ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Section 3-1306 (BULK AND OPEN SPACE REGULATIONS) of Article III (RESIDENTIAL ZONE REGULATIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2020-0010.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2020-0010, 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 January 5, 2021 of a text amendment to the Zoning Ordinance to adopt amendments to the side and rear yard setback requirements in the RT/Townhouse zone, which recommendation was approved by the City Council at public hearing on January 23, 2021;

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 3-1306 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:

3-1306 - Bulk and open space regulations.

(A) *Yards.*

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(2) *Side yards.* Each end lot in a group of townhouses shall provide a side yard <u>setback ratio</u> of ~~at least 20 feet.~~ <u>1:2 with a minimum of 12 feet.</u>

(3) *Rear yard.* Each dwelling shall provide a rear yard <u>setback ratio</u> of ~~at least 35 feet.~~ <u>1:1 with a minimum of 12 feet.</u>

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Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 3. That Section 3-1306, as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. That this ordinance shall become effective on the date and at the time of its final passage, and shall apply to all applications for land use, land development or subdivision approval provided for under the City of Alexandria Zoning Ordinance which may be filed after such date, and shall apply to all other facts and circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning Ordinance.

JUSTIN WILSON
Mayor

Introduction: 2/9/21
First Reading: 2/9/21
Publication:
Public Hearing: 2/20/21
Second Reading: 2/20/21
Final Passage: 2/20/21