

Introduction and first reading:	6/12/10
Public hearing:	6/22/10
Second reading and enactment:	6/22/10

INFORMATION ON PROPOSED ORDINANCE

Title

AN ORDINANCE to amend Section 1-400 (INTERPRETATION OF ORDINANCE) to Article I (GENERAL REGULATIONS), Article II (DEFINITIONS), Sections 4-100 (CL/COMMERCIAL LOW ZONE), 4-200 (CC/COMMERCIAL COMMUNITY ZONE), 4-300 (CSL/COMMERCIAL SERVICES LOW ZONE), 4-400 (CG/COMMERCIAL GENERAL ZONE), 4-500 (CD/COMMERCIAL DOWNTOWN ZONE), 4-600 (CD-X/COMMERCIAL DOWNTOWN ZONE (OLD TOWN NORTH)), 4-700 (CR/COMMERCIAL REGIONAL ZONE), 4-800 (OC/OFFICE COMMERCIAL ZONE), 4-900 (OCM(50)/OFFICE COMMERCIAL MEDIUM (50) ZONE), 4-1000 (OCM(100)/OFFICE COMMERCIAL MEDIUM (100) ZONE), 4-1100 (4-1100 OCH/OFFICE COMMERCIAL HIGH ZONE), 4-1200 (I/INDUSTRIAL ZONE), and 4-1400 (NR/NEIGHBORHOOD RETAIL ZONE) to Article 4 (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), Sections 5-100 (CRMU/COMMERCIAL RESIDENTIAL MIXED USE (LOW)), 5-200 (CRMU-M/COMMERCIAL RESIDENTIAL MIXED USE (MEDIUM)), 5-300 (CRMU-H/COMMERCIAL RESIDENTIAL MIXED USE (HIGH)), and 5-400 (CRMU-X/CPOMMERCIAL RESIDENTIAL MIXED USE (OLD TOWN NORTH) ZONE to Article 5 (MIXED USE ZONES), Sections 6-600 (MOUNT VERNON AVENUE URBAN OVERLAY ZONE) and 6-700 (KR/KING STREET URBAN RETAIL ZONE) to Article VI (SPECIAL AND OVERLAY ZONES), Section 8-100 (OFF STREET PARKING REQUIREMENT) to Article VIII (OFF STREET PARKING AND LOADING), and Section 11-500 (SPECIAL USE PERMITS) to Article XI (DEVELOPMENT APPROVALS AND PROCEDURES)

Summary

The proposed ordinance amends the Zoning Ordinance related to small businesses as recommended to the City Council by the Planning Commission on June 3, 2010, which recommendation was approved by the City Council at public hearing on June 12, 2010.

Sponsor

Department of Planning and Zoning

Staff

Faroll Hamer, Director, Planning and Zoning
Barbara Ross, Deputy Director, Planning and Zoning
Christopher P. Spera, Deputy City Attorney
Joanna C. Frizzell, Assistant City Attorney

Authority

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

Estimated Costs of Implementation

None

Attachments in Addition to Proposed Ordinance and its Attachments (if any)

None

ORDINANCE NO. _____

1
2
3 AN ORDINANCE to amend Section 1-400 (INTERPRETATION OF ORDINANCE) to Article
4 I (GENERAL REGULATIONS), Article II (DEFINITIONS), Sections 4-100
5 (CL/COMMERCIAL LOW ZONE), 4-200 (CC/COMMERCIAL COMMUNITY ZONE),
6 4-300 (CSL/COMMERCIAL SERVICES LOW ZONE), 4-400 (CG/COMMERCIAL
7 GENERAL ZONE), 4-500 (CD/COMMERCIAL DOWNTOWN ZONE), 4-600 (CD-
8 X/COMMERCIAL DOWNTOWN ZONE (OLD TOWN NORTH)), 4-700
9 (CR/COMMERCIAL REGIONAL ZONE), 4-800 (OC/OFFICE COMMERCIAL ZONE),
10 4-900 (OCM(50)/OFFICE COMMERCIAL MEDIUM (50) ZONE), 4-1000
11 (OCM(100)/OFFICE COMMERCIAL MEDIUM (100) ZONE), 4-1100 (4-1100
12 OCH/OFFICE COMMERCIAL HIGH ZONE), 4-1200 (I/INDUSTRIAL ZONE), and 4-
13 1400 (NR/NEIGHBORHOOD RETAIL ZONE) to Article 4 (COMMERCIAL, OFFICE
14 AND INDUSTRIAL ZONES), Sections 5-100 (CRMU/COMMERCIAL RESIDENTIAL
15 MIXED USE (LOW)), 5-200 (CRMU-M/COMMERCIAL RESIDENTIAL MIXED USE
16 (MEDIUM)), 5-300 (CRMU-H/COMMERCIAL RESIDENTIAL MIXED USE (HIGH)),
17 and 5-400 (CRMU-X/CPOMMERCIAL RESIDENTIAL MIXED USE (OLD TOWN
18 NORTH) ZONE) to Article 5 (MIXED USE ZONES), Sections 6-600 (MOUNT VERNON
19 AVENUE URBAN OVERLAY ZONE) and 6-700 (KR/KING STREET URBAN RETAIL
20 ZONE) to Article VI (SPECIAL AND OVERLAY ZONES), Section 8-100 (OFF STREET
21 PARKING REQUIREMENT) to Article VIII (OFF STREET PARKING AND LOADING),
22 and Section 11-500 (SPECIAL USE PERMITS) to Article XI (DEVELOPMENT
23 APPROVALS AND PROCEDURES) all of the City of Alexandria Zoning Ordinance, in
24 accordance with the text amendment heretofore approved by city council as Text
25 Amendment No. 2010-0001.

