

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

5-302 Permitted uses.

The following uses are permitted in the CRMU-H zone:

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

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

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

5-305 Floor area ratio.

The permitted floor area ratio of a development in the CRMU-H zone depends on whether a single use or mixture of uses is proposed and whether a special use permit is sought.

(A) *Single use.* If a parcel is developed for only commercial use or for only residential use, the maximum permitted floor area ratio is:

(2) *Residential:* 1.0, except that for single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts, the maximum permitted floor area ratio is 1.50.

5-307 Open space requirements.

(A) Each residential ~~use-development~~ or residential portion of a mixed use development shall provide a minimum of ~~35-40~~ percent of land area as open and usable space; provided however that a portion of the space which would otherwise be required as green area may be met by comparable amenities and/or facilities provided in lieu thereof if such amenities or facilities meet or exceed the beneficial purposes which such green areas would accomplish. A determination by the director or by council in the case of a special use permit shall be made in each case as to whether the open space provided, in addition to meeting the technical definition of open space, is functional and usable.

5-311 Additional regulations for single-~~unit~~, two-~~unit-family~~ and townhouse dwellings.

(A) *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.

(B) *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 two-unit semi-detached dwelling requires a minimum frontage of 25-37.5 feet for each dwelling unit.

(C) *Yards.* For residential uses the following yard requirements apply.

(1) *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 interior end unit townhouse shall provide a side yard based on a 1:3 setback ratio and a minimum of eight feet.

(2) *Side yards.* Each residential use 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. No side yards shall be required on lots less than 25 feet wide.

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

5-113 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.
