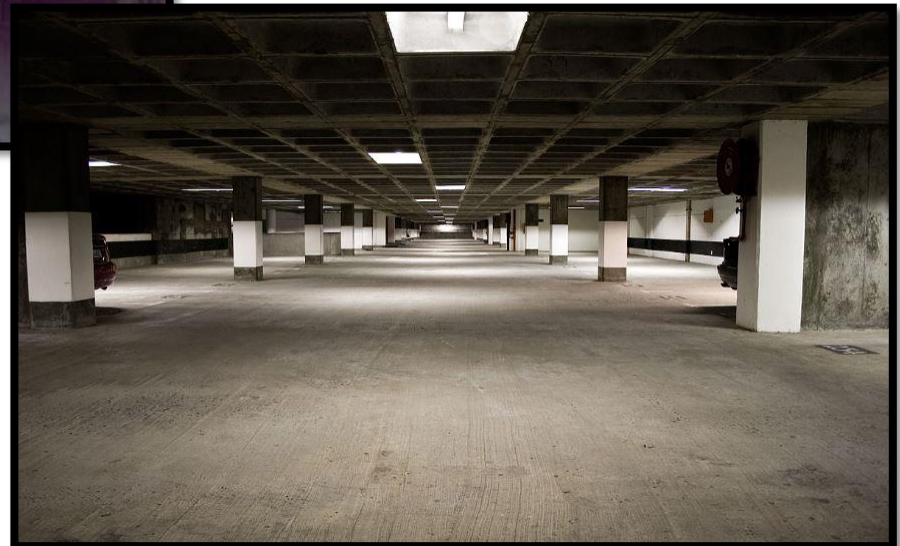
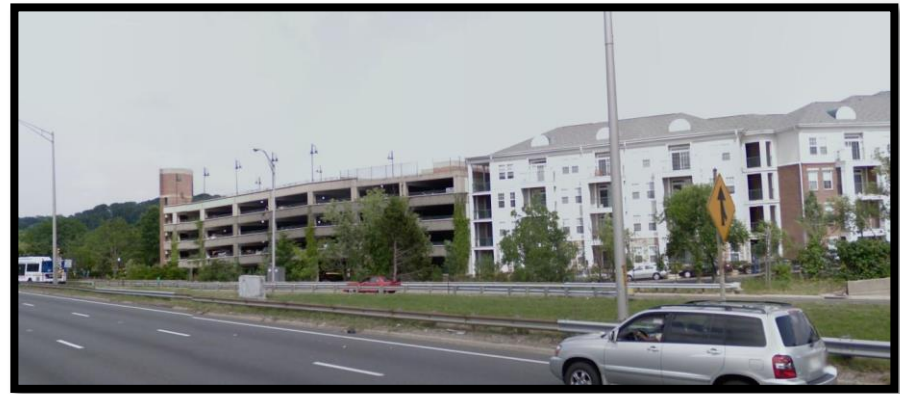
- Architectural features (maximum projection: 2.5 feet)
- Retractable awnings