26
27 WHEREAS, the City Council finds and determines that:

28
29 1. In Text Amendment No. 2010-0001, the planning commission, having found that
30 the public necessity, convenience, general welfare and good zoning practice so require,
31 recommended approval to the City Council on June 3, 2010 of a text amendment to the Zoning
32 Ordinance to adopt amendments related to small businesses, which recommendation was
33 approved by the City Council at public hearing on June 12, 2010;

34
35 2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and
36 concurs in the finding and action of the Planning Commission above stated;

37
38 3. All requirements of law precedent to the adoption of this ordinance have been
39 complied with; now, therefore,

40
41 THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

42
43 Section 1. That Section 1-400 of the Zoning Ordinance be, and the same hereby is,
44 amended by deleting and inserting new language, as shown:

45
46 1-400 Interpretation of ordinance.

1
2 (B) *Interpretation of zone regulations.*
3

4 (3) Maximum floor area ratio and maximum density shall be calculated as
5 follows:
6

7 (f) When calculating the floor area of an office, multifamily or mixed use
8 building constructed after [effective date], space devoted to day care facilities
9 and programs offering early childhood education, elder care and other related
10 services shall not be calculated as floor area, provided:

11 (1) a maximum of 10,000 square feet of floor area may be excluded
12 under this provision;

13 (2) space for which this floor area exclusion has been allowed shall
14 remain devoted to day care facilities and programs offering early
15 childhood education, elder care and other related services unless a special
16 use permit is approved for alternative community facilities or civic
17 functions, including public schools; community arts exhibition or
18 performance space; private education center; neighborhood reading room
19 or library; space for community meetings and functions; or a youth center.
20

21 Section 2. That Article II of the Zoning Ordinance be, and the same hereby is,
22 amended by inserting new language, as shown:
23

24 2-190.1 Restaurant, accessory. A use involving the sale or presentation of food
25 and beverages which is clearly subordinate in area, extent, and purpose to
26 an approved principal use and which is customarily found in connection
27 with and serving that principal use. Typically, an accessory restaurant is
28 not larger than 33% of the floor area of the entire business; does not offer
29 table or delivery service; does not have hours of operation longer than the
30 principal use; and does not have a separate entrance.
31

32 2-190.2 Restaurant, nightclub. A restaurant where entertainment, live or
33 otherwise, predominates over food service, becoming the principal use for
34 at least during part of the business' operations, with or without dancing,
35 and typically involving a cover or other charge for admission and event
36 advertising.
37

38 2-190.3 Restaurant, coffee or ice cream shop. A small restaurant, typically no more
39 than two thousand square feet in area, where the principal business is
40 either the sale of coffee and other hot beverages or the sale of ice cream,
41 frozen yogurt or other related confections. Pastries, baked goods, cold
42 beverages, sandwiches and other light fare may also be sold incidental to
43 the service of coffee, and other confections, but no alcohol is served, no
44 entertainment takes place and no significant cooking, other than the

1 application of heat by microwave, electric burner, espresso machine, the
2 heating of soup or the boiling of water, typically takes place.
3

4 Section 3. That Sections 4-100, 4-200, 4-300, 4-400, 4-500, 4-600, 4-700, 4-800, 4-
5 900, 4-1000, 4-1100, 4-1200, and 4-1400 of the Zoning Ordinance be, and the same hereby are,
6 amended by deleting and inserting new language, as shown:
7

8 Sec. 4-100 CL/Commercial low zone.
9

10 4-102.1 *Administrative special uses.* The following uses may be allowed in the CL
11 zone with administrative approval, subject to section 11-513 of this
12 ordinance:

- 13 (A) Restaurant;
- 14 (B) Massage establishment;
- 15 ~~(B)~~ (C) Outdoor garden center;
- 16 ~~(C)~~ (D) Outdoor food and crafts market;
- 17 (E) Outdoor dining;
- 18 ~~(D)~~ (F) Overnight pet boarding if located in a shopping center;
- 19 (G) Valet parking.

20
21 4-103 *Special uses.* The following uses may be allowed in the CL zone pursuant to a
22 special use permit:

- 23 ~~(G.1) Massage establishment;~~

24
25 Sec. 4-200 CC/Commercial community zone.
26

27 4-202.1 *Administrative special uses.* The following uses may be allowed in the
28 CC zone with administrative approval, subject to section 11-513 of this
29 ordinance:

- 30 (A) Restaurant;
- 31 (B) Massage establishment;
- 32 ~~(B)~~ (C) Outdoor garden center;
- 33 ~~(C)~~ (D) Outdoor food and crafts market;
- 34 (E) Outdoor dining;
- 35 ~~(D)~~ (F) Overnight pet boarding if located in a shopping center;
- 36 (G) Valet parking.

37
38 4-203 *Special uses.* The following uses may be allowed in the CC zone pursuant to a
39 special use permit:

- 40 ~~(K.1) Massage establishment;~~

41
42 Sec. 4-300 CSL/Commercial service low zone.
43

1 4-302.1 *Administrative special uses.* The following uses may be allowed in the
2 CSL zone with administrative approval, subject to section 11-513 of this
3 ordinance:

- 4 (A) Restaurant;
- 5 (B) Massage establishment;
- 6 ~~(B)~~ (C) Outdoor garden center;
- 7 ~~(C)~~ (D) Outdoor food and crafts market;
- 8 (E) Outdoor dining;
- 9 ~~(D)~~ (F) Overnight pet boarding if located in a shopping center;
- 10 (G) Valet parking.

11
12 4-303 *Special uses.* The following uses may be allowed in the CSL zone pursuant to a
13 special use permit:

- 14 ~~(P.1)~~ ~~Massage establishment~~;

15
16 Sec. 4-400 CG/Commercial general zone.

17
18 4-402.1 *Administrative special uses.* The following uses may be allowed in the
19 CG zone with administrative approval, subject to section 11-513 of this
20 ordinance:

- 21 (A) Restaurant;
- 22 (B) Massage establishment;
- 23 ~~(B)~~ (C) Outdoor garden center;
- 24 ~~(C)~~ (D) Outdoor food and crafts market;
- 25 (E) Outdoor dining;
- 26 ~~(D)~~ (F) Overnight pet boarding if located in a shopping center;
- 27 (G) Valet parking.

