

ORDINANCE NO. _____

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.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2018-0008, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require,

recommended approval to the City Council on November 7, 2019 of a text amendment to the Zoning Ordinance to add continuum of care facility as a special use and establish the zoning regulations for the use in residential, commercial, office, industrial, mixed use, and special and overlay zones, which recommendation was approved by the City Council at public hearing on November 16, 2019;

2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and concurs in the finding and action of the Planning Commission above stated;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 2-129.2 of the Zoning Ordinance be, and the same hereby is, added and ordained, as shown:

2-129.2 Continuum of care facility.

A facility specifically designed for domiciliary use and/or care of 4 or more aged, infirm, or disabled adults, which may provide for housing progressing from independent living, with or without kitchen facilities, and culminating in assisted living with or without provisions for memory care services, where all related uses are located on the same lot. Such facility shall include services integral to the maintenance or care of residents and be regulated as an assisted living facility under Code of Virginia, title 63.2, as amended. The facility shall be administered in such a manner as to restrict occupancy of independent living units only to persons 55 years of age or older. When an independent living unit is occupied by a family, only one of such person must satisfy the 55 years of age or older requirement. This term excludes nursing or convalescent homes or hospice, and medical facilities.

Section 2. That Section 2-156 of the Zoning Ordinance be, and the same hereby is, amended by deleting the current section in its entirety.

Section 3. That Section 3-603 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

3-603 – Special uses.

The following uses may be allowed in the RA zone pursuant to a special use permit:

(C) ~~Home for the elderly~~ Continuum of care facility;

Section 4. That Section 3-608 of the Zoning Ordinance be, and the same hereby is, added and ordained, as shown:

1
2 3-608 – Continuum of care facilities.
3

4 (A) A Continuum of care facility shall be a nonresidential use if the residential use does not
5 exceed 50 percent of the floor area, except that the maximum floor area for the residential use
6 may be increased to an amount not to exceed 70 percent of the floor area permitted by this zone
7 with a special use permit.

8 (B) The development shall provide a minimum of 25 percent of land area as open and usable
9 space, the location and shape of which shall be subject to the director's determination that it is
10 functional and usable space for residents, visitors and other persons. Such open space may be
11 located on landscaped roofs or other areas fully open to the sky which are not at ground level if
12 the director determines that such space functions as open space for residents to the same extent
13 that ground level open space would.

14
15 Section 5. That Section 3-703 of the Zoning Ordinance be, and the same hereby is,
16 amended by deleting the language shown in strikethrough and inserting new language shown in
17 underline, as follows:

18
19 3-703 Special uses.
20

21 The following uses may be allowed in the RB zone pursuant to a special use permit:

22 ***

23 (C) ~~Home for the elderly~~ Continuum of care facility;

24 ***

25
26 Section 6. That Section 3-708 of the Zoning Ordinance be, and the same hereby is,
27 added and ordained, as shown:

28
29 3-708 – Continuum of care facilities.
30

31 (A) A Continuum of care facility shall be a nonresidential use if the residential use does not
32 exceed 50 percent of the floor area, except that the maximum floor area for the residential use
33 may be increased to an amount not to exceed 70 percent of the floor area permitted by this zone
34 with a special use permit.

35 (B) The development shall provide a minimum of 25 percent of land area as open and usable
36 space, the location and shape of which shall be subject to the director's determination that it is
37 functional and usable space for residents, visitors and other persons. Such open space may be
38 located on landscaped roofs or other areas fully open to the sky which are not at ground level if
39 the director determines that such space functions as open space for residents to the same extent
40 that ground level open space would.

41
42 Section 7. That Section 3-803 of the Zoning Ordinance be, and the same hereby is,
43 amended by deleting the language shown in strikethrough and inserting new language shown in
44 underline, as follows:

1 3-803 Special uses.
2

3 The following uses may be allowed in the RCX zone pursuant to a special use permit:
4

5 ***

6 (D) ~~Home for the elderly~~ Continuum of care facility;
7

8 ***

9 Section 8. That Section 3-808 of the Zoning Ordinance be, and the same hereby is,
10 added and ordained, as shown:

11 3-808 – Continuum of care facilities.
12

13 (A) A Continuum of care facility shall be a nonresidential use if the residential use does not
14 exceed 50 percent of the floor area, except that the maximum floor area for the residential use
15 may be increased to an amount not to exceed 70 percent of the floor area permitted by this zone
16 with a special use permit.

17 (B) The development shall provide a minimum of 25 percent of land area as open and usable
18 space, the location and shape of which shall be subject to the director's determination that it is
19 functional and usable space for residents, visitors and other persons. Such open space may be
20 located on landscaped roofs or other areas fully open to the sky which are not at ground level if
21 the director determines that such space functions as open space for residents to the same extent
22 that ground level open space would.
23

24 Section 9. That Section 3-903 of the Zoning Ordinance be, and the same hereby is,
25 amended by deleting the language shown in strikethrough and inserting new language shown in
26 underline, as follows:
27

28 3-903 – Special uses.
29

30 The following uses may be allowed in the RC zone pursuant to a special use permit:
31

32 ***

33 (E) ~~Home for the elderly~~ Continuum of care facility;
34

35 ***

36 Section 10. That Section 3-909 of the Zoning Ordinance be, and the same hereby is,
37 added and ordained, as shown:

38 3-909 – Continuum of care facilities.
39

40 (A) A Continuum of care facility shall be a nonresidential use if the residential use does not
41 exceed 50 percent of the floor area, except that the maximum floor area for the residential use
42 may be increased to an amount not to exceed 70 percent of the floor area permitted by this zone
43 with a special use permit.

44 (B) The development shall provide a minimum of 25 percent of land area as open and usable
45 space, the location and shape of which shall be subject to the director's determination that it is
46 functional and usable space for residents, visitors and other persons. Such open space may be

1 located on landscaped roofs or other areas fully open to the sky which are not at ground level if
2 the director determines that such space functions as open space for residents to the same extent
3 that ground level open space would.

4
5 Section 11. That Section 3-1403 of the Zoning Ordinance be, and the same hereby
6 is, amended by deleting the language shown in strikethrough and inserting new language shown
7 in underline, as follows:

8
9 3-1403 – Special uses.

10
11 The following uses may be allowed in the RMF zone pursuant to a special use permit:

12 ***

13 (B) ~~Home for the elderly~~ Continuum of care facility.

14 ***

15
16 Section 12. That Section 3-1405 of the Zoning Ordinance be, and the same hereby
17 is, amended by inserting new language shown in underline, as follows:

18
19 3-1405 – Bulk and open space regulations.

