



# **Zoning Ordinance Text Amendment Residential Multifamily Zone (RMF)**

City Council Hearing  
02/23/2019

# Background

CITY OF ALEXANDRIA, VA

## HOUSING MASTER PLAN



APPROVED DECEMBER 14, 2013  
ADOPTED BY ORDINANCE #4125 ON JANUARY 25, 2014



# Housing Economics

FOXCHASE



4:1 Ratio



OLD TOWN  
COMMONS



2:1 Ratio



included City  
Gap Financing



CHATHAM  
SQUARE



2:1 Ratio



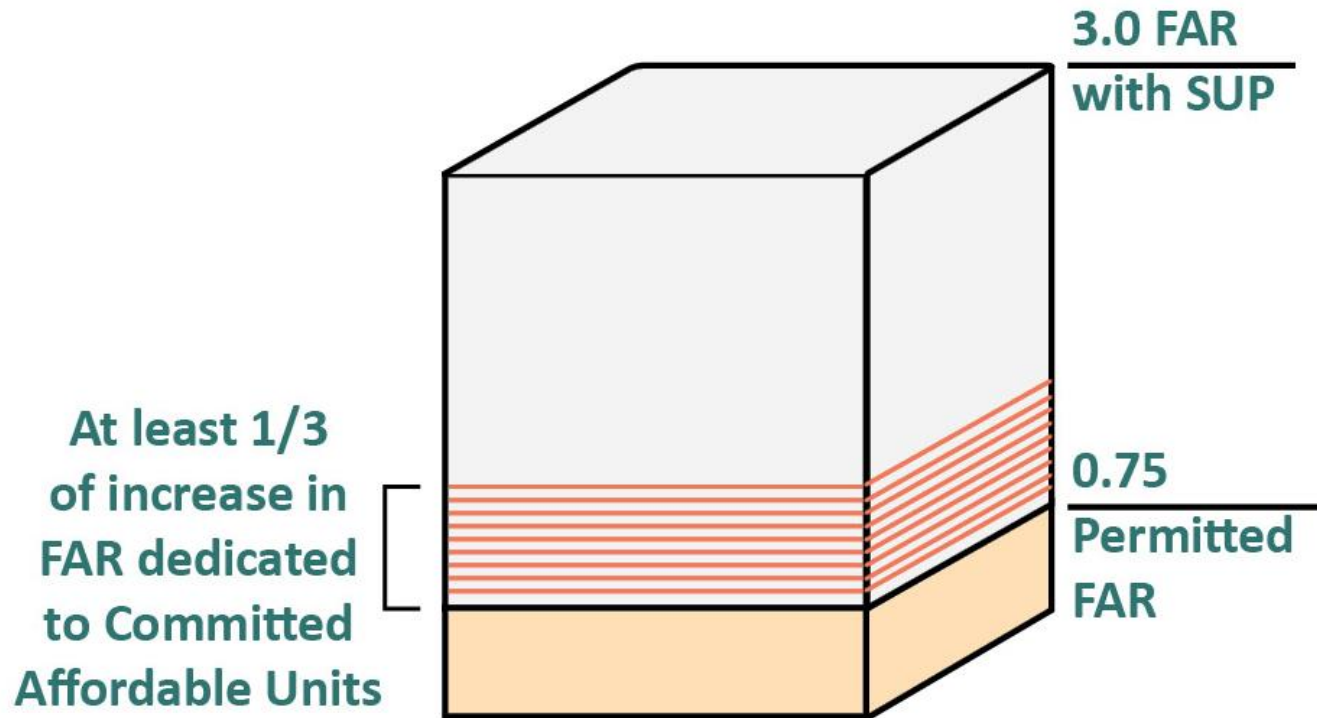
included City  
Gap Financing



# RMF Zone Purpose

- Zone established to provide land areas for multifamily residential development and to enhance or preserve long-term affordability of housing
- Implementation task highlighted in the South Patrick Street Housing Affordability Strategy
- Additional tool to achieve Housing Master Plan goals