28
29 4-403 *Special uses.* The following uses may be allowed in the CG zone pursuant
30 to a special use permit:

- 31 ~~(R.1)~~ ~~Massage establishment~~;

32
33 Sec. 4-500 CD/Commercial downtown zone.

34
35 4-502.1 *Administrative special uses.* The following uses may be allowed in the
36 CD zone with administrative approval, subject to section 11-513 of this
37 ordinance:

- 38 (A) Restaurant;
- 39 (B) Massage establishment;
- 40 ~~(B)~~ (C) Outdoor garden center;
- 41 ~~(C)~~ (D) Outdoor food and crafts market;
- 42 (E) Outdoor dining (beyond the boundaries of the King Street
43 Outdoor Dining Zone);
- 44 ~~(D)~~ (F) Overnight pet boarding if located in a shopping center;
- 45 (G) Valet parking.

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4-503 *Special uses.* The following uses may be allowed in the CD zone pursuant to a special use permit:

~~(O.1) Massage establishment;~~

Sec. 4-600 CD-X/Commercial downtown zone (Old Town North).

4-602.1 *Administrative special uses.* The following uses may be allowed in the CD-X zone with administrative approval, subject to section 11-513 of this ordinance:

- (A) Restaurant;
- (B) Massage establishment;
- ~~(B)~~ (C) Outdoor garden center;
- ~~(C)~~ (D) Outdoor food and crafts market;
- (E) Outdoor dining;
- ~~(D)~~ (F) Overnight pet boarding if located in a shopping center;
- (G) Valet parking.

4-603 *Special uses.* The following uses may be allowed in the CD-X zone pursuant to a special use permit:

~~(N.1) Massage establishment;~~

Sec. 4-700 CR/Commercial regional zone.

4-702.1 *Administrative special uses.* The following uses may be allowed in the CR zone with administrative approval, subject to section 11-513 of this ordinance:

- (A) Restaurant;
- (B) Massage establishment;
- ~~(B)~~ (C) Outdoor garden center;
- ~~(C)~~ (D) Outdoor food and crafts market;
- (E) Outdoor dining;
- ~~(D)~~ (F) Overnight pet boarding if located in a shopping center;
- (G) Valet parking.

4-703 *Special uses.* The following uses may be allowed in the CR zone pursuant to a special use permit:

~~(I) Massage establishment.~~

Sec. 4-800 OC/Office commercial zone.

4-802.1 *Administrative special uses.* The following uses may be allowed in the OC zone with administrative approval, subject to section 11-513 of this ordinance:

- (A) Restaurant;
- (B) Massage establishment;
- ~~(B)~~ (C) Outdoor garden center;
- ~~(C)~~ (D) Outdoor food and crafts market;
- (E) Outdoor dining;
- ~~(D)~~ (F) Overnight pet boarding if located in a shopping center;
- (G) Valet parking.

4-803 *Special uses.* The following uses may be allowed in the OC zone pursuant to a special use permit:

- ~~(S.1)~~ ~~Massage establishment~~;

Sec. 4-900 OCM(50)/Office commercial medium (50) zone.

4-902.1 *Administrative special uses.* The following uses may be allowed in the OCM (50) zone with administrative approval, subject to section 11-513 of this ordinance:

- (A) Restaurant;
- (B) Massage establishment;
- ~~(B)~~ (C) Outdoor garden center;
- ~~(C)~~ (D) Outdoor food and crafts market;
- (E) Outdoor dining;
- ~~(D)~~ (F) Overnight pet boarding if located in a shopping center;
- (G) Valet parking.

4-903 *Special uses.* The following uses may be allowed in the OCM(50) zone pursuant to a special use permit:

- ~~(S.1)~~ ~~Massage establishment~~;

Sec. 4-1000 OCM(100)/Office commercial medium (100) zone.

4-1002.1 *Administrative special uses.* The following uses may be allowed in the OCM (100) zone with administrative approval, subject to section 11-513 of this ordinance:

- (A) Restaurant;
- (B) Massage establishment
- ~~(B)~~ (C) Outdoor garden center;
- ~~(C)~~ (D) Outdoor food and crafts market;
- ~~(D)~~ (E) Outdoor dining;
- ~~(E)~~ (F) Overnight pet boarding if located in a shopping center;
- ~~(F)~~ (G) Valet parking;
- ~~(G)~~ (H) Catering operation in an industrial or flex space center;
- and
- (I) Light auto repair in an industrial or flex space center.

1 4-1003 *Special uses.* The following uses may be allowed in the OCM(100) zone
2 pursuant to a special use permit:

3 ~~(S.1) Massage establishment;~~
4

5 Sec. 4-1100 OCH/Office commercial high zone.
6

7 4-1102(E.3) Health and athletic club located in a shopping center, hotel, industrial or
8 flex space building or office complex.
9

10 4-1102.1 *Administrative special uses.* The following uses may be allowed in the
11 OCH zone with administrative approval, subject to section 11-513 of this
12 ordinance:

13 (A) Restaurant;

14 ~~(B)~~ (B) Massage establishment

15 ~~(B)~~ (C) Outdoor garden center;

16 ~~(C)~~ (D) Outdoor food and crafts market;

17 ~~(D)~~ (E) Outdoor dining;

18 ~~(E)~~ (F) Overnight pet boarding if located in a shopping center;

19 ~~(F)~~ (G) Valet parking;

20 ~~(G)~~ (H) Catering operation in an industrial or flex space center;
21 and

22 (I) Light auto repair in an industrial or flex space center.
23

24 4-1103 *Special uses.* The following uses may be allowed in the OCH zone
25 pursuant to a special use permit:

26 (L) Health and athletic club other than as a permitted or
27 administrative SUP use pursuant to section 4-1002(E.3);

28 ~~(Q.1) Massage establishment;~~
29

30 Sec. 4-1200 I/Industrial zone.
31

32 4-1202 *Permitted uses.* The following uses are permitted in the I zone:

