File #: 24-1539, **Version:** 1

Master Plan Amendment #2023-00005
Zoning Text Amendment #2023-00007
2020-2021 Housing Policy Amendments
Zoning For Housing/Housing For All Initiatives
(A) Public Hearing and consideration of amendments to all chapters of the Alexandria Master Plan to: (1) amend the following sentence wherever it occurs, from "Areas of the City currently zoned residential should remain zoned for residential use at no higher than their current density" to "Areas of the City currently zoned residential should remain zoned for residential use;" (2) incorporate the following notes in all Master Plan chapters: "References to low density will continue to refer to development configuration that limits overall building height and lot coverage compatible with the existing neighborhood" and "Ensure race and social equity is 'incorporated and centered in all planning' per City Council's Resolution 2974 including, but not limited to, all references to preserving and protecting neighborhoods and character"; and (3) amend the Housing Master Plan, Zoning Tools Section, Page 107, to add a statement supporting use of the Residential multifamily/RMF zone in areas planned and/or zoned for medium or higher density development and other potentially suitable locations. (B) Consideration of a Text Amendment to the Zoning Ordinance to amend all Articles to implement the following measures from the Zoning for Housing Initiative: (1) Expanding Housing Opportunities in Single-family Zones: amend the R-20, R-12, R-8, R-5, and R-2-5 zones to increase the number of housing units permitted; amend lot and yard requirements in the R-2-5 zone for two-unit dwellings; amend Article VIII to reduce minimum parking requirements, and amend Article XII to exempt lots developed with small scale multi-unit dwellings from site plan requirements; amend the limitation on occupancy limits per unit to allow the same number of occupants allowed by the building code; and delete "roominghouse" definition and regulations. (2) Industrial Zone: add standards for ground floor uses and limitations on locations of vehicular entrances and parking and loading spaces. (3) Residential Multifamily Zone: allow neighborhood-serving commercial uses as permitted and special uses. (4) Historic Development Patterns: in all zones that allow multi-unit dwellings, amend yard and open space requirements for multi-unit uses, delete maximum dwelling units per acre and minimum lot size requirements for multi-unit uses, and delete zone transition setback requirement and require compliance only with other supplemental yard and setback regulations. (5) Townhouses: amend yard, bulk, and open space requirements for single-unit, two-unit, and townhouse dwellings in all zones that allow townhouses; amend lot requirements in the CL, CC, CSL, CG, CD-X, OC, OCM-50, OCM-100, OCH, CRMU-L, CRMU-M, CRMU-H, CRMU-X, and W-1 zones for two-unit dwellings; delete noncomplying provisions in the RA, RB, and RM zones; and create new provisions that allow RM development rights to single-unit, two-unit, and townhouse dwellings on certain lots outside of the RM zone. (C) Consideration of proposed amendments to update the 2020-2021 Housing Policy (1) to require, as City Policy, that 1/3 of the density requested above what is recommended in the underlying Small Area Plan be provided as committed affordable housing under Zoning Ordinance Section 7-700 and as a condition in Coordinated Development District Special Use Permits and (2) to require as City Policy for commercial to residential conversions in existing buildings that Section 7-700 is applied to allow additional floor area ratio for the proposed residential use.
Applicant: City of Alexandria, VA

Planning Commission Action:

- Approval of Master Plan Amendment #2023-00005: 7-0 Vote
- Approval of 2020-2021 Housing Policy Amendments: 7-0 Vote
- Approval of Staff Recommendations for 7 Proposals: 7-0 Vote
  - Bonus Height Recommendation to Table
  - Historic Development Patterns Recommendation to Approve
  - Residential Multi-Unit Analysis Recommendation to Approve
  - Industrial Zone Analysis Recommendation to Approve
  - Coordinated Development District Recommendation to Approve
  - Transit Oriented Development Recommendation to Approve
  - Commercial to Residential Recommendation to Approve
- Endorsement of Parking Recommendations for the Townhouse Zone and Single-family Zone Proposal: 5-2 Vote
- Endorsement of Family Definition Recommendation under the Single-Family Zone Proposal: 5-2 Vote
- Endorsement of Staff's Townhouse Zones Recommendation: 7-0 Vote
- Endorsement of Staff's Expanding Housing Opportunities within Single-family Zones Recommendation: 6-1 Vote
- Approval of Zoning Text Amendment #2023-00007: 7-0 Vote

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