

1 Introduction and first reading: 10/12/21
2 Public hearing: 10/16/21
3 Second reading and enactment: 10/16/21
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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 1-400 (INTERPRETATION OF ORDINANCE)
10 of Article I (GENERAL REGULATIONS); Section 2-104 (ACCESSORY USE), Section 2-
11 119.1 (AVERAGE PRE-CONSTRUCTION GRADE), Section 2-128.1 (COMMERCIAL
12 COMPLEX), Section 2-145 (FLOOR AREA), Section 2-169.1 (LOT, THROUGH), Section 2-
13 180 (OPEN AND USABLE SPACE), Section 2-193.1 (COMMERCIAL COMPLEX), Section
14 2-197.1 (STRUCTURE, ACCESSORY), Section 2-197.3 (STRUCTURE, SUBORDINATE),
15 and Section 2-200.1 (TRELLIS) of Article II (DEFINITIONS); Section 6-403 (GENERAL
16 REGULATIONS AND EXCEPTIONS) of Article VI (SPECIAL AND OVERLAY ZONES);
17 Section 7-100 (ACCESSORY BUILDINGS, USES AND STRUCTURES), Section 7-101
18 (PERMITTED ACCESSORY BUILDINGS, USES AND STRUCTURES), Section 7-102
19 (PROHIBITED ACCESSORY BUILDINGS, USES AND STRUCTURES), Section 7-103
20 (BUILDING, USE AND STRUCTURE LIMITATIONS), Section 7-202 (PERMITTED
21 OBSTRUCTIONS), Section 7-203 (ACCESSORY DWELLINGS), Section 7-301 (USE
22 LIMITATIONS), Section 7-302 (PROHIBITED OCCUPATIONS), Section 7-303 (USE
23 LIMITATIONS), Section 7-1212 (AESTHETIC STANDARDS GOVERNING WIRELESS
24 FACILITY INSTALLATIONS), and Section 7-2501 (FREESTANDING PRIVATE
25 GARAGES TO THE REAR OF THE MAIN BUILDING) of Article VII (SUPPLEMENTAL
26 ZONE REGULATIONS); Section 8-200 (GENERAL PARKING REGULATIONS) of Article
27 VIII (OFF-STREET PARKING AND LOADING); Section 11-605 (PROCEDURES FOR
28 CLUSTER DEVELOPMENT APPROVAL), Section 11-1005 (POWERS AND DUTIES),
29 Section 11-1302 (SPECIAL EXCEPTION ESTABLISHED), and Section 11-1706
30 (CONTENTS OF PRELIMINARY PLAT APPLICATION) of Article XI (DEVELOPMENT
31 APPROVALS AND PROCEDURES); and Section 13-114 (STORMWATER
32 MANAGEMENT PLAN) of Article XIII (ENVIRONMENTAL MANAGEMENT) and to add
33 and ordain Section 2-123.1 (BUILDING, ACCESSORY), Section 2-128.2 (COMMITTED
34 AFFORDABLE HOUSING) of Article II (DEFINITIONS) and Section 11-1400 (ZONE
35 EXTENSION) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES) of the
36 City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore
37 approved by city council as Text Amendment No. 2021-00003.
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39 Summary

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41 The proposed ordinance accomplishes the final adoption of Text Amendment No. 2021-00003
42 to adopt practical updates.
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44 Sponsor

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46 Department of Planning and Zoning
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48 Staff

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1 Karl Moritz, Director of Planning and Zoning
2 Joanna C. Anderson, City Attorney
3 Christina Zechman Brown, Deputy City Attorney
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5 Authority
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7 §§ 2.04(w), 9.12, Alexandria City Charter
8 § 11-800, City of Alexandria Zoning Ordinance
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10 Estimated Costs of Implementation
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14 Attachments in Addition to Proposed Ordinance and its Attachments (if any)
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