

Introduction and first reading: 12/10/19
Public hearing: 12/14/19
Second reading and enactment: 12/14/19

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE to amend and reordain Section 3-603 (SPECIAL USES), Section 3-703 (SPECIAL USES), Section 3-803 (SPECIAL USES), Section 3-903 (SPECIAL USES), Section 3-1403 (SPECIAL USES), Section 3-1405 (BULK AND OPEN SPACE REGULATIONS), and Section 3-1406 (FLOOR AREA RATIO) of Article III (RESIDENTIAL ZONE REGULATIONS); Section 4-103 (SPECIAL USES), Section 4-105 (AREA REGULATIONS), Section 4-106 (BULK REGULATIONS), Section 4-203 (SPECIAL USES), Section 4-205 (AREA REGULATIONS), Section 4-206 (BULK REGULATIONS), Section 4-303 (SPECIAL USES), Section 4-305 (AREA REGULATIONS), Section 4-306 (BULK REGULATIONS), Section 4-403 (SPECIAL USES), Section 4-405 (AREA REGULATIONS), Section 4-406 (BULK REGULATIONS), Section 4-503 (SPECIAL USES), Section 4-505 (AREA REGULATIONS), Section 4-506 (BULK REGULATIONS), Section 4-603 (SPECIAL USES), Section 4-605 (AREA REGULATIONS), Section 4-606 (BULK REGULATIONS), Section 4-803 (SPECIAL USES), Section 4-805 (AREA REGULATIONS), Section 4-806 (BULK REGULATIONS), Section 4-903 (SPECIAL USES), Section 4-905 (AREA AND BULK REGULATIONS), Section 4-1003 (SPECIAL USES), Section 4-1005 (AREA AND BULK REGULATIONS), 4-1103 (SPECIAL USES), Section 4-1105 (AREA AND BULK REGULATIONS), Section 4-1404 (SPECIAL USES), and Section 4-1408 (BULK REGULATIONS) of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES); Section 5-103 (SPECIAL USES), Section 5-105 (FLOOR AREA RATIO), Section 5-107 (OPEN SPACE REQUIREMENTS), Section 5-203 (SPECIAL USES), Section 5-205 (FLOOR AREA RATIO), Section 5-207 (OPEN SPACE REQUIREMENTS), Section 5-303 (SPECIAL USES), Section 5-305 (FLOOR AREA RATIO), Section 5-307 (OPEN SPACE REQUIREMENTS), Section 5-403 (SPECIAL USES), Section 5-406 (FLOOR AREA RATIO), Section 5-408 (OPEN SPACE REQUIREMENTS), Section 5-503 (SPECIAL USES), Section 5-504 (FLOOR AREA RATIO), Section 5-508 (OPEN AND USABLE SPACE), and Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of Article V (MIXED USE ZONES); Section 6-702 (USES) and Section 6-705 (BUILDING AND DEVELOPMENT REQUIREMENTS) of Article VI (SPECIAL AND OVERLAY ZONES); and Section 8-200 (GENERAL PARKING REGULATIONS) of Article VIII (OFF-STREET PARKING AND LOADING); add new Section 2-129.2 (CONTINUUM OF CARE FACILITY) of Article II (DEFINITIONS); Section 3-608 (CONTINUUM OF CARE FACILITIES), Section 3-708 (CONTINUUM OF CARE FACILITIES), and Section 3-808 (CONTINUUM OF CARE FACILITIES), and Section 3-909 (CONTINUUM OF CARE FACILITIES) of Article III (RESIDENTIAL ZONE REGULATIONS); and delete Section 2-156 (HOME FOR THE ELDERLY) of Article II (DEFINITIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2018-0008.

Summary

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2 The proposed ordinance accomplishes the final adoption of Text Amendment No. 2018-0008 to
3 add continuum of care facility as a special use and establish the zoning regulations for the use
4 in residential, commercial, office, industrial, mixed use, and special and overlay zones.
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6 Sponsor
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8 Department of Planning and Zoning
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10 Staff
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12 Karl Moritz, Director of Planning and Zoning
13 Joanna C. Anderson, City Attorney
14 Christina Zechman Brown, Deputy City Attorney
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16 Authority
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18 §§ 2.04(w), 9.12, Alexandria City Charter
19 § 11-800, City of Alexandria Zoning Ordinance
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21 Estimated Costs of Implementation
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23 None
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25 Attachments in Addition to Proposed Ordinance and its Attachments (if any)
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27 None
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