33 (A) Ambulance service;

34 (B) Animal shelter or kennel;

35 (C) Automobile service station;

36 (D) Bottling plant;

37 (E) Building materials storage and sales;

38 (F) Business or professional office ~~office accessory to and on~~
39 ~~the same site as an industrial use;~~

40 (G) Catering operations;

41 (H) Drive through facility;

42 (I) [*Reserved*];

43 (J) Funeral home;

44 (K) Glass shop;

45 (L) Health and athletic club

- 1 ~~(L)~~(L.1) Ice and cold storage facility;
- 2 (M) Laundry, dry cleaning operations;
- 3 (N) Light assembly and crafts
- 4 ~~(N)~~(N.1) Light automobile repair;
- 5 (O) Machine shop;
- 6 (P) Manufacturing;
- 7 (Q) Medical laboratory;
- 8 (Q.1) Motor vehicle parking or storage for 20 vehicles or fewer;
- 9 (R) Parcel delivery;
- 10 (S) Personal service establishment
- 11 ~~(S)~~(S.1) Pet supplies, grooming and training, with no overnight
- 12 accommodation;
- 13 (T) Printing and publishing facilities;
- 14 (U) Radio or television broadcasting office and studio;
- 15 (V) Research and testing laboratory;
- 16 (V.1) Restaurant located within a shopping center or hotel;
- 17 (V.2) Retail;
- 18 (W) Sheet metal shop;
- 19 (X) Stone monument works;
- 20 (Y) Storage buildings and warehouses;
- 21 (Z) Utilities, as permitted by section 7-1200;
- 22 (AA) Wholesale businesses;
- 23 (BB) Accessory uses, as permitted by section 7-100.

24
25 4-1202.1 *Administrative special uses.* The following uses may be allowed in the I
26 zone with administrative approval, subject to section 11-513 of this
27 ordinance:

- 28 (A) Restaurant;
- 29 ~~(B)~~ (B) Massage establishment;
- 30 ~~(C)~~ (C) Outdoor garden center;
- 31 ~~(D)~~ (D) Outdoor food and crafts market;
- 32 ~~(E)~~ (E) Outdoor dining;
- 33 ~~(F)~~ (F) Overnight pet boarding if located in a shopping center;
- 34 (G) Valet parking.

35
36 4-1203 *Special uses.* The following uses may be allowed in the I zone pursuant to
37 a special use permit:

- 38 (A) Asphalt plant;
- 39 (A.1) Amusement enterprise;
- 40 (B) Automobile and trailer rental or sales area;
- 41 (C) Business offices other than those listed in section 4-
- 42 1202(F);
- 43 (D) Bus shelter on private property;
- 44 (E) Concrete mixing and batching plant;
- 45 (F) Convenience store;

- 1 (F.1) Day labor agency.
- 2 (G) Freight distribution center;
- 3 (G.1) Fuel yard;
- 4 (H) General automobile repair;
- 5 (I) Helistop;
- 6 (J) Homeless shelter;
- 7 (K) Hospital;
- 8 (L) Interstate bus station;
- 9 (M) Junkyard;
- 10 (N) Medical care facility;
- 11 (O) Motor vehicle parking or storage for more than 20 vehicles;
- 12 (P) Motor vehicle storage yard;
- 13 (P.1) Outdoor food and crafts market, other than pursuant to
- 14 section 4-1202.2;
- 15 (P.2) Outdoor garden center, other than pursuant to section 4-
- 16 1202.1;
- 17 (P.3) Overnight pet boarding, other than pursuant to section 4-
- 18 1202.1;
- 19 (Q) Public building;
- 20 (R) Recycling and materials recovery facility;
- 21 (R.1) Restaurant, other than pursuant to section 4-1202 (V.1) or
- 22 4-1202.1;
- 23 (S) Stone crushing operation;
- 24 (T) Vehicle towing service and associated impound lot;
- 25 (U) Waste to energy plant;
- 26 (V) Any other use not listed elsewhere in this ordinance.

27
28 Sec. 4-1400 NR/Neighborhood retail zone (Arlandria).

29
30 4-1403 Permitted uses. In order to provide an active pedestrian-oriented retail
31 environment along Mount Vernon Avenue, especially along the sidewalk and pedestrian
32 way, permitted uses in the NR zone are limited as follows.

33
34 (A) Permitted ground floor uses. The following uses are permitted on the ground
35 floor of buildings facing the sidewalk:

- 36 (1) Retail establishment;
- 37 (2) Personal service, except banks;
- 38 (3) Banks, business and professional offices, medical
39 laboratory or offices and laundromats, provided:
 - 40 (a) The business facade shall be no wider than 30 feet
 - 41 along the street;
 - 42 (b) No more than two such uses or entrances shall adjoin
 - 43 each other.

- 1 (4) Restaurants, when located within a shopping center or
 2 hotel, or with administrative approval pursuant to section
 3 4-1403.1;
 4 (5) Day care center.
 5 (B) Permitted uses above the ground floor:
 6 (1) Uses listed under section 4-1403;
 7 (2) Dwelling unit;
 8 (3) Office;
 9 (4) Church;
- 10
 11 4-1403.1 Administrative special uses. The following uses may be allowed in the
 12 NR zone with administrative approval, subject to section 11-513 of this
 13 ordinance:
 14
 15 (A) Restaurant;
 16 (B) Outdoor garden center;
 17 (C) Outdoor food and crafts market;
 18 (D) Overnight pet boarding located in a shopping center;
 19 (E) Massage establishment;
 20 (F) Valet parking;
 21 (G) Outdoor dining.
 22
- 23 4-1404 Special uses. The following uses may be allowed with a special use
 24 permit:
 25 ~~(D) Day care center;~~
 26 ~~(H) Massage establishment;~~
 27
- 28 4-1407 Parking. The parking requirements of article XIII of the zoning ordinance
 29 and with an administrative permit granted by the director of planning and
 30 zoning, the following provisions shall apply as to off-street parking:
 31
 32 (A) In order to maintain the existing supply of private off-street
 33 parking spaces, these spaces shall be retained and may be
 34 shared until such time as centralized parking facilities are
 35 constructed. Such shared arrangements shall be reviewed and
 36 approved by the director of planning and zoning;
 37
 38 (B) Existing restaurants may add up to ~~46~~ 20 outdoor dining seats
 39 with no additional off-street parking requirement;
 40
- 41 4-1413 Use limitations.
 42
 43 (A) All operations, except those administrative uses enumerated
 44 in section 14-1103(B), (C) and (G) shall take place within a
 45 completely enclosed building except that a permit for the sale

