



# **Text Amendment #2018-0004**

## **Residential Open Porches and Porticos**

City Council  
May 12, 2018

# Front Porches in Alexandria

Front porches are common features of many homes in the City



Del Ray (const. 1928)



Beverley Hills (const. 2017)



Text Amendment #2007-0001 established **special exception process for front porches in required front yard setback** and allowed covered porticos over primary front entrances



# BZA approved all 47 special exception requests for front porches



# Special Exception Standards

- Whether approval of the special exception will be **detrimental to the public welfare, to the neighborhood or to adjacent properties.**
- Whether approval of the special exception will **impair an adequate supply of light or air to adjacent property**, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire, or endanger the public safety.
- Whether approval of the special exception will **alter the essential character of the area or the zone.**
- Whether the proposal will be **compatible with development in the surrounding neighborhood.**



Text amendment #2008-0005 (Infill Regulations) **allows porches** that meet certain standards **to be excluded from floor area**



# Proposal

1. Allow porches up to 10 feet deep in required front yards
2. Exclude all porches up to eight feet in depth
3. Revise porch special exception standards
4. Provide additional clarity with technical changes

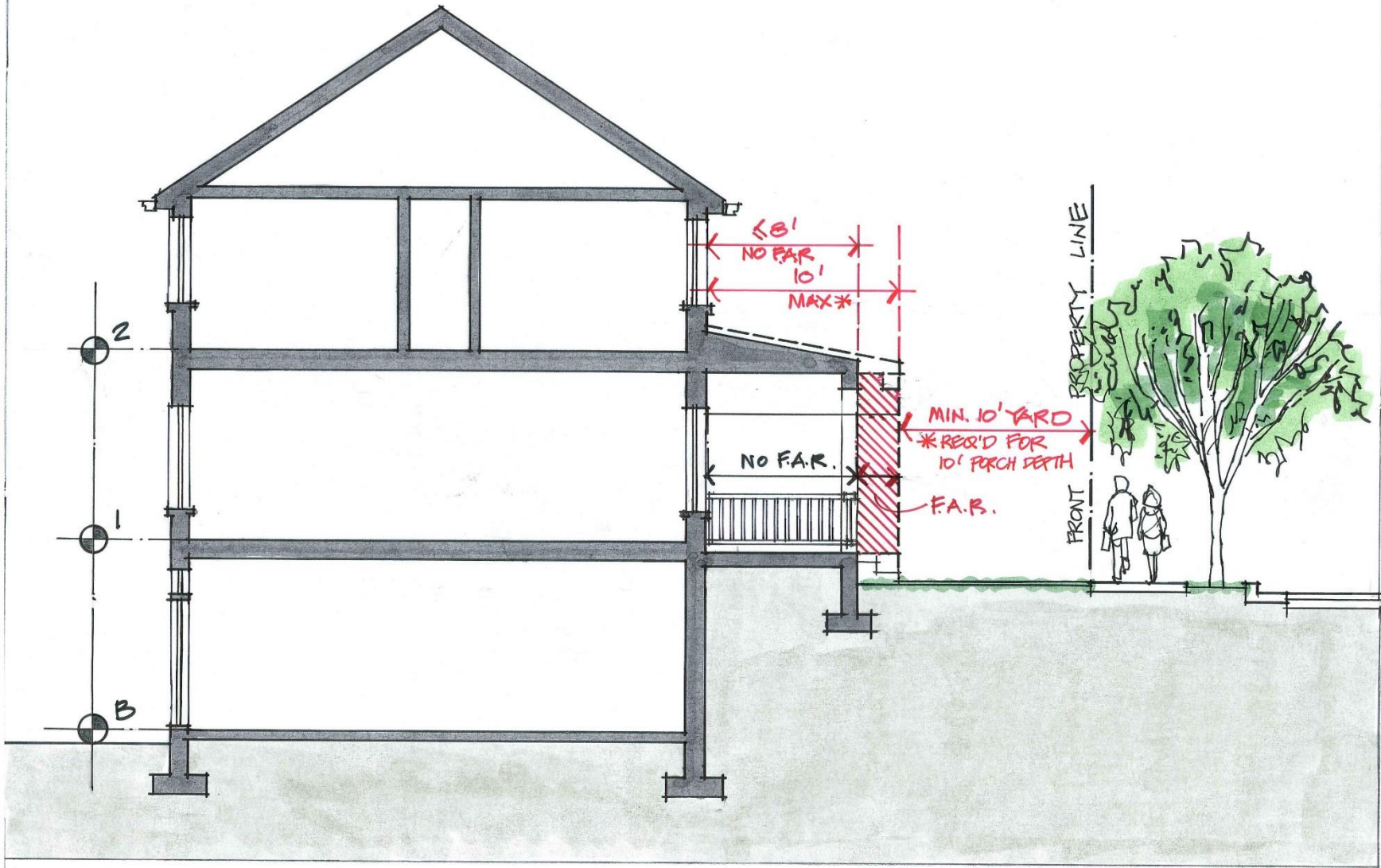
# 1. Allow **open** porches up to **10 feet deep** in required front yards

- Single-story
- Located at ground-level or first floor
- Cannot reduce front yard depth to less than 10 feet
- Cannot be enclosed



## 2. Exclude **all porches** up to **eight feet in depth**

- Single-story
- Located at ground-level or first floor
- Any elevation
- Porticos and portions of porches up to eight feet in depth
- Applies to all residential dwellings



### 3. Revise porch special exception standards

- Exceed 10 feet in depth
- Reduce front yard to less than 10 feet
- Exceed height beyond a single-story
- Not located on ground-level or first floor
- Allow porches that extend to end of building façade regardless of required side or secondary front yard setback



## 4. Provide additional clarity with technical changes

- Allow porticos over any entrance to a dwelling
- Provide definition of porch
- Amend railing height limit
- Other technical changes

# Outreach

- Notifications via City e-news service
- Public Meeting – March 22<sup>nd</sup>
- Del Ray Citizens Association – Land Use Committee – April 10<sup>th</sup>
- Federation of Civic Associations – April 25<sup>th</sup>

# Recommendation

Planning Commission INITIATED and recommended APPROVAL of the text amendment.