20
21 ***

22 (C) Continuum of care facility. For a Continuum of care facility, the following yard and
23 open space requirements apply:

24 (a) Yards. There are no yard requirements except as may be applicable pursuant
25 to the zone transition requirements of section 7-900.

26 (b) Open space. The development shall provide a minimum of 25 percent of land
27 area as open and usable space, the location and shape of which shall be subject to
28 the director's determination that it is functional and usable space for residents,
29 visitors and other persons. Such open space may be located on landscaped roofs
30 or other areas fully open to the sky which are not at ground level if the director
31 determines that such space functions as open space for residents to the same
32 extent that ground level open space would.

33
34 Section 13. That Section 3-1406 of the Zoning Ordinance be, and the same hereby
35 is, amended by inserting new language shown in underline, as follows:

36
37 3-1406 – Floor area ratio.

38
39 The permitted floor area ratio of a development in the RMF zone shall be as follows:

40 ***

41 (C) Continuum of care facility. The maximum permitted floor area ratio is .75 and a
42 maximum of 50 percent of the floor space of the proposed development may be
43 residential use. Except that, if a special use permit is approved pursuant to the
44 provisions of 3-1406 (B), the maximum floor area ratio may be increased to an
45 amount not to exceed 3.0 and a maximum of 70 percent of the floor space of the
46 proposed development may be residential use.

Section 14. That Section 4-103 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

4-103 – Special uses.

The following uses may be allowed in the CL zone pursuant to a special use permit:

(G) ~~Home for the elderly~~ Continuum of care facility;

Section 15. That Section 4-105 of the Zoning Ordinance be, and the same hereby is, amended by inserting new language shown in underline, as follows:

4-105 – Area regulations.

(D) Continuum of care facility. For a Continuum of care facility there are no lot size or frontage requirements.

Section 16. That Section 4-106 of the Zoning Ordinance be, and the same hereby is, amended by inserting new language shown in underline, as follows:

4-106 Bulk regulations.

(A) Yards and open space.

(4) Continuum of care facility. For a Continuum of care facility, the following yard and open space requirements apply:

(a) Yards. There are no yard requirements except as may be applicable pursuant to the zone transition requirements of section 7-900.

(b) Open Space. The development shall provide a minimum of 25 percent of land area as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

(B) Floor area ratio.

(3) Continuum of care facility. The maximum permitted floor area ratio shall not exceed .75 and a maximum of 50 percent of the floor space of the proposed development may be residential use. If a special use permit is approved, a maximum of 70 percent of the floor space of the proposed development may be residential use.

1 ***

2
3 Section 17. That Section 4-203 of the Zoning Ordinance be, and the same hereby is,
4 amended by deleting the language shown in strikethrough and inserting new language shown in
5 underline, as follows:

6
7 4-203 – Special uses.

8
9 The following uses may be allowed in the CC zone pursuant to a special use permit:

10 ***

11 (J) ~~Home for the elderly~~ Continuum of care facility;

12 ***

13
14 Section 18. That Section 4-205 of the Zoning Ordinance be, and the same hereby is,
15 amended by inserting new language shown in underline, as follows:

16
17 4-205 – Area regulations.

18
19 ***

20 (D) Continuum of care facility. For a Continuum of care facility there are no lot size or
21 frontage requirements.

22
23 Section 19. That Section 4-206 of the Zoning Ordinance be, and the same hereby is,
24 amended by inserting new language shown in underline, as follows:

25
26 4-206 – Bulk regulations.

27
28 (A) Yards and open space.

29 ***

30 (4) Continuum of care facility. For a Continuum of care facility, the following
31 yard and open space requirements apply:

32 (a) Yards. There are no yard requirements except as may be applicable pursuant
33 to the zone transition requirements of section 7-900.

34 (b) Open Space. The development shall provide a minimum of 25 percent of
35 land area as open and usable space, the location and shape of which shall be
36 subject to the director's determination that it is functional and usable space for
37 residents, visitors and other persons. Such open space may be located on
38 landscaped roofs or other areas fully open to the sky which are not at ground
39 level if the director determines that such space functions as open space for
40 residents to the same extent that ground level open space would.

41 (B) Floor area ratio.

42 ***

43 (3) Continuum of care facility. The maximum permitted floor area ratio shall not
44 exceed .75 and a maximum of 50 percent of the floor space of the proposed
45 development may be residential use. If a special use permit is approved, a

1 maximum of 70 percent of the floor space of the proposed development may be
2 residential use.

3 ***

4 Section 20. That Section 4-303 of the Zoning Ordinance be, and the same hereby is,
5 amended by deleting the language shown in strikethrough and inserting new language shown in
6 underline, as follows:

7
8 4-303 – Special uses.

9
10 The following uses may be allowed in the CSL zone pursuant to a special use permit:

11 ***

12 (N) ~~Home for the elderly~~ Continuum of care facility;

13 ***

14
15 Section 21. That Section 4-305 of the Zoning Ordinance be, and the same hereby is,
16 amended by inserting new language shown in underline, as follows:

17
18 4-305 – Area regulations.

19
20 ***

21 (D) Continuum of care facility. For a Continuum of care facility there are no lot size
22 or frontage requirements.

23
24 Section 22. That Section 4-306 of the Zoning Ordinance be, and the same hereby is,
25 amended by inserting new language shown in underline, as follows:

26
27 4-306 – Bulk regulations.

28
29 (A) Yards and open space.

30 ***

31 (4) Continuum of care facility. For a Continuum of care facility, the following
32 yard and open space requirements apply:

33 (a) Yards. There are no yard requirements except as may be applicable
34 pursuant to the zone transition requirements of section 7-900.

35 (b) Open Space. The development shall provide a minimum of 25 percent of
36 land area as open and usable space, the location and shape of which shall be
37 subject to the director's determination that it is functional and usable space
38 for residents, visitors and other persons. Such open space may be located on
39 landscaped roofs or other areas fully open to the sky which are not at ground
40 level if the director determines that such space functions as open space for
41 residents to the same extent that ground level open space would.

42 (B) Floor area ratio.

43 ***

44 (3) Continuum of care facility. The maximum permitted floor area ratio is .75
45 and a maximum of 50 percent of the floor space of the proposed
46 development may be residential use. If a special use permit is approved, a

1 maximum of 70 percent of the floor space of the proposed development may
2 be residential use.

3 ***

4
5 Section 23. That Section 4-403 of the Zoning Ordinance be, and the same hereby is,
6 amended by deleting the language shown in strikethrough and inserting new language shown in
7 underline, as follows:

8
9 4-403 – Special uses.

