



## Legislation Details (With Text)

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| <b>File #:</b>       | 19-1802  | <b>Name:</b>         |                                  |
| <b>Type:</b>         | Ordinance  | <b>Status:</b>       | Agenda Ready                     |
| <b>File created:</b> | 2/25/2019  | <b>In control:</b>   | City Council Legislative Meeting |
| <b>On agenda:</b>    | 3/12/2019  | <b>Final action:</b> |                                  |
| <b>Title:</b>        | AN ORDINANCE to amend and reordain Section 2-119 (AVERAGE FINISHED GRADE), Section 2-119.1 (AVERAGE PRE-CONSTRUCTION GRADE), Section 2-154 (HEIGHT OF BUILDING), Section 2-193 (SETBACK RATIO), Section 2-204 (YARD), and Section 2-205 (YARD, FRONT) of Article II (DEFINITIONS); Section 3-106 (BULK AND OPEN SPACE REGULATIONS), Section 3-206 (BULK AND OPEN SPACE REGULATIONS), Section 3-306 (BULK AND OPEN SPACE REGULATIONS), Section 3-406 (BULK AND OPEN SPACE REGULATIONS), and Section 3-506 (BULK AND OPEN SPACE REGULATIONS) of Division A (SINGLE-FAMILY AND TWO-FAMILY ZONES) of Article III (RESIDENTIAL ZONE REGULATIONS); Section 3-606 (BULK AND OPEN SPACE REGULATIONS) and 3-706 (BULK AND OPEN SPACE REGULATIONS) of Division B (TOWNHOUSE AND MULTIFAMILY ZONES) Article III (RESIDENTIAL ZONE REGULATIONS); Section 6-403 (GENERAL REGULATIONS AND EXCEPTIONS) of Article VI (SPECIAL AND OVERLAY ZONES); Section 11-1302 (SPECIAL EXCEPTION ESTABLISHED) of Division C (BOARD OF ZONING APPEALS) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES); to add and ordain new Section 2-122.1 (BLOCK FACE, CONTEXTUAL), Section 2-154.1 (HEIGHT, THRESHOLD), Section 2-170.1 (LOT FRONTAGE), and 2-170.2 (LOT WIDTH) of Article II (DEFINITIONS); and delete Section 7-2502 (HEIGHT IN LINE WITH EXISTING DEVELOPMENT) and 7-2503 (RESIDENTIAL FRONT SETBACK AND FRONT DOOE THRESHOLD IN LINE WITH EXISTING DEVELOPMENT) of Article VII (SUPPLEMENTAL ZONE REGULATIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2018-0011. (Implementation Ordinance for Text Amendment No. 2018-0011 related to changes to height and front setback approved by CityCouncil on February 23, 2019). |                      |                                  |

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 19-1802\_cover, 2. 19-1802\_ordinance

| Date | Ver. | Action By | Action | Result |
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AN ORDINANCE to amend and reordain Section 2-119 (AVERAGE FINISHED GRADE), Section 2-119.1 (AVERAGE PRE-CONSTRUCTION GRADE), Section 2-154 (HEIGHT OF BUILDING), Section 2-193 (SETBACK RATIO), Section 2-204 (YARD), and Section 2-205 (YARD, FRONT) of Article II (DEFINITIONS); Section 3-106 (BULK AND OPEN SPACE REGULATIONS), Section 3-206 (BULK AND OPEN SPACE REGULATIONS), Section 3-306 (BULK AND OPEN SPACE REGULATIONS), Section 3-406 (BULK AND OPEN SPACE REGULATIONS), and Section 3-506 (BULK AND OPEN SPACE REGULATIONS) of Division A (SINGLE-FAMILY AND TWO-FAMILY ZONES) of Article III (RESIDENTIAL ZONE REGULATIONS); Section 3-606 (BULK AND OPEN SPACE REGULATIONS) and 3-706 (BULK AND OPEN SPACE REGULATIONS) of Division B (TOWNHOUSE AND MULTIFAMILY ZONES) Article III (RESIDENTIAL ZONE REGULATIONS); Section 6-403 (GENERAL REGULATIONS AND EXCEPTIONS) of Article VI (SPECIAL AND OVERLAY ZONES); Section 11-1302 (SPECIAL EXCEPTION ESTABLISHED) of Division C (BOARD OF ZONING APPEALS) of Article XI

(DEVELOPMENT APPROVALS AND PROCEDURES); to add and ordain new Section 2-122.1 (BLOCK FACE, CONTEXTUAL), Section 2-154.1 (HEIGHT, THRESHOLD), Section 2-170.1 (LOT FRONTAGE), and 2-170.2 (LOT WIDTH) of Article II (DEFINITIONS); and delete Section 7-2502 (HEIGHT IN LINE WITH EXISTING DEVELOPMENT) and 7-2503 (RESIDENTIAL FRONT SETBACK AND FRONT DOOE THRESHOLD IN LINE WITH EXISTING DEVELOPMENT) of Article VII (SUPPLEMENTAL ZONE REGULATIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2018-0011.(Implementation Ordinance for Text Amendment No. 2018-0011 related to changes to height and front setback approved by CityCouncil on February 23, 2019).