

Supplement to Ord. # 109

1939
2/28/39

ORDINANCE NO. 279

AN ORDINANCE to repeal and re-enact Sections II, III, V and XIV of Ordinance No. 109 of the City of Alexandria, Virginia, approved July 25, 1931, the same being an Ordinance entitled "AN ORDINANCE to regulate and restrict the location of buildings and structures and of premises to be used for trade, industry, residence or other specified uses within the City of Alexandria; to divide the City into zones, and to impose in each of said zones regulations designating the kinds or classes of trades, industries, residences or other purposes for which buildings or other structures or premises may be erected, altered or used; and to regulate the height, bulk and location of buildings and other structures and the areas of yards and open spaces."

Be it ordained by the Council of the City of Alexandria, Virginia:

Section 1. That Section II—Zone Regulations of Ordinance No. 109 of the City of Alexandria, Virginia, approved July 25, 1931, be repealed and re-enacted so as to read as follows:

SECTION II—ZONE REGULATIONS

For the purpose of this ordinance the City is hereby divided into five zones as follows:

1. "A" Residence Zone
2. "B" Residence Zone
3. "C" Residence Zone, which zone is further subdivided hereby into "C 1" Residence Zone and "C 2" Residence Zone.
4. "D" Commercial Zone
- 5 "E" Industrial Zone.

The boundaries of said zones shall be as shown upon the map attached hereto and made a part of this ordinance designated as "Zoning Map" and said map and all notations, references and other data shown thereon is by this reference made a part hereof to the same extent as if the information set forth on said map were fully described and incorporated herein.

Section 2. That Section III—"A" Residence Zone, of Ordinance No. 109 of the City of Alexandria, Virginia, approved July 25, 1931, be repealed and re-enacted so as to read as follows:

SECTION III—"A" RESIDENCE ZONE

A. USE REGULATIONS: Unless hereinafter provided, no building or premises shall be used and no building or structure shall be hereafter erected, altered, or repaired except for one or more of the following uses:

- * 1. Aviation Field
- 2. Bus Passenger Station
- * 3. Cemetery
- * 4. Children's Home
- 5. Church, Convent or Monastery
- * 6. Club, Private
- 7. Dwelling, Single
- 8. Farm and buildings incidental thereto
- * 9. Foundling Home
- 10. Gravel Pit or Sand Pit
- * 11. Greenhouse
- * 12. Hospital

13. Nursery, horticultural
- *14. Orphanage
15. Public Park or Playground
16. Public Building
- *17. Public utility buildings constructed and used for non-manufacturing purposes
18. Public Water Works or Reservoir
- *19. Railway Passenger Station
- *20. Riding Academy
- *21. Rock Quarry
- *22. Sanitarium
- *23. School, Private
24. Sign, advertising sale or lease of property upon which it stands, not exceeding six (6) square feet in area
- *25. Stable, Private
26. Truck Garden
27. Accessory buildings and uses incident to any of the above uses when located on the same lot and not involving the conduct of a retail business, except as provided in paragraph d. of this Section, and including:—

a. One private garage when located not less than sixty (60) feet from the front lot line, not less than thirty (30) feet from the side street in the case of a corner lot except when built as a part of the main building, provided, however, that any accessory building, and any detached garage, which is erected within sixty (60) feet of any side street line, shall be distant not less than ten (10) feet from the party lot line intersecting such side street line.

b. Home occupations, provided that not more than one sign shall be displayed, such sign to be attached flat to the wall of the building and not exceeding two square feet in area.

c. Professional office when situated in the building used by a practitioner as a private dwelling, provided that no name plate shall be displayed exceeding one square foot in area, and such plate shall contain only the name and occupation of the resident of the premises.

d. Sale on the premises of farm products produced thereon.

* PROVIDED HOWEVER, That before any building or premises within the said "A" Residence Zone shall be used or any building or structure shall be hereafter erected, altered or repaired for any of the uses numbered 1, 3, 4, 6, 9, 11, 12, 14, 17, 19, 20, 21, 22, 23 and 25, in the foregoing portion of this Section III, A, the application for the permit shall be presented to the City Council and the assent of the City Council to such proposed use shall first be obtained. Such assent shall be given by the adoption of a resolution by the City Council after it has determined whether or not the use desired in each instance will be for the best interests of the health, safety and general welfare of the public.

A permit for not more than a six month period for the erection and maintenance of a larger sign for real estate sales purposes or for a temporary structure may be issued

with the approval of the City Council.

B. HEIGHT REGULATIONS: No building shall exceed a height of forty (40) feet or three (3) stories, except as provided in Section VIII, 1 and 2.

C. AREA REGULATIONS: The minimum dimensions of yards and the minimum lot area per family, except as provided in Section VIII, shall be as follows:

1. **Lot area per family:** Each dwelling hereafter erected in this zone shall occupy a lot with a minimum area of five thousand (5,000) square feet and a minimum width of fifty (50) feet at the front building line, except as provided in Section VIII, 3. No lot area shall be so reduced or diminished that the yards or open spaces shall be smaller than prescribed by this ordinance.