10
11 The following uses may be allowed in the CG zone pursuant to a special use permit:

12 ***

13 (N) ~~Home for the elderly~~ Continuum of care facility;

14 ***

15
16 Section 24. That Section 4-405 of the Zoning Ordinance be, and the same hereby is,
17 amended by inserting new language shown in underline, as follows:

18
19 4-405 – Area regulations.

20
21 ***

22 (D) Continuum of care facility. For a Continuum of care facility there are no lot size
23 or frontage requirements.

24
25 Section 25. That Section 4-406 of the Zoning Ordinance be, and the same hereby is,
26 amended by inserting new language shown in underline, as follows:

27
28 4-406 – Bulk regulations.

29
30 (A) Yards and open space.

31 ***

32 (4) Continuum of care facility. For a Continuum of care facility, the following
33 yard and open space requirements apply:

34 (a) Yards. There are no yard requirements except as may be applicable
35 pursuant to the zone transition requirements of section 7-900.

36 (b) Open Space. The development shall provide a minimum of 25 percent of
37 land area as open and usable space, the location and shape of which shall be
38 subject to the director's determination that it is functional and usable space
39 for residents, visitors and other persons. Such open space may be located on
40 landscaped roofs or other areas fully open to the sky which are not at ground
41 level if the director determines that such space functions as open space for
42 residents to the same extent that ground level open space would.

43 (B) Floor area ratio.

44 ***

45 (3) Continuum of care facility. The maximum permitted floor area ratio is .75
46 and a maximum of 50 percent of the floor space of the proposed

1 development may be residential use. If a special use permit is approved, a
2 maximum of 70 percent of the floor space of the proposed development may
3 be residential use.

4 ***

5
6 Section 26. That Section 4-503 of the Zoning Ordinance be, and the same hereby is,
7 amended by deleting the language shown in strikethrough and inserting new language shown in
8 underline, as follows:

9
10 4-503 – Special uses.

11
12 The following uses may be allowed in the CD zone pursuant to a special use permit:

13 ***

14 (L) ~~Home for the elderly~~ Continuum of care facility;

15 ***

16
17 Section 27. That Section 4-505 of the Zoning Ordinance be, and the same hereby is,
18 amended by inserting new language shown in underline, as follows:

19
20 4-505 – Area regulations.

21
22 ***

23 (D) Continuum of care facility. For a Continuum of care facility there are no lot size
24 or frontage requirements.

25
26 Section 28. That Section 4-506 of the Zoning Ordinance be, and the same hereby is,
27 amended by inserting new language shown in underline, as follows:

28
29 4-506 – Bulk regulations.

30
31 (A) Yards and open space.

32 ***

33 (4) Continuum of care facility. For a Continuum of care facility, the following
34 yard and open space requirements apply:

35 (a) Yards. There are no yard requirements except as may be applicable
36 pursuant to the zone transition requirements of section 7-900.

37 (b) Open Space. The development shall provide a minimum of 25 percent of
38 land area as open and usable space, the location and shape of which shall be
39 subject to the director's determination that it is functional and usable space
40 for residents, visitors and other persons. Such open space may be located on
41 landscaped roofs or other areas fully open to the sky which are not at ground
42 level if the director determines that such space functions as open space for
43 residents to the same extent that ground level open space would.

44 (B) Floor area ratio.

45 ***

1 (3) Continuum of care facility. The maximum permitted floor area ratio is 1.5
2 and a maximum of 50 percent of the floor space of the proposed
3 development may be residential use. Except that, if a special use permit is
4 approved, a maximum floor area ratio may be increased to an amount not to
5 exceed 2.5 and a maximum of 70 percent of the floor space of the proposed
6 development may be residential use.

7 ***

8
9 Section 29. That Section 4-603 of the Zoning Ordinance be, and the same hereby is,
10 amended by deleting the language shown in strikethrough and inserting new language shown in
11 underline, as follows:

12
13 4-603 – Special uses.

14
15 ***

16 (K) ~~Home for the elderly~~ Continuum of care facility;

17 ***

18
19 Section 30. That Section 4-605 of the Zoning Ordinance be, and the same hereby is,
20 amended by inserting new language shown in underline, as follows:

21
22 4-605 – Area regulations.

23
24 ***

25 (D) Continuum of care facility. For a Continuum of care facility there are no lot size
26 or frontage requirements.

27
28 Section 31. That Section 4-606 of the Zoning Ordinance be, and the same hereby is,
29 amended by inserting new language shown in underline, as follows:

30
31 4-606 – Bulk regulations.

32
33 (A) Yards and open space.

34 ***

35 (4) Continuum of care facility. For a Continuum of care facility, the following
36 yard and open space requirements apply:

37 (a) Yards. There are no yard requirements except as may be applicable
38 pursuant to the zone transition requirements of section 7-900.

39 (b) Open Space. The development shall provide a minimum of 25 percent of
40 land area as open and usable space, the location and shape of which shall be
41 subject to the director's determination that it is functional and usable space
42 for residents, visitors and other persons. Such open space may be located on
43 landscaped roofs or other areas fully open to the sky which are not at ground
44 level if the director determines that such space functions as open space for
45 residents to the same extent that ground level open space would.

46 (B) Floor area ratio.

1 ***

2 (3) Continuum of care facility. The maximum permitted floor area ratio is 1.5
3 and a maximum of 50 percent of the floor space of the proposed
4 development may be residential use. Except that, if a special use permit is
5 approved, the maximum floor area ratio may be increased to an amount not
6 to exceed 2.5 and a maximum of 70 percent of the floor space of the
7 proposed development may be residential use.

8 ***

9
10 Section 32. That Section 4-803 of the Zoning Ordinance be, and the same hereby is,
11 amended by deleting the language shown in strikethrough and inserting new language shown in
12 underline, as follows:

13
14 4-803 – Special uses.

15
16 The following uses may be allowed in the OC zone pursuant to a special use permit:

17 ***

18 (N) ~~Home for the elderly~~ Continuum of care facility;

19 ***

20
21 Section 33. That Section 4-805 of the Zoning Ordinance be, and the same hereby is,
22 amended by inserting new language shown in underline, as follows:

23
24 4-805 – Area regulations.

25 ***

26 (D) Continuum of care facility. For a Continuum of care facility there are no lot size
27 or frontage requirements.

28
29 Section 34. That Section 4-806 of the Zoning Ordinance be, and the same hereby is,
30 amended by inserting new language shown in underline, as follows:

31
32 4-806 – Bulk regulations.

33
34 (A) Yards and open space.