1 and/or display of plants, flowers or produce in conjunction
2 with and on the same lot as an existing permitted use may be
3 granted by the director and the permit shall indicate the
4 location, size, duration and purpose of the accessory outdoor
5 use.

6 (B) Appliance sales, repair and rental shall be limited to small
7 appliances only, such as televisions, radios, lawnmowers,
8 kitchen counter and small electronic appliances and like
9 items which do not exceed one horsepower in size.

10 (C) No use shall be conducted in any manner which would render
11 it noxious or offensive by reason of dust, refuse matter, odor,
12 smoke, gas fumes, noise, vibration or glare.

13 (D) The property owner and occupant shall maintain all building
14 and property appurtenances located within or over the public
15 right-of-way in a safe, clean and attractive fashion, as
16 reasonably determined by the director.

17 (E) A day care center, commercial school or massage
18 establishment shall obtain all required state, federal and local
19 licenses and certificates prior to the opening of its place of
20 business.

21 (F) A day care center shall provide adequate drop off and pick up
22 facilities so as to create minimal impact on pedestrian and
23 vehicular traffic.

24
25 Section 4. That Sections 5-100, 5-200, 5-300, and 5-400 of the Zoning Ordinance
26 be, and the same hereby are, amended by deleting and inserting new language, as shown:

27
28 Sec. 5-100 CRMU-L/Commercial residential mixed use (low).

29
30 5-102.1 *Administrative special uses.* The following uses may be allowed in the
31 CRMU-L zone with administrative approval, subject to section 11-513 of
32 this ordinance:

- 33 ~~(D)~~(A) Restaurant;
34 (B) Massage establishment;
35 ~~(E)~~ (C) Outdoor garden center;
36 ~~(F)~~ (D) Outdoor food and crafts market;
37 (E) Outdoor dining;
38 (G) Valet parking.

39
40 5-103 *Special uses.* The following uses may be approved, pursuant to the procedures and
41 regulations for special use permits and subject to the criteria of section 5-
42 109 below:

- 43 ~~(J.1)~~ Massage establishment;
44
45

1 Sec. 5-200 CRMU-M/Commercial residential mixed use (medium).

2
3 5-202.1 *Administrative special uses.* The following uses may be allowed in the
4 CRMU-M zone with administrative approval, subject to section 11-513 of
5 this ordinance:

- 6 (A) Restaurant;
- 7 (B) Massage establishment;
- 8 ~~(B)~~ (C) Outdoor garden center;
- 9 ~~(C)~~ (D) Outdoor food and crafts market;
- 10 (E) Outdoor dining;
- 11 (F) Valet parking.

12
13 5-203 *Special uses.* The following uses may be approved, pursuant to the
14 procedures and regulations for special use permits and subject to the
15 criteria of section 5-209 below:

- 16 (J.1) ~~Massage establishment~~;

17
18 Sec. 5-300 CRMU-H/Commercial residential mixed use (high).

19
20 5-302 *Administrative special uses.* The following uses may be allowed in the CRMU-H
21 zone with administrative approval, subject to section 11-513 of this
22 ordinance:

- 23 (A) Restaurant;
- 24 (B) Massage establishment;
- 25 ~~(B)~~ (C) Outdoor garden center;
- 26 ~~(C)~~ (D) Outdoor food and crafts market;
- 27 (E) Outdoor dining;
- 28 ~~(D)~~ (F) Valet parking

29
30 5-303 *Special uses.* The following uses may be approved, pursuant to the procedures and
31 regulations for special use permits and subject to the criteria of section 5-
32 309 below:

- 33 (J.1) ~~Massage establishment~~;

34
35 Sec. 5-400 CRMU-X/Commercial residential mixed use (Old Town North) zone.

36
37 5-402.1 *Administrative special uses.* The following uses may be allowed in the
38 CRMU-X zone with administrative approval, subject to section 11-513 of
39 this ordinance:

- 40 ~~(D)~~(A) Restaurant;
- 41 (B) Massage establishment;
- 42 ~~(E)~~ (C) Outdoor garden center;
- 43 ~~(F)~~ (D) Outdoor food and crafts market;
- 44 (E) Outdoor dining;
- 45 (G) Valet parking

1
2 Section 5. That Sections 6-600 and 6-700 of the Zoning Ordinance be, and the same
3 hereby are, amended by deleting and inserting new language, as shown:
4

5 Sec. 6-600 Mount Vernon Avenue Urban Overlay Zone
6

7 6-603 Uses.
8

9 (D) *Administrative special uses.* Notwithstanding any contrary
10 provisions of the zoning ordinance, the following uses may be allowed by
11 the director by administrative review and approval pursuant to the
12 standards and procedures of section 11-513.