# Affordable Housing Incentive



## Additional Requirements:

- Affordable Housing Plan
- Relocation Plan

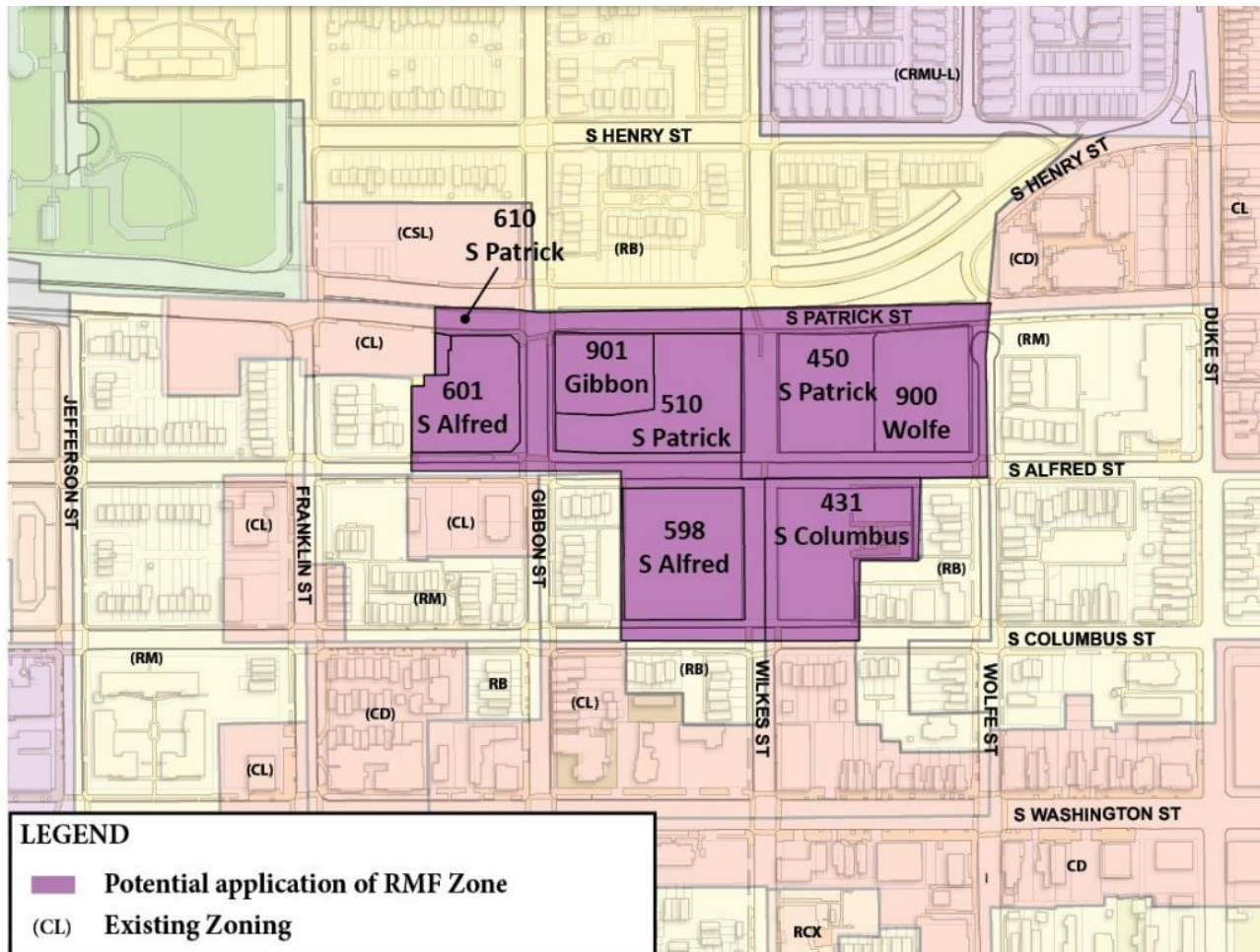
# RMF Uses

Permitted Uses	Special Uses
Multifamily Dwelling	Townhouse (up to 30% of total number of units)
Accessory Ground Floor Commercial Uses, eg: <ul style="list-style-type: none"><li>• Laundromats</li><li>• Barbershops</li><li>• Beauty Salons</li><li>• Daycare Center</li><li>• Retail</li></ul>	Commercial Uses: <ul style="list-style-type: none"><li>• Restaurant</li><li>• Private School</li><li>• Health Club</li><li>• Convenience Store</li></ul>
	Home for the Elderly