35 ***

36 (4) Continuum of care facility. For a Continuum of care facility, the following
37 yard and open space requirements apply:

38 (a) Yards. There are no yard requirements except as may be applicable
39 pursuant to the zone transition requirements of section 7-900.

40 (b) Open Space. The development shall provide a minimum of 25 percent of
41 land area as open and usable space, the location and shape of which shall be
42 subject to the director's determination that it is functional and usable space
43 for residents, visitors and other persons. Such open space may be located on
44 landscaped roofs or other areas fully open to the sky which are not at ground
45 level if the director determines that such space functions as open space for
46 residents to the same extent that ground level open space would.

1 (B) Floor area ratio.

2 ***

3 (3) Continuum of care facility. The maximum permitted floor area ratio shall
4 not exceed 1.25 and a maximum of 50 percent of the floor space of the
5 proposed development may be residential use. If a special use permit is
6 approved, a maximum of 70 percent of the floor space of the proposed
7 development may be residential use.

8 ***

9
10 Section 35. That Section 4-903 of the Zoning Ordinance be, and the same hereby is,
11 amended by deleting the language shown in strikethrough and inserting new language shown in
12 underline, as follows:

13
14 4-903 – Special uses.

15
16 The following uses may be allowed in the OCM(50) zone pursuant to a special use permit:

17 ***

18 (N) ~~Home for the elderly~~ Continuum of care facility;

19 ***

20
21 Section 36. That Section 4-905 of the Zoning Ordinance be, and the same hereby is,
22 amended by inserting new language shown in underline, as follows:

23
24 4-905 – Area and bulk regulations.

25
26 (A) Yards.

27 ***

28 (4) Continuum of care facility. There are no yard requirements except as may be
29 applicable pursuant to the zone transition requirements of section 7-900.

30 (B) Open space.

31 (1) Residential development shall provide 40 percent of the area of the lot as
32 open and usable space, the location and shape of which shall be subject to the
33 director's determination that it is functional and usable space for residents,
34 visitors and other persons. Such open space may be located on landscaped roofs
35 or other areas fully open to the sky which are not at ground level if the director
36 determines that such space functions as open space for residents to the same
37 extent that ground level open space would.

38 (2) Continuum of care facilities shall provide a minimum of 25 percent of land
39 area as open and usable space, the location and shape of which shall be subject to
40 the director's determination that it is functional and usable space for residents,
41 visitors and other persons. Such open space may be located on landscaped roofs
42 or other areas fully open to the sky which are not at ground level if the director
43 determines that such space functions as open space for residents to the same
44 extent that ground level open space would.

45 (C) Floor area ratio.

46 ***

1 (3) Continuum of care facility. The maximum permitted floor area ratio is 1.50
2 and a maximum of 50 percent of the floor space of the proposed
3 development may be residential use. If a special use permit is approved, a
4 maximum of 70 percent of the floor space of the proposed development may
5 be residential use.

6 ***

7
8 Section 37. That Section 4-1003 of the Zoning Ordinance be, and the same hereby
9 is, amended by deleting the language shown in strikethrough and inserting new language shown
10 in underline, as follows:

11
12 4-1003 – Special uses.

13
14 The following uses may be allowed in the OCM (100) zone pursuant to a special use permit:

15 ***

16 (N) ~~Home for the elderly~~ Continuum of care facility;

17 ***

18
19 Section 38. That Section 4-1005 of the Zoning Ordinance be, and the same hereby
20 is, amended by inserting new language shown in underline, as follows:

21
22 4-1005 – Area and bulk regulations.

23
24 (A) Yards.

25 ***

26 (4) Continuum of care facility. There are no yard requirements except as may be
27 applicable pursuant to the zone transition requirements of section 7-900.

28 (B) Open space.

29 (1) Residential development shall provide 40 percent of the area of the lot as
30 open and usable space, the location and shape of which shall be subject to the
31 director's determination that it is functional and usable space for residents,
32 visitors and other persons. Such open space may be located on landscaped roofs
33 or other areas fully open to the sky which are not at ground level if the director
34 determines that such space functions as open space for residents to the same
35 extent that ground level open space would.

36 (2) Continuum of care facilities shall provide a minimum of 25 percent of land
37 area as open and usable space, the location and shape of which shall be subject to
38 the director's determination that it is functional and usable space for residents,
39 visitors and other persons. Such open space may be located on landscaped roofs
40 or other areas fully open to the sky which are not at ground level if the director
41 determines that such space functions as open space for residents to the same
42 extent that ground level open space would.

43 (C) Floor area ratio.

44 ***

45 (3) Continuum of care facility. The maximum permitted floor area ratio is 1.50
46 and a maximum of 50 percent of the floor space of the proposed

1 development may be residential use. If a special use permit is approved, a
2 maximum of 70 percent of the floor space of the proposed development may
3 be residential use.

4 ***

5
6 Section 39. That Section 4-1103 of the Zoning Ordinance be, and the same hereby
7 is, amended by deleting the language shown in strikethrough and inserting new language shown
8 in underline, as follows:
9

10 4-1103 – Special uses.

11
12 The following uses may be allowed in the OCH zone pursuant to a special use permit:

13 ***

14 (M) ~~Home for the elderly~~ Continuum of care facility;

15 ***

16
17 Section 40. That Section 4-1105 of the Zoning Ordinance be, and the same hereby
18 is, amended by inserting new language shown in underline, as follows:
19

20 4-1105- Area and bulk regulations.

21
22 (A) Yards.

23 ***

24 (4) Continuum of care facility. There are no yard requirements except as may be
25 applicable pursuant to the zone transition requirements of section 7-900.

26 (B) Open space.

27 (1) Residential development shall provide 40 percent of the area of the lot as
28 open and usable space, the location and shape of which shall be subject to the
29 director's determination that it is functional and usable space for residents,
30 visitors and other persons. Such open space may be located on landscaped roofs
31 or other areas fully open to the sky which are not at ground level if the director
32 determines that such space functions as open space for residents to the same
33 extent that ground level open space would.

34 (2) Continuum of care facilities shall provide a minimum of 25 percent of land
35 area as open and usable space, the location and shape of which shall be subject to
36 the director's determination that it is functional and usable space for residents,
37 visitors and other persons. Such open space may be located on landscaped roofs
38 or other areas fully open to the sky which are not at ground level if the director
39 determines that such space functions as open space for residents to the same
40 extent that ground level open space would.

41 (C) Floor area ratio.

42 ***

43 (4) Continuum of care facility.

44 (a) The maximum permitted floor area ratio is 1.25 and a maximum of 50
45 percent of the floor space of the proposed development may be
46 residential use. If a special use permit is approved, a maximum of 70

1 percent of the floor space of the proposed development may be
2 residential use.