- 13 (1) Restaurants, up to a maximum of 60 seats
- 14 (2) Outdoor dining, ~~up to a maximum of 16 seats~~
- 15 (3) Amusement enterprise, limited to live theater
- 16 (4) Outdoor food and crafts markets
- 17 (5) Neighborhood outdoor garden center, limited to a maximum
18 size of 10,000 square feet
- 19 (6) Outdoor display of retail goods
- 20 (7) Massage establishment
- 21 (8) Valet parking
22

23 6-604 *Parking requirements.* The provisions of article VIII of this ordinance shall apply
24 within the overlay zone the following additions and modifications:

- 25 (A) The requirements of sections 8-200(F)(1) and (2) regarding
26 provision of parking as a result of a change of use, a
27 significant enlargement or a significant alternation shall not
28 apply if the use after the change, enlargement or alteration is
29 a retail establishment.
- 30 (B) Outdoor dining requires no parking for the first ~~16~~ 20 seats.
- 31 (C) Outdoor food and crafts markets shall have no parking
32 requirement, and may, like other permitted temporary uses
33 approved by the director, occupy areas with required parking
34 spaces for their limited duration.
- 35 (D) For form based development pursuant to section 6-606,
36 parking additions or modifications are provided in that
37 section.
38

39 [the following deletion was approved by City Council in Ordinance Number 4573 however it has
40 not been removed from the code. The deletion is being included here again for ease of reference
41 for the code company to implement the change.]
42

43 6-607 RESERVED [deleted in its entirety]
44
45

1 Sec. 6-700 KR/King Street Urban Retail Zone

2 6-702 *Uses.* Uses in the King Street urban retail zone are divided into two categories,
3 depending on their location, in order to protect and enhance opportunities
4 for existing and future retail uses. The two use categories, which are each
5 further divided into permitted and special uses, are defined as followed:

6 (B) *Upper floor uses.*

7 (1) *Permitted uses:*

- 8 (a) Any use permitted as a ground floor use under section 6-
9 702(A)(1);
10 (b) Multifamily dwelling units or accessory apartments;
11 (c) Business and professional office;
12 (c.1) Day care center
13 (d) Medical office;
14 (e) Medical laboratory;
15 (f) Personal service establishment;
16 (g) Radio or television broadcasting office and studio.

17 (2) *Special uses:*

- 18 (a) Any use allowed as a ground floor special use under
19 section 6-702(A)(2);
20 (b) Apartment hotel;
21 (c) Catering operation;
22 (d) Congregate housing;
23 ~~(e) Day care center, day nursery or nursery school;~~
24 (f) Home for the elderly;
25 (g) Fraternal or private club;
26 ~~(g.1) Massage establishment;~~
27 (h) Medical care facility;
28 (i) Motor vehicle parking or storage;
29 (j) Newspaper office, including printing and publishing
30 facilities;
31 (k) Private school, commercial or academic;
32 (l) Rooming house;
33 (m) Social service use;
34 (n) Wholesale business.

35
36 (C) *Administrative special uses.* Notwithstanding any contrary
37 provisions of this ordinance, the following uses may be allowed by
38 the director by administrative review and approval pursuant to the
39 standards and procedures of section 11-513 of this ordinance:

- 40 (1) Valet parking;
41 (2) Massage establishment.
42

43 Section 6. That Sections 8-100 of the Zoning Ordinance be, and the same hereby
44 are, amended by deleting and inserting new language, as shown:
45

1 Sec. 8-100 Off-street parking requirement

2 (A)

- 3 (6) Reduction of requirement by administrative special
4 use permit. An administrative special use permit
5 may be obtained pursuant to section 11-513, where
6 sufficient parking to meet the requirement is
7 available at all times the use is operational, despite
8 the fact that the same parking spaces are used,
9 dedicated or available for other uses at other times.

10
11 Section 7. That Sections 11-500 of the Zoning Ordinance be, and the same hereby
12 is, amended by deleting and inserting new language, as shown:

13
14 Sec. 11-500 Special use permits.

15
16 *11-511 Administrative Amendment to SUP.* The director is authorized to approve the
17 following amendments to special use permits under the following circumstances and
18 procedures.

19 (A) *Amendments Authorized.*

- 20 (1) *Change in ownership.* Where an application is necessitated solely
21 by a change in ownership of the use, the director may
22 administratively approve such application and transfer the special
23 use permit to the new applicant after determining that there have
24 been no substantiated violations of the special use permit
25 conditions which were not corrected immediately, constitute
26 material or repeat violations or which created a material and direct
27 adverse impact on the surrounding community.
- 28 (2) *Minor Amendment.* Where an application proposes a change to a
29 City Council approved special use permit which constitutes no
30 more than a minimal enlargement or extension, the director may
31 administratively approve the change after determining that:
- 32 (a) the changes are so insignificant, when the overall
33 use is considered, that they will have little or no
34 zoning impact on the adjacent properties or the
35 neighborhood;
- 36 (b) the proposal will not change the character of the use
37 or increase its overall intensity, including, without
38 limitation,
39 (i) no more than the following increases which may
40 be permitted only once over the life of the permit:
41 (a) two additional hours of operation, but not
42 to exceed hours consistent with an
43 established neighborhood standard;
44 (b) ~~40%~~ 20% additional restaurant seats, up
45 to a maximum of 12 additional seats;

- (c) ~~40%~~ 20% additional classroom seats;
- (d) ~~40%~~ 20% additional equipment;
- (e) ~~40%~~ 20% additional floor area;
- (f) similar increases for other aspects of the use; or alternatively,

(ii) the proposed change is no greater than what is allowed under the standards for administrative approval for the same use under Section 11-513;

- (c) there have been no substantiated violations of the special use permit conditions within the last five years;
- (d) the proposed change when considered in conjunction with all amendments since City Council approval, does not exceed in the aggregate the limitations prescribed under this Section 11-511. ~~constitutes no more than a single minor amendment as defined by Section 11-511 and when compared to the original approval.~~
- (e) the proposed change does not amend or delete conditions that were included to address community concerns.

(3) *Special Events.* Notwithstanding any provision of this ordinance to the contrary, the director may approve a temporary extension in the hours of operation of a business subject to an approved special use permit, to coincide with the hours of operation of an event, promotional program or city-sponsored festival in which the business is participating. The procedures required under this section 11-511 shall not apply in such cases.