Amendment:
Architectural
Features &
Awnings



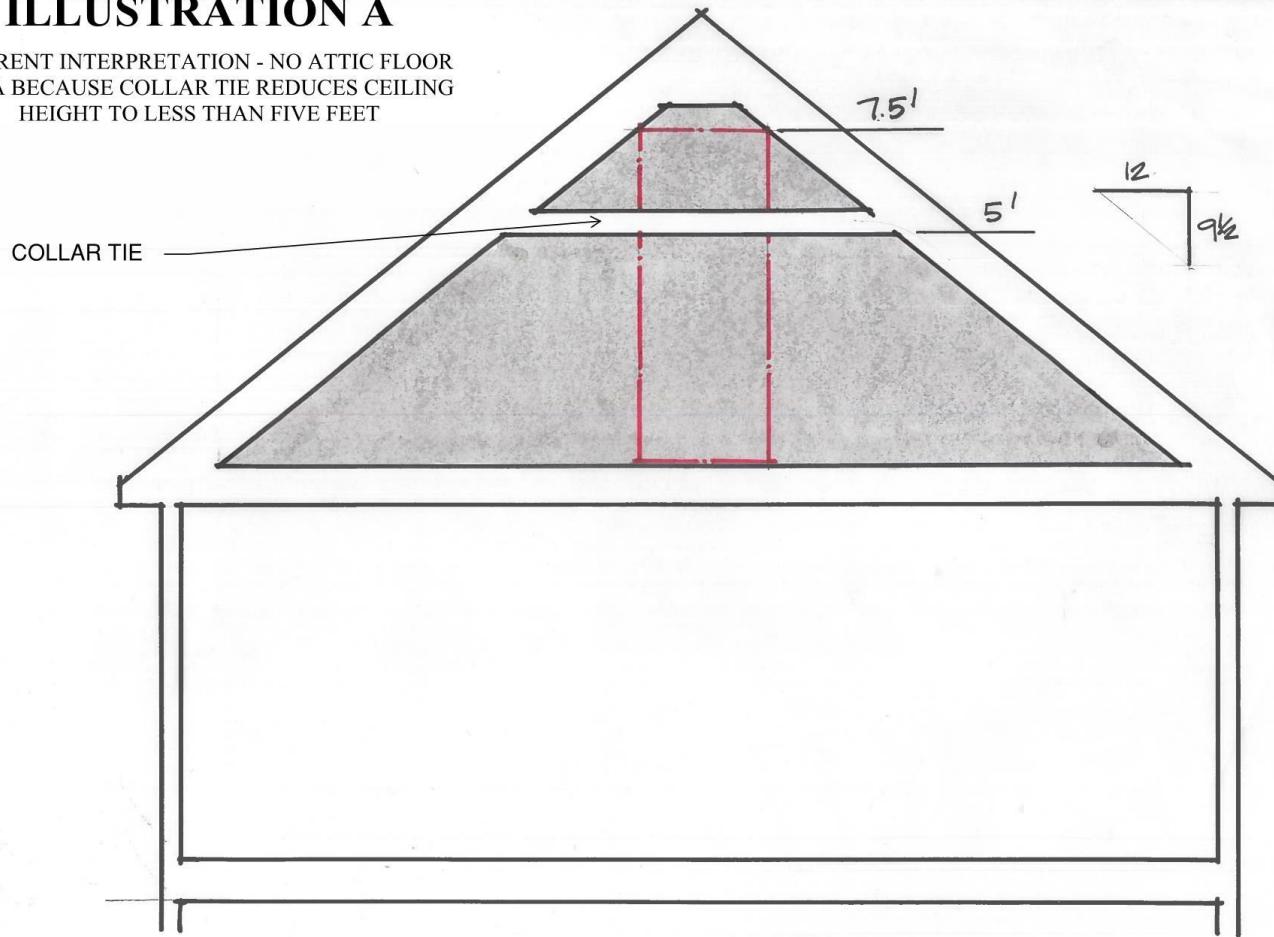
Amendment:
Loading
Docks Exclusion



Amendment:
Parking
Garages

ILLUSTRATION A

CURRENT INTERPRETATION - NO ATTIC FLOOR
AREA BECAUSE COLLAR TIE REDUCES CEILING
HEIGHT TO LESS THAN FIVE FEET



Amendment:
Attic Space

ILLUSTRATION C

PROPOSED AMENDMENT - AREA WITH CEILING
HEIGHT OF SEVEN FEET OR MORE IS LESS THAN
FOUR FEET IN WIDTH

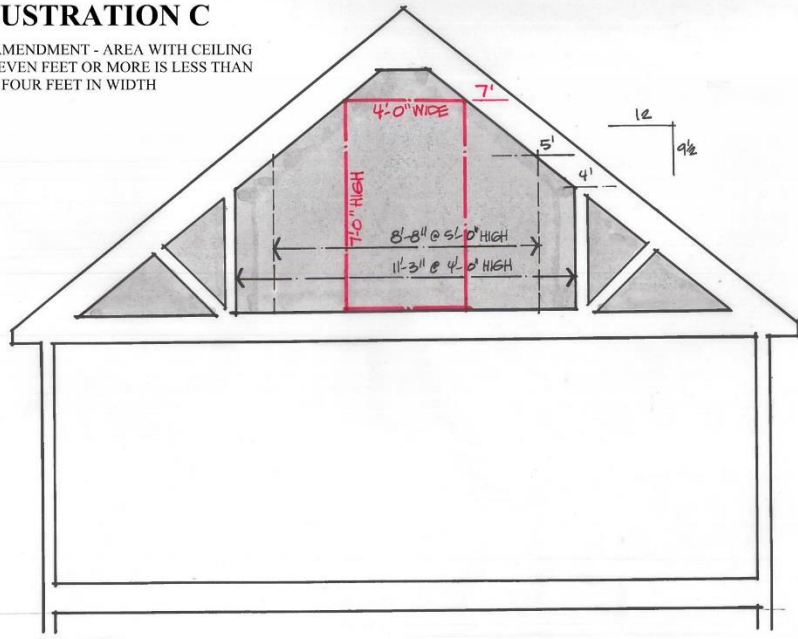
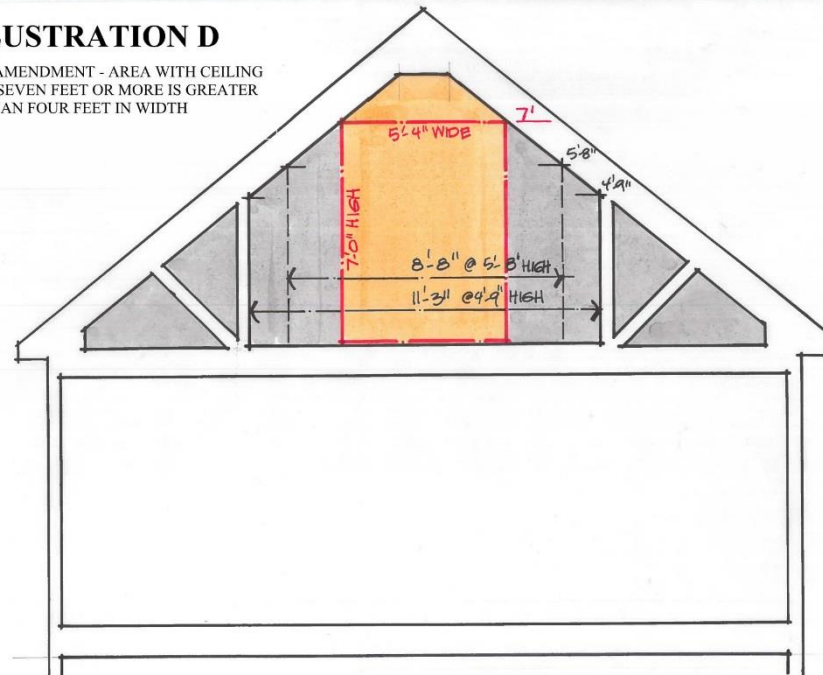


ILLUSTRATION D

PROPOSED AMENDMENT - AREA WITH CEILING
HEIGHT OF SEVEN FEET OR MORE IS GREATER
THAN FOUR FEET IN WIDTH



Amendment:
Attic
Floor Area

Transition Period

- Recommendation to implement a transition period of 6 months from the date of adoption.
 - Development within this window may choose to utilize the current regulations or the proposed regulations (in whole only).

Recommendation & Implementation



- **Staff recommends approval of TA #2017-0001.**

