

1 Introduction and first reading: 3/12/19  
2 Public hearing: 3/16/19  
3 Second reading and enactment: 3/16/19  
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5 INFORMATION ON PROPOSED ORDINANCE  
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7 Title  
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9 AN ORDINANCE to amend and reordain Section 2-119 (AVERAGE FINISHED GRADE),  
10 Section 2-119.1 (AVERAGE PRE-CONSTRUCTION GRADE), Section 2-154 (HEIGHT OF  
11 BUILDING), Section 2-193 (SETBACK RATIO), Section 2-204 (YARD), and Section 2-205  
12 (YARD, FRONT) of Article II (DEFINITIONS); Section 3-106 (BULK AND OPEN SPACE  
13 REGULATIONS), Section 3-206 (BULK AND OPEN SPACE REGULATIONS), Section 3-  
14 306 (BULK AND OPEN SPACE REGULATIONS), Section 3-406 (BULK AND OPEN  
15 SPACE REGULATIONS), and Section 3-506 (BULK AND OPEN SPACE REGULATIONS)  
16 of Division A (SINGLE-FAMILY AND TWO-FAMILY ZONES) of Article III  
17 (RESIDENTIAL ZONE REGULATIONS); Section 3-606 (BULK AND OPEN SPACE  
18 REGULATIONS) and 3-706 (BULK AND OPEN SPACE REGULATIONS) of Division B  
19 (TOWNHOUSE AND MULTIFAMILY ZONES) Article III (RESIDENTIAL ZONE  
20 REGULATIONS); Section 6-403 (GENERAL REGULATIONS AND EXCEPTIONS) of  
21 Article VI (SPECIAL AND OVERLAY ZONES); Section 11-1302 (SPECIAL EXCEPTION  
22 ESTABLISHED) of Division C (BOARD OF ZONING APPEALS) of Article XI  
23 (DEVELOPMENT APPROVALS AND PROCEDURES); to add and ordain new Section 2-  
24 122.1 (BLOCK FACE, CONTEXTUAL), Section 2-154.1 (HEIGHT, THRESHOLD), Section  
25 2-170.1 (LOT FRONTAGE), and 2-170.2 (LOT WIDTH) of Article II (DEFINITIONS); and  
26 delete Section 7-2502 (HEIGHT IN LINE WITH EXISTING DEVELOPMENT) and 7-2503  
27 (RESIDENTIAL FRONT SETBACK AND FRONT DOOE THRESHOLD IN LINE WITH  
28 EXISTING DEVELOPMENT) of Article VII (SUPPLEMENTAL ZONE REGULATIONS) of  
29 the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore  
30 approved by city council as Text Amendment No. 2018-0011.  
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32 Summary  
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34 The proposed ordinance accomplishes the final adoption of Text Amendment No. 2018-0011 to  
35 amend height and front setback regulations.  
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37 Sponsor  
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39 Department of Planning and Zoning  
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41 Staff  
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43 Karl Moritz, Director of Planning and Zoning  
44 Joanna C. Anderson, City Attorney  
45 Christina Zechman Brown, Deputy City Attorney  
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47 Authority  
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49 §§ 2.04(w), 9.12, Alexandria City Charter

1           § 11-800, City of Alexandria Zoning Ordinance

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3   Estimated Costs of Implementation

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5           None

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7   Attachments in Addition to Proposed Ordinance and its Attachments (if any)

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9           None