3 (b) For continuum of care facilities located with 1,000 feet of a metrorail
4 station, the maximum permitted floor area ratio is 2.0 and a maximum of
5 50 percent of the floor space of the proposed development may be
6 residential use. Except that, if a special use permit is approved, the
7 maximum floor area ratio may be increased to an amount not to exceed
8 3.0 and a maximum of 70 percent of the floor space of the proposed
9 development may be residential use.

10 ***

11
12 Section 41. That Section 4-1404 of the Zoning Ordinance be, and the same hereby
13 is, amended by deleting the language shown in strikethrough and inserting new language shown
14 in underline, as follows:

15
16 4-1404 – Special uses.

17
18 The following uses may be allowed with a special use permit:

19 ***

20 (Q) ~~Home for the elderly~~ Continuum of care facility;

21 ***

22
23 Section 42. That Section 4-1408 of the Zoning Ordinance be, and the same hereby
24 is, amended by inserting new language shown in underline, as follows:

25
26 4-1408 – Bulk regulations.

27
28 The following bulk regulations shall apply:

29 ***

30 (B) FAR.

31 (1) The maximum permitted floor area ratio is 0.5.

32 (2) For a mixed use project that includes ground floor retail uses, the
33 maximum floor area ratio is 1.5 with a special use permit.

34 (3) The maximum permitted floor area ratio is 0.5 and a maximum of 50
35 percent of the floor space of the proposed development may be residential
36 use. Except that, if a special use permit is approved, the maximum floor area
37 ratio may be increased to an amount not to exceed 1.5 and a maximum of 70
38 percent of the floor space of the proposed development may be residential
39 use.

40 ***

41
42 Section 43. That Section 5-103 of the Zoning Ordinance be, and the same hereby is,
43 amended by deleting the language shown in strikethrough and inserting new language shown in
44 underline, as follows:

1 5-103 – Special uses.
2

3 The following uses may be approved, pursuant to the procedures and regulations for special use
4 permits and subject to the criteria of section 5-109 below:
5

6 ***

7 (I) ~~Home for the elderly~~ Continuum of care facility;
8

9 ***

10 Section 44. That Section 5-105 of the Zoning Ordinance be, and the same hereby is,
11 amended by inserting new language shown in underline, as follows:

12 5-105 – Floor area ratio.
13

14 The permitted floor area ratio of a development in the CRMU-L zone depends on whether a
15 single use or mixture of uses is proposed and whether a special use permit is sought.
16

17 ***

18 (D) Continuum of care facility. The maximum permitted floor area ratio is 1.0 including
19 .25 of retail use, and a maximum of 50 percent of the floor space of the proposed
20 development may be residential use. Except that, if a special use permit is approved,
21 the maximum floor area ratio may be increased to an amount not to exceed 1.5 and a
22 maximum of 70 percent of the floor space of the proposed development may be
23 residential use.

24 Section 45. That Section 5-107 of the Zoning Ordinance be, and the same hereby is,
25 amended by inserting new language shown in underline, as follows:
26

27 5-107 - Open space requirements.
28

29 (A) Each residential development or residential portion of a mixed use development shall
30 provide a minimum of 40 percent of land area as open and usable space; provided however that a
31 portion of the space which would otherwise be required as green area may be met by comparable
32 amenities and/or facilities provided in lieu thereof if such amenities or facilities meet or exceed
33 the beneficial purposes which such green areas would accomplish. A determination by the
34 director or by council in the case of a special use permit shall be made in each case as to whether
35 the open space provided, in addition to meeting the technical definition of open space, is
36 functional and usable.

37 (B) Continuum of care facilities shall provide a minimum of 25 percent of land area as open and
38 usable space, the location and shape of which shall be subject to the director's determination that
39 it is functional and usable space for residents, visitors and other persons. Such open space may
40 be located on landscaped roofs or other areas fully open to the sky which are not at ground level
41 if the director determines that such space functions as open space for residents to the same extent
42 that ground level open space would.
43

44 Section 46. That Section 5-203 of the Zoning Ordinance be, and the same hereby is,
45 amended by deleting the language shown in strikethrough and inserting new language shown in
46 underline, as follows:

1
2 5-203 – Special uses.
3

4 The following uses may be approved, pursuant to the procedures and regulations for special use
5 permits and subject to the criteria of section 5-209 below:
6

7 ***

8 (I) ~~Home for the elderly~~ Continuum of care facility;
9

10 ***

11 Section 47. That Section 5-205 of the Zoning Ordinance be, and the same hereby is,
12 amended by inserting new language shown in underline, as follows:

13 5-205 Floor area ratio.
14

15 The permitted floor area ratio of a development in the CRMU-M zone depends on whether a
16 single use or mixture of uses is proposed and whether a special use permit is sought.
17

18 ***

19 (D) Continuum of care facility. The maximum permitted floor area ratio is 1.25 including
20 .25 of retail use, and a maximum of 50 percent of the floor space of the proposed
21 development may be residential use. Except that, if a special use permit is approved,
22 the maximum floor area ratio may be increased to an amount not to exceed 2.0 and a
23 maximum of 70 percent of the floor space of the proposed development may be
24 residential use.

25 Section 48. That Section 5-207 of the Zoning Ordinance be, and the same hereby is,
26 amended by inserting new language shown in underline, as follows:
27

28 5-207 - Open space requirements.
29

30 (A) Each residential development or residential portion of a mixed use development shall
31 provide a minimum of 40 percent of land area as open and usable space; provided
32 however that a portion of the space which would otherwise be required as green area may
33 be met by comparable amenities and/or facilities provided in lieu thereof if such
34 amenities or facilities meet or exceed the beneficial purposes which such green areas
35 would accomplish. A determination by the director or by council in the case of a special
36 use permit shall be made in each case as to whether the open space provided, in addition
37 to meeting the technical definition of open space, is functional and usable.

38 (B) Continuum of care facilities shall provide a minimum of 25 percent of land area as
39 open and usable space, the location and shape of which shall be subject to the director's
40 determination that it is functional and usable space for residents, visitors and other
41 persons. Such open space may be located on landscaped roofs or other areas fully open to
42 the sky which are not at ground level if the director determines that such space functions
43 as open space for residents to the same extent that ground level open space would.
44

45 Section 49. That Section 5-303 of the Zoning Ordinance be, and the same hereby is,
46 amended by deleting the language shown in strikethrough and inserting new language shown in

underline, as follows:

5-303 – Special uses.

