

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

4-602 Permitted uses.

(A) Single-~~unit-family~~ dwelling;

(A.1) Two-~~unit-family~~ dwelling;

(B) Multi-~~unit-family~~ dwelling;

4-603 Special uses.

(V) Reserved Rooming house;

4-605 Area regulations.

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(B) *Residential.*

(1) *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. Each ~~multifamily~~ and townhouse dwelling shall provide a minimum land area of 1,245 square feet per dwelling unit except that the minimum land area per dwelling unit may be reduced to 436 square feet with a special use permit.

(2) *Frontage.* When measured at both the front lot line and the front building line, each single-~~unit-family~~ dwelling, two-~~unit-family~~ duplex dwelling and multi-~~unit-family~~ 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. When measured at both the front lot line and the front building line, each townhouse dwelling requires a minimum of 18 feet of frontage; provided, however that the planning commission may approve a lot width reduction on an interior lot to a minimum of 15 feet where the commission finds the reduction necessary and appropriate and:

4-606 Bulk regulations.

(A) *Yards and open space.*

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

(2) *Residential*. For residential uses the following yard and open space requirements apply:

(a) *Front yards*. For each residential use, 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. ~~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 townhouse dwelling shall provide a rear yard based on a 1:2 setback ratio and a minimum of 16 feet, and each interior end unit townhouse shall provide a side yard based on a 1:3 setback ratio and a minimum of eight feet. Each multifamily dwelling shall comply with these townhouse yard requirements except that side yards shall be based on a setback ratio of 1:2 and a minimum of 16 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. ~~Open space. Multifamily residential development shall provide 25 percent and single family and two-family residential development shall provide 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.~~

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

(d) *Open space*. Each residential use shall provide 35 percent of the area of the lot as open and usable space. The location and shape of open and usable space 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.

(4) *Continuum of care facility*. For a continuum of care facility, the following yard and open space requirements apply:

(a) *Yards*. 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) *Floor area ratio*.

(2) *Residential*. The maximum permitted floor area ratio for residential uses is 1.25. Maximum density shall not to exceed 35 dwelling units for per each acre for single-unit, two-unit, and townhouse dwellings only. 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. For properties within the area bounded by First, Third, North Royal and North Fairfax Streets only, the floor area ratio may be increased to 2.0, not to exceed 100 units per acre with a special use permit subject to the following standards:

4-609 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.