(C) *Procedure.*

- (1) The Director shall placard the property, cause email notice to the affected civic and business associations and prominently post a list of pending administrative applications on the department web page for review by the public. Such notice shall be given at least 14 days prior to the approval of an amendment under this section.
- (2) An application for an administrative approval under this section 11-511 which is not approved by the director shall be subject to the same procedural requirements of any other application for a special use permit.
- (3) The director is authorized to issue regulations governing administrative approvals issued under this section 11-511.
- (4) The director's decision may be appealed to the planning commission by a person affected by the decision by filing a notice

1 of appeal with the department of planning and zoning within 14
2 days from the date of the decision appealed; provided, however,
3 that in the case of a restaurant use, the notice of appeal may be
4 filed within 30 days from the date of the decision appealed. The
5 notice shall be a written statement specifying the grounds on which
6 the appellant is affected and the basis of the appeal. The Planning
7 Commission shall hold a public hearing on the appeal, with notice
8 pursuant to section 11-300 provided, and may affirm, reverse or
9 modify the director's decision, or vacate the decision and remand
10 the matter to the director for further consideration.

11 ~~(D) In addition to publishing newspaper notice of the proposed changes, the~~
12 ~~director has notified the planning commission and each docket subscriber under~~
13 ~~section 11-304, and no person, including a planning commission member, has~~
14 ~~requested that the proposal be docketed for consideration by the planning~~
15 ~~commission.~~

16 ~~(E) The changes are so insignificant that they will have little or no zoning~~
17 ~~impact on the adjacent properties or the neighborhood.~~

18 ~~(F) No new conditions and no amendments to existing conditions are~~
19 ~~necessary.~~

20 ~~(G) Notwithstanding any provision of this ordinance to the contrary, the~~
21 ~~director may approve a temporary extension in the hours of operation of a~~
22 ~~business subject to an approved special use permit, to coincide with the hours of~~
23 ~~operation of a city sponsored festival, event, or promotional program in which~~
24 ~~the business is participating.~~

25
26 11-513 *Administrative Special Use Permit.* An applicant may seek the director's
27 approval of a use identified in this ordinance as one for which administrative
28 special use permit approval is available pursuant to the standards and
29 procedures outlined in this section.

30 (A) Jurisdiction and procedures for administrative approval.

31 (1) An applicant for an administrative SUP under this section shall file
32 an application with the director on such forms and subject to such
33 procedures as the director may establish for the purpose. The
34 application shall include a statement identifying the applicant as
35 required by section 11-503 of this ordinance.

36 (2) Notice of a pending administrative permit application shall be
37 made in a newspaper of general circulation in the city, posted on
38 the subject property, given to nearby civic and business
39 associations by email, and prominently posted on the department
40 web page in a list of pending administrative applications for review
41 by the public. Such notice shall be given at least 21 days prior to
42 the approval of an amendment under this section. The public may
43 submit comments to the director regarding the application. ~~No~~
44 ~~application may be approved sooner than 21 days from the time~~
45 ~~notice is given to the public.~~

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- (3) The application shall be reviewed for compliance with this section 11-513 as well as with applicable provisions of section 11-500.
- (4) As an alternative to an administrative approval, an applicant may choose to seek special use permit approval pursuant to section 11-500 of the zoning ordinance.
- (5) After review the director may approve, approve with conditions, or deny the application. An approval by the director shall be deemed to have the force and effect of a special use permit, under section 11-500, except that provisions of 11-507 shall not apply.
- (6) The director may determine that administrative approval is not appropriate and that special use permit approval shall be required if the proposal will not be compatible with the adjacent and surrounding properties, if the applicant fails to meet the standards for the permit, if the applicant fails to consent to the conditions of the administrative permit or if after consultation with the police department it is determined that there are criminal or nuisance activities or zoning ordinance violations at the proposed location or with the proposed operator.
- (7) In the event any person, whether owner, lessee, principal, agent, employee or otherwise, materially fails to comply with any standard of this section, the director may suspend or revoke the administrative approval in whole or in part and on such terms and conditions as deemed necessary to effect the cure of such failure. The applicant or his successor in interest may appeal this suspension or revocation pursuant to section 11-205(B) et. seq. of this ordinance, except that such appeal shall be heard by the planning commission.

(K) *Specific standards for overnight pet boarding.*

- (1) The applicant shall comply with the Virginia Department of Agriculture and Consumer Services Division of Animal Industry Services laws and Animal Care, Control, Property and Protection Laws of Virginia regarding Boarding Establishments.
- ~~(2) The applicant shall submit a plan for review and approval to the Health Department that includes proposed methods of ventilation, storage and operations in order to address issues including, without limitation, noise, and waste and odor control.~~

(L) *Specific standards for restaurants.*

- (1) The number of seats at the restaurant may not exceed ~~60~~ 100.
- (2) The restaurant shall offer full service, including printed menus and wait service provided at tables and preset tables with nondisposable tableware, except that this full service requirement does not apply to a coffee or ice cream shop.

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- (3) The hours of operation shall be no greater than the prevailing hours of similar uses in the area, but in no event shall the restaurant stay open later than 12:00 midnight or open earlier than 5:00 a.m. Within the Mount Vernon Avenue Overlay zone and the NR zone areas, hours are limited to from 6:00 a.m. to 11:00 p.m., Sunday through Thursday, and from 6:00 a.m. to midnight, Friday and Saturday ~~and Sunday~~, although the closing hour for indoor seating may be extended until midnight four times a year for special events.
- (4) The applicant shall post the hours of operation as well as the location of off street parking at the entrance to the restaurant.
- (5) Meals ordered before the closing hour may be served, but no new patrons may be admitted after the closing hour, and all patrons must leave by one hour after the closing hour.
- (6) Limited, live entertainment may be offered at the restaurant. No admission or cover fee shall be charged. All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring food service as well as the entertainment.
- (7) Full service restaurants with a minimum of 40 seats may offer delivery service which shall be limited to one delivery vehicle, with a dedicated off-street parking space, and shall not be parked on the public right-of-way. No delivery of alcoholic beverages is permitted.
- (8) Full alcohol service, consistent with a valid ABC license is permitted. No off-premise alcohol sales are permitted. Within the West Old Town neighborhood (bounded by Cameron, North West, Wythe and North Columbus Streets), no alcohol shall be served before 11:00 a.m. or after 10:00 p.m. daily. Within the Mount Vernon Avenue Overlay zone, ~~and~~ the NR zone and the West Old town neighborhood areas, alcohol service is limited to table service.
- (9) No food, beverages, or other material shall be stored outside.
- (10) Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.
- (11) The applicant shall control odors and smoke from the property to prevent them from becoming a nuisance to neighboring properties, as determined by the department of transportation and environmental services.
- (12) Deliveries to the business are prohibited between 11:00 p.m. and 7:00 a.m.
- (13) The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines", or to