The following uses may be approved, pursuant to the procedures and regulations for special use permits and subject to the criteria of section 5-309 below:

(I) ~~Home for the elderly~~ Continuum of care facility;

Section 50. That Section 5-305 of the Zoning Ordinance be, and the same hereby is, amended by inserting new language shown in underline, as follows:

5-305 Floor area ratio.

The permitted floor area ratio of a development in the CRMU-H zone depends on whether a single use or mixture of uses is proposed and whether a special use permit is sought.

(D) Continuum of care facility. The maximum permitted floor area ratio is 1.5 including .25 of retail use, and a maximum of 50 percent of the floor space of the proposed development may be residential use. Except that, if a special use permit is approved, the maximum floor area ratio may be increased to an amount not to exceed 2.5 and a maximum of 70 percent of the floor space of the proposed development may be residential use.

Section 51. That Section 5-307 of the Zoning Ordinance be, and the same hereby is, amended by inserting new language shown in underline, as follows:

5-307 - Open space requirements.

(A) Each residential development or residential portion of a mixed use development shall provide a minimum of 40 percent of land area as open and usable space; provided however that a portion of the space which would otherwise be required as green area may be met by comparable amenities and/or facilities provided in lieu thereof if such amenities or facilities meet or exceed the beneficial purposes which such green areas would accomplish. A determination by the director or by council in the case of a special use permit shall be made in each case as to whether the open space provided, in addition to meeting the technical definition of open space, is functional and usable.

(B) Continuum of care facilities shall provide a minimum of 25 percent of land area as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

Section 52. That Section 5-403 of the Zoning Ordinance be, and the same hereby is,

1 amended by deleting the language shown in strikethrough and inserting new language shown in
2 underline, as follows:

3
4 5-403 – Special uses.

5
6 The following uses may be approved, subject to the procedures and regulations for special use
7 permits and subject to the limitations of section 5-609 below:

8
9 ***

10 (K) ~~Home for the elderly~~ Continuum of care facility;

11 ***

12
13 Section 53. That Section 5-406 of the Zoning Ordinance be, and the same hereby is,
14 amended by deleting the language shown in strikethrough and inserting new language shown in
15 underline, as follows:

16
17 5-406 – Floor area ratio.

18
19 The permitted floor area ratio of a development in the CRMU-X zone depends on whether a
20 townhouse development, an all residential development or a mixture of uses is proposed and
21 whether a special use permit is sought.

22 ***

23 (C) *Calculation of floor area ratio and uses.* For the purpose of calculating the mix of uses
24 under this section 5-606, all uses other than townhouse and multifamily dwellings, ~~homes for the~~
25 ~~elderly~~ and congregate housing facilities are considered commercial.

26 (D) Continuum of care facility. The maximum permitted floor area ratio is 1.5 including .25 of
27 retail use, and a maximum of 50 percent of the floor space of the proposed development may be
28 residential use. Except that, if a special use permit is approved, the maximum floor area ratio
29 may be increased to an amount not to exceed 2.5 and a maximum of 70 percent of the floor space
30 of the proposed development may be residential use.

31
32 Section 54. That Section 5-408 of the Zoning Ordinance be, and the same hereby is,
33 amended by inserting new language shown in underline, as follows:

34
35 5-408 – Open space requirements.

36
37 (A) The multifamily residential portion of each development shall provide a minimum of 25
38 percent of land area as open and usable space; provided however that a portion of the space
39 which would otherwise be required as green area may be met by comparable amenities and/or
40 facilities provided in lieu thereof if such amenities or facilities meet or exceed the beneficial
41 purposes which such green areas would accomplish. A determination by the director or by
42 council in the case of a special use permit shall be made in each case as to whether the open
43 space provided, in addition to meeting the technical definition of open space, is functional and
44 usable or includes comparable amenities.

45 (B) Continuum of care facilities shall provide a minimum of 25 percent of land area as open and
46 usable space, the location and shape of which shall be subject to the director's determination that

1 it is functional and usable space for residents, visitors and other persons. Such open space may
2 be located on landscaped roofs or other areas fully open to the sky which are not at ground level
3 if the director determines that such space functions as open space for residents to the same extent
4 that ground level open space would.

5
6 Section 55. That Section 5-503 of the Zoning Ordinance be, and the same hereby is,
7 amended by deleting the language shown in strikethrough and inserting new language shown in
8 underline, as follows:

9
10 5-503 – Special uses.

11
12 The following uses may be allowed in the W-1 zone pursuant to a special use permit:

13 ***

14 (E) ~~Home for the elderly~~ Continuum of care facility;

15 ***

16
17 Section 56. That Section 5-504 of the Zoning Ordinance be, and the same hereby is,
18 amended by inserting new language shown in underline, as follows:

19
20 5-504 – Floor area ratio.

21
22 The permitted floor area ratio of a development in the W-1 zone depends on whether a single use
23 or mixture of uses is proposed and whether a special use permit is sought.

24 ***

25 (E) Continuum of care facility. The maximum permitted floor area ratio is 1.25 including
26 .25 of retail use and a maximum of 50 percent of the floor space of the proposed
27 development may be residential use. Except that, if a special use permit is approved,
28 the maximum floor area ratio may be increased to an amount not to exceed 2.0 and a
29 maximum of 70 percent of the floor space of the proposed development may be
30 residential use.

31
32 Section 57. That Section 5-508 of the Zoning Ordinance be, and the same hereby is,
33 amended by inserting new language shown in underline, as follows:

34
35 5-508 - Open and usable space.

36
37 (A) Residential uses shall provide a minimum of 300 square feet of open and usable space per
38 dwelling unit, exclusive of any area required for off-street parking. The location and shape of
39 such space shall be subject to the director's determination that it is functional and usable space
40 for residents, visitors and other persons. Such open space may be located on landscaped roofs or
41 other areas fully open to the sky which are not at ground level and which are accessible to all
42 residents of the development if the director determines that such space functions as open space
43 for residents to the same extent that ground level open space would. In addition, each use,
44 development or project adjacent to the Potomac River shall provide an open space walkway and
45 bike way adjacent to the high watermark of the Potomac River.

(B) Continuum of care facilities shall provide a minimum of 25 percent of land area as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

Section 58. That Section 5-602 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

5-602 - Coordinated development districts created, consistency with master plan, required approvals.

