

27
10-19-02

25
~~10-8-02~~

Introduction and first reading:
Public hearing:
Second reading and enactment:

10/8/02
10/19/02
10/19/02

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE to amend and reordain Section 12-102 (NONCOMPLYING STRUCTURES), under Section 12-100 (NONCOMPLYING STRUCTURES), of Article XII (NONCOMPLIANCE AND NONCONFORMITY) of the City of Alexandria Zoning Ordinance, by adding thereto a new Subsection (D) (RESIDENTIAL REUSE) (TA NO. 2002-0003).

Summary

The proposed ordinance accomplishes the final adoption of Text Amendment No. 2002-0003, by adding a new provision to the City of Alexandria Zoning Ordinance to allow the conversion of noncomplying structures on King Street in Old Town from nonresidential to residential use, with special use permit approval.

Sponsor

Department of Planning and Zoning

Staff

Eileen Fogarty, Director of Planning and Zoning
Ignacio B. Pessoa, City Attorney

Authority

§§ 2.04(w), 9.09(g) and 9.12, Alexandria City Charter
§ 11-800, City of Alexandria Zoning Ordinance

Estimated Costs of Implementation

None

Attachments in Addition to Proposed Ordinance

None

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10-19-02

25
10-8-02

ORDINANCE NO. _____

AN ORDINANCE to amend and reordain Section 12-102 (NONCOMPLYING STRUCTURES), under Section 12-100 (NONCOMPLYING STRUCTURES), of Article XII (NONCOMPLIANCE AND NONCONFORMITY) of the City of Alexandria Zoning Ordinance, by adding thereto a new Subsection (D) (RESIDENTIAL REUSE) (TA NO. 2002-0003).

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 12-102 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding thereto a new Subsection (D) to read as follows:

(D) Residential reuse. A building which faces the unit through 1500 block of King Street, and which is a noncomplying structure because it exceeds the floor area ratio of the CD zone, may be converted from nonresidential to residential use, notwithstanding any requirement of the CD zone applicable to residential uses, provided that a special use permit is approved to allow such conversion.

Section 2. That Section 12-102 of the City of Alexandria Zoning Ordinance, as amended by this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 3. That this ordinance shall become effective upon the date 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 are on such date pending before any city department, agency or board, or before city council, or on judicial review; shall apply to all such applications 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.

KERRY J. DONLEY
Mayor

Introduction: 10/8/02
First Reading: 10/8/02
Publication: 10/10/02
Public Hearing: 10/19/02
Second Reading: 10/19/02
Final Passage:

ORDINANCE NO. 4273

AN ORDINANCE to amend and reordain Section 12-102 (NONCOMPLYING STRUCTURES), under Section 12-100 (NONCOMPLYING STRUCTURES), of Article XII (NONCOMPLIANCE AND NONCONFORMITY) of the City of Alexandria Zoning Ordinance, by adding thereto a new Subsection (D) (RESIDENTIAL REUSE) (TA NO. 2002-0003).

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 12-102 of the City of Alexandria Zoning Ordinance be, and the same hereby is, amended by adding thereto a new Subsection (D) to read as follows:

- (D) *Residential reuse.* A building which faces the unit through 1500 block of King Street, and which is a noncomplying structure because it exceeds the floor area ratio of the CD zone, may be converted from nonresidential to residential use, notwithstanding any requirement of the CD zone applicable to residential uses, provided that a special use permit is approved to allow such conversion.

Section 2. That Section 12-102 of the City of Alexandria Zoning Ordinance, as amended by this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 3. That this ordinance shall become effective upon the date 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 are on such date pending before any city department, agency or board, or before city council, or on judicial review; shall apply to all such applications 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.

KERRY J. DONLEY
Mayor

Final Passage: October 19, 2002