1 the satisfaction of the Director of Transportation & Environmental
2 Services. The City's storage space guidelines and required
3 Recycling Implementation Plan forms are available at:
4 www.alexandriava.gov or contact the City's Solid Waste Division
5 at 703-519-3486 ext.132.
6

7 (M) *Specific standards for outdoor dining.*

- 8 (1) Outdoor dining shall be accessory to an approved indoor
9 restaurant.
10 (2) Outdoor dining, including all its components such as planters, wait
11 stations and barriers, shall not encroach onto the public right of
12 way unless authorized by an encroachment ordinance.
13 (3) A maximum of 20 seats may be located at outdoor tables in front
14 of the restaurant. The outdoor seats permitted are in addition to the
15 indoor seats.
16 (4) The hours of operation for the outdoor dining shall be the same as
17 permitted for the indoor restaurant, unless a neighborhood standard
18 has been established with a different time. Within the NR Zone,
19 the Mount Vernon Avenue Urban Overlay Zone and the West Old
20 Town neighborhood areas, outdoor dining shall be closed and
21 cleared of all customers by 10:00 p.m. Sunday through Thursday
22 and by 11:00 p.m. on Friday and Saturday.
23 (5) No live entertainment shall be permitted in the outdoor seating
24 area.
25 (6) Outdoor seating areas shall not include advertising signage,
26 including on umbrellas.
27 (7) On site alcohol service, to the extent allowed for indoor dining, is
28 permitted; no off-premise alcohol sales are permitted.
29 (8) A plan shall be submitted with dimensions showing the layout for
30 the outdoor dining area and depicting the design, location, size and
31 space of the dining area, chairs, tables, barriers, umbrellas planters,
32 wait stations, and other components to be located within the area,
33 and such additional information as the Director may reasonably
34 require.
35 (9) The outdoor dining area shall be cleared and washed at the close of
36 each business day that it is in use.
37 ~~(10) Within the NR zone area, parking is not required for the first 16~~
38 ~~outdoor seats.~~
39 (11) The provisions of the King Street outdoor dining overlay zone in
40 section 6-800 apply to regulate outdoor dining within the Central
41 Business District.
42

- 43 (O) *Application to Certain Development Special Use Permits.* The provisions
44 of this section 11-513 have no application to any CO Planned
45 Residential/Commercial Development and shall not preempt any

1 conditions in any DSUP or CDD Concept Plan adopted prior to or after
2 December 13, 2008, which conditions pertain to the establishment of
3 restaurants and other uses which may be classified as permitted uses or as
4 administrative SUP uses under this section 11-513 and under Ordinance
5 #4573, adopted December 13, 2008, except as provided below:
6

7 (1) Cameron Station, DSUP #2004-0026. In the commercial space
8 along Brenman Park Drive, the following uses shall be permitted
9 uses and the provisions of this section 11-513 and Ordinance
10 #4573 are applicable with regard to restaurants, day care centers,
11 private schools, academic or commercial, with a maximum of
12 twenty students on the premises at any one time, and massage
13 establishments and the provisions of this section 11-513(O)(1)
14 shall preempt any conflicting provisions of such DSUP 2004-0026;
15

- 16 (a) Business professional offices;
- 17 (b) Catering;
- 18 (c) Church;
- 19 (d) Convenience store;
- 20 (e) Day care center;
- 21 (f) Health and athletic club;
- 22 (g) Massage establishment;
- 23 (h) Medical care facility;
- 24 (i) Medical laboratory;
- 25 (j) Medical office;
- 26 (k) Personal service establishments;
- 27 (l) Pet supplies, grooming and training with no
28 overnight accommodations;
- 29 (m) Restaurant; and
- 30 (n) Retail shopping establishments.

31
32 Section 8. That the director of planning and zoning be, and hereby is, directed to
33 record the foregoing text amendment.
34

35 Section 9. That Section 1-400, as amended pursuant to Section 1 of this ordinance,
36 Article II, as amended pursuant to Section 2 of this ordinance, Sections 4-100, 4-200, 4-300, 4-
37 400, 4-500, 4-600, 4-700, 4-800, 4-900, 4-1000, 4-1100, 4-1200, and 4-1400 as amended by
38 Section 3 of this ordinance, Sections 5-100, 5-200, 5-300, and 5-400 as amended by Section 4 of
39 this ordinance, Sections 6-600 and 6-700 as amended by Section 5 of this ordinance, Section 8-
40 100 as amended by Section 6 of this ordinance and Section 11-500, as amended pursuant to
41 Section 7 of this ordinance, be, and the same hereby are, reordained as parts of the City of
42 Alexandria Zoning Ordinance.
43

1 Section 10. That this ordinance shall become effective on the date and at the time of
2 its final passage, and shall apply to all applications for land use, land development or subdivision
3 approval provided for under the City of Alexandria Zoning Ordinance which may be filed after
4 such date, and shall apply to all other facts and circumstances subject to the provisions of the
5 City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning
6 Ordinance.

7
8 WILLIAM D. EUILLE
9 Mayor

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12 Introduction: 06/12/2010
13 First Reading: 06/12/2010
14 Publication:
15 Public Hearing:
16 Second Reading:
17 Final Passage:
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