

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

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4-1102 Permitted uses.

The following uses are permitted in the OCH zone:

(A) Single-~~unit-family~~ dwelling, except as limited by section 4-1103(~~YA.1~~);

(A.1) Two-~~unit-family~~ dwelling, except as limited by section 4-1103(~~YA.1~~);

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(B) Multi-~~unit-family~~ dwelling, except as limited by section 4-1103(~~YA.1~~);

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4-1103 Special uses.

The following uses may be allowed in the OCH zone pursuant to a special use permit:

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(Y) ~~Reserved Rooming house~~;

(Y.1) Single-~~unit-family~~, two-~~unit-family~~, townhouse and multi-~~unit-family~~ dwellings on lots located within 1,000 feet of the centerline of Eisenhower Avenue;

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4-1105 Area and bulk regulations.

(A) *Yards*.

(1) For nonresidential uses, there are no yard or open space requirements except as may be applicable pursuant to the supplemental yard or setback regulations of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

(2) For residential uses the following yard requirements apply:

(a) *Front Yards*. The required front yard shall be between the range established by the front yards within the contextual block face. If the minimum front yard, including the front yard of the property in question, within this range exceeds 20 feet, a residential use shall provide a front yard of at least 20 feet.

(b) *Side yards*. Each single-unit, two-unit, and townhouse dwelling shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For townhouse dwellings, the side yard requirement shall only apply to interior end lots wider than 25 feet. Each multi-unit dwelling shall provide two side yards, each based on a setback ratio of 1:2 and a minimum of 16 feet. No side yards shall be required on lots less than 25 feet wide.

(c) *Rear yards*. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

~~Each single-family, and two-family dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. Each interior end unit townhouse shall provide a side yard based on a 1:3 setback ratio and a minimum of eight feet.~~

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(4) Continuum of care facility. There are no yard requirements except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 ~~zone transition requirements of section 7-900.~~

(B) *Open space.*

(1) ~~Each residential use development~~ shall provide 35-40 percent of the area of the lot as open and usable space, the location and shape of which shall be subject to the director's determination that it is functional and usable space for residents, visitors and other persons. Such open space may be located on landscaped roofs or other areas fully open to the sky which are not at ground level if the director determines that such space functions as open space for residents to the same extent that ground level open space would.

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(C) *Floor area ratio.*

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(2) *Residential.* ~~(a)~~ For residential uses other than those specified by the subsections 4-1105(C)(2)(b) below, the maximum permitted floor area ratio is 1.25; For single-unit, two-unit, and townhouse dwellings only, maximum density shall not to exceed one dwelling unit for each 800 square feet of lot area or 54.45 units an acre.

~~(a)~~ For residential uses located within 1,000 feet of a metrorail station the maximum permitted floor area ratio is 2.0, except that the maximum floor area ratio may be increased to an amount not to exceed 3.0 with a special use permit.

(b) For single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts only, the maximum permitted floor area ratio is 1.50 not to exceed a maximum of 30 dwelling units for each acre.

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(E) *Lot size.* Each ~~single-unit-family~~ dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a ~~two-unit-family~~ dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit.

(F) *Frontage.* When measured at both the front lot line and the front building line, each ~~single-unit-family~~ dwelling and ~~two-unit-family~~ duplex dwelling requires a minimum of 50 feet of frontage, and a semi-detached dwelling requires a minimum frontage of 25 ~~37.5~~ feet for each dwelling unit.

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4-1107 Certain structures, lots and uses inconsistent with these provisions.

Single-~~unit-family~~, two-~~unit-family~~, townhouse and multi-~~unit-family~~ dwellings on lots located within 1,000 feet of the centerline of Eisenhower Avenue, existing on November 9, 1999, or for which a building permit application or preliminary site plan application was filed and was pending or had been approved on or before November 9, 1999, shall not be subject to the requirement for a special use permit, shall not be characterized as nonconforming or noncomplying uses or structures, and shall be characterized as uses or structures grandfathered under prior law, pursuant to section 12-500 of this ordinance.

4-1108 Co-living dwellings.

Up to two co-living dwellings, shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone, and each such co-living dwelling shall provide the parking required under section 8-200(A)(22). For proposals with greater than two co-living dwellings, each will be counted as a dwelling unit subject to the same area and bulk regulations as multi-~~unit-family~~ dwellings in this zone.

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