2. **Front building line:** The building line shall be set back from the front lot line not less than twenty-five (25) feet, provided that when the majority of buildings built on one side of a street between two intersecting streets have been built with a different minimum setback no building hereafter erected or altered shall project beyond the minimum setback line so established; provided further that no dwelling shall be required by this ordinance to set back more than forty (40) feet in any case.

3. **Side Yard:** There shall be a side yard of not less than seven (7) feet in width on each side of a main building except as provided in Section VIII, 3, 4, 6, and 7.

4. **Rear Yard:** There shall be a rear yard having a minimum depth of twenty (20) feet.

5. No dwelling shall be built on a lot or plot which does not front directly on a public street, road or highway.

Section 3. That Section V—"C" Residence Zone, of Ordinance No. 109 of the City of Alexandria, Virginia, approved July 25, 1931, be repealed and re-enacted so as to read as follows:

SECTION V—"C" RESIDENCE ZONE

A. USE REGULATIONS: Unless hereinafter provided no building or premises shall be used and no building shall be hereafter erected or altered, except for one or more of the following uses:

1. Any use permitted in the "B" Residence Zone, and subject to the same proviso in each case as set forth in Section III, A, of this ordinance.

2. In "C 1" Residence Zone, multiple dwellings.

3. In "C 2" Residence Zone, apartments.

4. Public garages for storage purposes only, and where no repair facilities are maintained, when located not less than sixty (60) feet from the street line, thirty (30) feet from the side street line in the case of a corner lot; provided however, when built beneath the main building such setback requirement shall not apply; and provided further, that any accessory building and any detached garage, which is erected within sixty (60) feet of any side street line, shall be distant not less than ten (10) feet from the party lot line intersecting such side street line.

B. HEIGHT REGULATIONS: No building shall exceed a height of fifty-four (54) feet or four (4) stories, except

as provided in Section VIII, 1 and 2.

C. AREA REGULATIONS: The minimum dimensions of lots and yards and the minimum lot area per family, except as provided in Section VIII, shall be as follows:

1. Lot area per family: Same as for "B" Residence Zone, Section IV, C, except that in the case of multiple dwellings the minimum gross lot area per family shall be 1,050 square feet, and that in the case of apartments the minimum gross lot area per family shall be six hundred twenty-five (625) square feet.

2. Lot frontage and depth: Every lot upon which a multiple dwelling is constructed shall have a street frontage of at least 15 feet and a depth of at least seventy (70) feet.

3. Front Building Line: Same as for "A" Residence Zone, Section III, C 2, except that the minimum front yard depth of twenty-five (25) feet shall be increased by three (3) inches for each foot of building height over forty (40) feet.

4. Side Yard: Same as for "B" Residence Zone, Section IV, C, except in the case of apartments, and multiple dwellings the minimum side yard of eight (8) feet shall be increased by four (4) inches for each foot of building height over forty (40) feet.

5. Rear Yard: There shall be a rear yard having a minimum depth of twenty (20) feet measured from the rear lot line, such depth to be increased by three (3) inches for each foot of building height over forty (40) feet.

6. Courts: There shall be a minimum court width of eight (8) feet which shall be increased by three (3) inches for each foot of building height over forty (40) feet.

Section 4. That Section XIV—Amendments and Modifications, of Ordinance No. 109 of the City of Alexandria, Virginia, approved July 25, 1931, be repealed and re-enacted so as to read as follows:

SECTION XIV—AMENDMENTS AND MODIFICATIONS

1. The regulations, restrictions and boundaries prescribed by this ordinance may be amended, supplemented or changed from time to time, subject to the provisions of Chapter 197 of the Acts of the General Assembly of Virginia of 1926, as amended, and to the provisions of this ordinance.

2. No application for amendment or change in this ordinance shall be heard by the Council of the City of Alexandria unless the applicant has caused to be prepared an advertisement stating clearly the date of the proposed hearing, the nature of the amendment or change applied for and the location of the property involved, further has caused said advertisement to be published in the legal notice columns of the Alexandria Gazette at least once each week during the two weeks preceding the proposed hearing, and further has caused said advertisement to be posted and maintained conspicuously on at least twelve (12) identical placards not less than ten (10) inches by twelve (12) inches in size, for at least two weeks before the proposed hearing, more than one of said placards being located on the property involved in the application and the others located on the

street or streets upon which the said property fronts, at intervals of not more than one hundred (100) feet, for a distance of three hundred (300) feet or more in each direction from the said property.

3. With each application for amendment or change in this ordinance, there shall be filed with the City Manager cash, check or money order in the sum of ten dollars (\$10) to cover the costs of publishing and posting the advertisement provided for above.

4. No application for amendment or change in this ordinance which is denied by the Council of the City of Alexandria shall be re-considered by the said Council for a period of six (6) months.

Section 5. This ordinance shall take effect on the day after its publication in the Alexandria Gazette.

Approved Feb. 28, 1939.

RICHARD L. RUFFNER,
Mayor.