(A) The CDD districts, as shown on Table 1, are as follows:

Table 1. Coordinated Development Districts

CDD No.	CDD Name	With a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum F.A.R. and/or Development Levels	Maximum Height	Uses

10	Potomac Yards/Greens	The RB zone regulations shall apply to the area south of the Monroe Avenue Bridge and east of the Metro Tracks, the CSL zone regulations shall apply on the first 250 feet east of Rte 1, and the I zone regulations shall apply on the remainder of the site; except that the U/T regulations shall apply to an area approximately 120 feet wide located just west	Up to 1.747.346 ² square feet of office space, except that office square footage may be converted to retail square footage through the special use permit process. Up to 325,000 square feet of <u>home for the elderly continuum of care</u> use,	Heights shall be as shown on the map entitled "Predominate Height Limits for CDD" (Map No. 24, Potomac Yard/Potomac Greens Small Area Plan Chapter of 1992 Master Plan) as may be revised.	Pre-dominantly residential, with a mix of land uses to include <u>home for the elderly continuum of care facility</u> , office, retail and service, hotel, parks and open spaces, and community facilities.

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		<p>of the Metrorail right-of-way (area shown on the plat for Case REZ #95-0005) for the purpose of accommodating the relocated rail mainline on the yard, and except also that the area known as the "Piggyback Yard" and Slaters Lane portion of Potomac Yard (as shown on the plat for Case REZ #95-0004) may be developed pursuant to the CRMU-L zone provided that the Piggyback Yard:</p> <ul style="list-style-type: none">- shall contain no more than 275 dwelling units;- shall contain no more than 60,000 square feet of commercial space, of which no more than 30,000 square feet shall be office;	<p>which may include up to 150 dwelling units.</p> <p>Up to 170 hotel rooms.</p> <p>Up to 163,817 square feet of retail space. ²</p> <p>Up to 2,239 residential units.</p> <p>Note 2: Office floor area may be converted to ground floor retail use through a special use permit.</p>		
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17a	Cameron Park	CSL/Commercial Service Low Zone regulations shall apply	The development controls, including FAR and number of units for land within this CDD, as shown in the approved CDD-17a Concept Plan, in addition to the provisions in the Landmark Van Dorn Corridor Plan.	The maximum heights shall conform to the CDD-17a Concept Plan	Mix of residential (multifamily and/or townhouse), home for the elderly <u>continuum of care facility</u> for 120 units and retail uses

23	Fillmore/Beauregard	RC/High density and apartment zone RA/Multifamily zone regulations shall apply to the Goodwin House Property (T.M. 011.03-01-06). RA/Multi-family zone regulations shall apply to the Church of the Resurrection Property (T.M. 011.03-01-05) and as may be subdivided in the future.	Goodwin House Property: Maximum development levels shall be as depicted in the Development Summary Table in the CDD Conditions. All other property: Maximum FAR: 2.5 Minimum Open Space: 25% that is usable and accessible. The open space can be provided on	The maximum heights shall conform to the CDD Concept Plan with an overall maximum height of 150 for buildings not shown on the Concept Plan.	Senior housing, senior affordable housing, home for the elderly <u>continuum of care facility</u> , nursing care facility, multi-family housing, and churches.

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			<p>the ground level, as a rooftop amenity or combined, but with a maximum of 50% of the open space percentage shall be permitted to be rooftop open space. The remainder shall be located at grade level. This percentage of open space shall exclude public rights-of-way and streets with public access easements. All proposed development shall conform to the Beauregard Urban Design Standards and Guidelines, as may be amended.</p>		
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24	Oakville Triangle and Route 1 Corridor	<p>The CSL, I and R2-5 zone regulations shall apply to the properties as generally depicted within Figure 23 of the approved Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</p>	<p>The development controls for each block including Gross Floor Area (GFA), the size of public open spaces, ground level open spaces, the land uses, and the ground floor uses shall comply with the Oakville Triangle and Route 1 Vision Plan and Urban Design Standards and Guidelines.</p> <p>All streets, blocks, sidewalks, building forms, building volumes, building heights, land uses, screening of parking, retail design, signage, open space and associated elements shall comply with the Oakville-Route 1 Route</p>	<p>Heights and height transitions shall be as depicted in the approved Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</p>	<p>1) Mixed-use development to include hotel, office, residential, home for the elderly <u>continuum of care facility</u>, nursing home, parks and open spaces as defined in the zoning ordinance.</p> <p>2) Primary retail, secondary retail, and maker uses as defined in the Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</p> <p>3) Community Facilities as defined in the Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</p>
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			<p>1 Vision Plan and Urban Design Standards.</p> <p>Any variation from the standards shall require approval by the City Council as part of the DSUP or associated approval application(s).</p>		
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27	Greenhill/West Alexandria Properties	CG/Commercial General zone regulations shall apply except that I/Industrial zone regulations shall apply for the property currently addressed 611 South Pickett Street (Tax Map Number: 057.04-05-05).	<p>Maximum FAR: 2.52, exclusive of: 1) bonus density and height as may be approved by Special Use Permit pursuant to Section 7-700 of the Zoning Ordinance as it may be amended; and 2) public school and public building uses.</p> <p>Minimum open space: A minimum of 25% of the land area within the CDD area shall be provided as ground-level, useable open space. Ground-level useable open space may be provided at any location within the CDD area to meet the open space requirement. In addition to the 25% requirement, primarily</p>	<p>The maximum heights shall conform to the Landmark-Van Dorn Small Area Plan as may be amended.</p>	<p>Multifamily dwelling; amusement enterprise; active and/or congregate recreational facilities; animal care facility with no overnight accommodation; automobile and trailer rental or sales area; business and professional office; convenience store; day care center; health and athletic club; hotel; home for the elderly <u>continuum of care facility</u>; improved outdoor recreational facilities intended for passive and/or non-congregate recreational activities; light assembly, service and crafts; massage establishment; medical office; outdoor dining; personal service establishment; private school, academic or</p>
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			<p>residential buildings shall provide rooftop open spaces/terraces or other outdoor amenity spaces.</p> <p>Minimum yards: None, except as may be applicable pursuant to the supplemental yard and setback regulations of Section 7-1000.</p> <p>Area Requirements: There are no lot area or frontage requirements.</p> <p>The height-to-setback ratio required in Section 6-403(A) of the Zoning Ordinance and the zone transition requirements of Section 7-900 do not apply.</p>		<p>commercial, with more than 20 students on the premises at any one time; public building; public park and community recreation buildings, including enclosed and semi-enclosed shelters and pavilions; public school; restaurant; retail shopping establishment; and valet parking.</p>
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1 ***

2
3 Section 59. That Section 6-702 of the Zoning Ordinance be, and the same hereby is,
4 amended by deleting the language shown in strikethrough and inserting new language shown in
5 underline, as follows:

6
7 6-702 – Uses.

8
9 ***

10 (B) *Upper floor uses.*

11 ***

12 (2) *Special uses:*

13 ***

14 (f) ~~Home for the elderly~~ Continuum of care facility;

15 ***

16 Section 60. That Section 6-705 of the Zoning Ordinance be, and the same hereby is,
17 amended by inserting new language shown in underline, as follows:

18
19 6-705 – Building and development requirements.