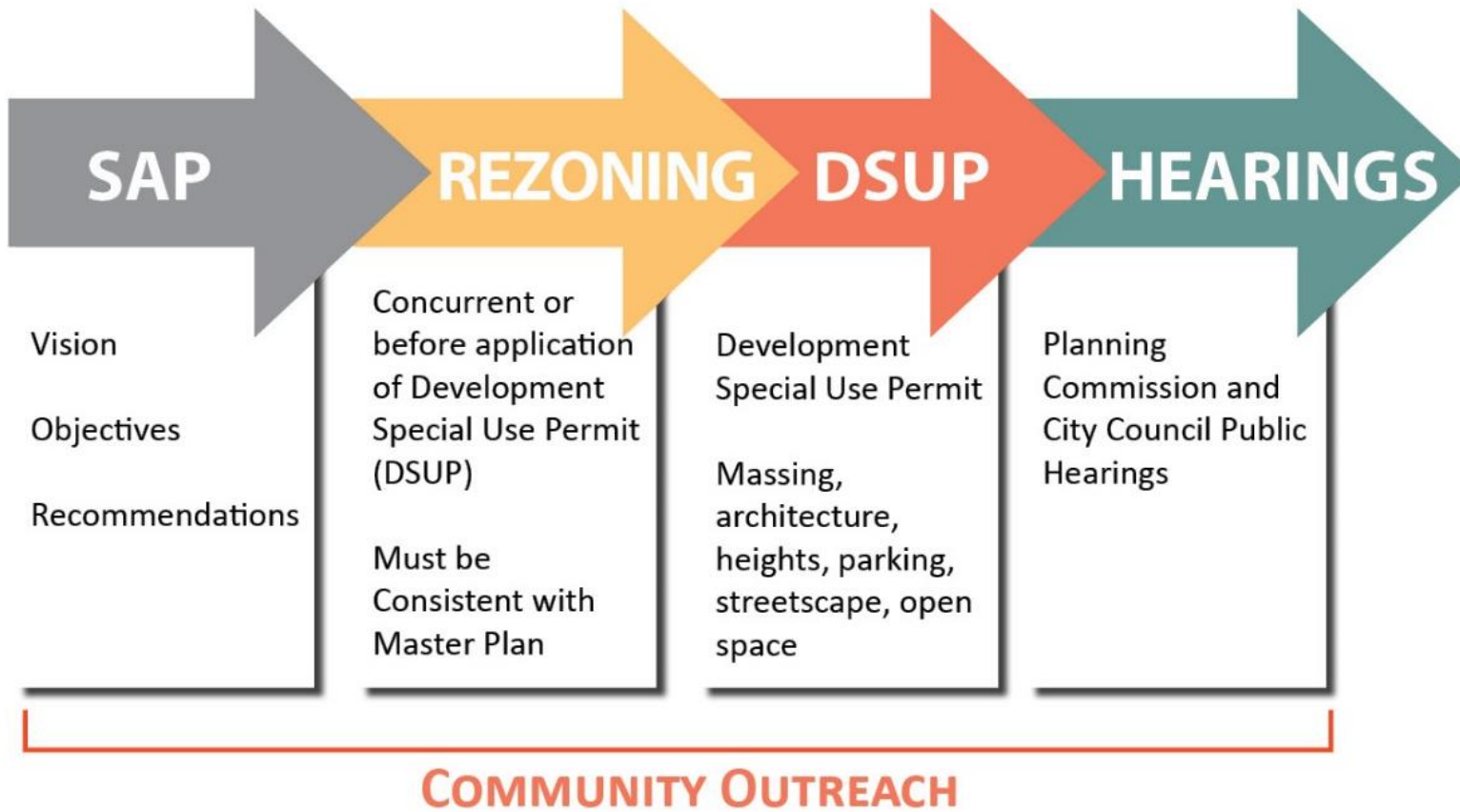
# Open Space and Height



# Parcels Recommended for RMF Zone



# Rezoning/Development Process



# Community Questions and Feedback



- South Patrick Street Housing Affordability Strategy Community Process
- Alexandria Housing Affordability Advisory Committee (endorsement anticipated at February 7 meeting)
- Federation of Civic Associations
- Landlord Tenant Relations Board
- Property owner briefings (ARES, Alfred Street Baptist Church, and ARHA)
- Public open house

# Recommendation

On February 5, 2019, Planning Commission unanimously recommended approval with the following amendments:

- Additional text to section 3-1405(B)(3).
- Revised reference in Section 3-1407.
- Addition of the word "commercial," to describe "operations," in Section 3-1408(A).
- Revised language in Section 3-1408(E) to provide flexibility in the loading zone.