

# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:** JULY 1, 2019

**TO:** THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

**FROM:** MARK B. JINKS, CITY MANAGER

**RE:** IMPLEMENTATION ORDINANCE FOR TEXT AMENDMENT #2019-0003  
RELATED TO PRIVATE RESIDENTIAL GARAGES

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**ISSUE:** Text amendment #2019-0003 as approved by the City Council at its public hearing on June 22, 2019 inadvertently included draft language that staff had intended to remove prior to the public hearing. Staff recommends removing the height limitation set by the proposed definition of “structure, subordinate” (section 2-197.3) as follows:

2-197.3 Structure, subordinate.

An accessory structure with a gross floor area that is less than 33 percent of the gross floor area ~~and less than 50 percent of the height~~ of the principal structure.

**DISCUSSION:**

Staff evaluated the “less than 50 percent of the height” language as a means to control height but later determined such controls are not necessary. Staff finds that the 33 percent floor area limitation proposed under this definition is sufficient to ensure that structures remain subordinate. Specifically, the language would unreasonably restrict properties developed with single-story homes. Staff regrets that the draft language was not deleted prior to the public hearing, and believes this is a technical correction.

**STAFF:**

Karl Moritz, Director of Planning and Zoning  
Mary Christesen, Zoning Manager, Planning and Zoning  
Tony LaColla, Division Chief, Planning and Zoning  
Ashley Smith, Urban Planner, Planning and Zoning