20
21 ***

22 (C) *Floor area ratio.*

23 ***

24 (c) Continuum of care facility.

25 (1) The maximum permitted floor area ratio is 1.25 and a maximum of 50
26 percent of the floor space of the proposed development may be
27 residential use. If a special use permit is approved, a maximum of 70
28 percent of the floor space of the proposed development may be
29 residential use.

30 (2) For continuum of care facilities located with 1,000 feet of a metrorail
31 station the maximum permitted floor area ratio is 2.0 and a maximum of
32 50 percent of the floor space of the proposed development may be
33 residential use. Except that, if a special use permit is approved, the
34 maximum floor area ratio may be increased to an amount not to exceed
35 3.0 and a maximum of 70 percent of the floor space of the proposed
36 development may be residential use.

37 ***

38
39 Section 61. That Section 8-200 of the Zoning Ordinance be, and the same hereby is,
40 amended by deleting the language shown in strikethrough and inserting new language shown in
41 underline, as follows:

42
43 Section 8-200 – General parking regulations.

44
45 (A) *Schedule of requirements.* The following number of parking spaces shall be provided
46 for each use listed. In the case of any use not listed in this section 8-200(A), the

1 requirements of the most similar listed use shall apply. The requirements of this section
2 8-200(A) may be reduced when special zoning allows parking reductions and the
3 required approvals of the director and the director of transportation and environmental
4 services have been obtained and the conditions of said approval are complied with.

5 ***

- 6 (15) ~~Homes for the elderly~~ Continuum of care facilities: one space per each two
7 units plus one space for each two guest rooms, except for ~~homes for the low~~
8 income ~~elderly~~ continuum of care facilities, one space per each four units
9 plus one space for each four guest rooms only with a special use permit.

10 ***

11
12 Section 62. That the director of planning and zoning be, and hereby is, directed to
13 record the foregoing text amendment.

14
15 Section 63. That Section 3-603 (SPECIAL USES), Section 3-703 (SPECIAL
16 USES), Section 3-803 (SPECIAL USES), Section 3-903 (SPECIAL USES), Section 3-1403
17 (SPECIAL USES), Section 3-1405 (BULK AND OPEN SPACE REGULATIONS), and Section
18 3-1406 (FLOOR AREA RATIO) of Article III (RESIDENTIAL ZONE REGULATIONS);
19 Section 4-103 (SPECIAL USES), Section 4-105 (AREA REGULATIONS), Section 4-106
20 (BULK REGULATIONS), Section 4-203 (SPECIAL USES), Section 4-205 (AREA
21 REGULATIONS), Section 4-206 (BULK REGULATIONS), Section 4-303 (SPECIAL USES),
22 Section 4-305 (AREA REGULATIONS), Section 4-306 (BULK REGULATIONS), Section 4-
23 403 (SPECIAL USES), Section 4-405 (AREA REGULATIONS), Section 4-406 (BULK
24 REGULATIONS), Section 4-503 (SPECIAL USES), Section 4-505 (AREA REGULATIONS),
25 Section 4-506 (BULK REGULATIONS), Section 4-603 (SPECIAL USES), Section 4-605
26 (AREA REGULATIONS), Section 4-606 (BULK REGULATIONS), Section 4-803 (SPECIAL
27 USES), Section 4-805 (AREA REGULATIONS), Section 4-806 (BULK REGULATIONS),
28 Section 4-903 (SPECIAL USES), Section 4-905 (AREA AND BULK REGULATIONS),
29 Section 4-1003 (SPECIAL USES), Section 4-1005 (AREA AND BULK REGULATIONS), 4-
30 1103 (SPECIAL USES), Section 4-1105 (AREA AND BULK REGULATIONS), Section 4-
31 1404 (SPECIAL USES), and Section 4-1408 (BULK REGULATIONS) of Article IV
32 (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES); Section 5-103 (SPECIAL USES),
33 Section 5-105 (FLOOR AREA RATIO), Section 5-107 (OPEN SPACE REQUIREMENTS),
34 Section 5-203 (SPECIAL USES), Section 5-205 (FLOOR AREA RATIO), Section 5-207
35 (OPEN SPACE REQUIREMENTS), Section 5-303 (SPECIAL USES), Section 5-305 (FLOOR
36 AREA RATIO), Section 5-307 (OPEN SPACE REQUIREMENTS), Section 5-403 (SPECIAL
37 USES), Section 5-406 (FLOOR AREA RATIO), Section 5-408 (OPEN SPACE
38 REQUIREMENTS), Section 5-503 (SPECIAL USES), Section 5-504 (FLOOR AREA RATIO),
39 Section 5-508 (OPEN AND USABLE SPACE), and Section 5-602 (COORDINATED
40 DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN,
41 REQUIRED APPROVALS) of Article V (MIXED USE ZONES); Section 6-702 (USES) and
42 Section 6-705 (BUILDING AND DEVELOPMENT REQUIREMENTS) of Article VI
43 (SPECIAL AND OVERLAY ZONES); and Section 8-200 (GENERAL PARKING
44 REGULATIONS) of Article VIII (OFF-STREET PARKING AND LOADING); add new
45 Section 2-129.2 (CONTINUUM OF CARE FACILITY) of Article II (DEFINITIONS); Section
46 3-608 (CONTINUUM OF CARE FACILITIES), Section 3-708 (CONTINUUM OF CARE

1 FACILITIES), and Section 3-808 (CONTINUUM OF CARE FACILITIES), and Section 3-909
2 (CONTINUUM OF CARE FACILITIES) of Article III (RESIDENTIAL ZONE
3 REGULATIONS); and delete Section 2-156 (HOME FOR THE ELDERLY) of Article II
4 (DEFINITIONS) pursuant to Sections 1 through 61 of this ordinance, be, and the same hereby
5 are, reordained as part of the City of Alexandria Zoning Ordinance.
6

7 Section 64. That this ordinance shall become effective on the date and at the time of
8 its final passage, and shall apply to all applications for land use, land development or subdivision
9 approval provided for under the City of Alexandria Zoning Ordinance which may be filed after
10 such date, and shall apply to all other facts and circumstances subject to the provisions of the
11 City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning
12 Ordinance.

13 JUSTIN WILSON
14 Mayor
15

16 Introduction: 12/10/19
17 First Reading: 12/10/19
18 Publication:
19 Public Hearing: 12/14/19
20 Second Reading: 12/14/19
21 Final Passage: 12/14/19