

7-101 Permitted accessory buildings, uses and structures.

Permitted accessory buildings, uses and structures shall be limited to the following and any additional building, use or structure which the director finds is similar to those listed in scope, size and impact, is associated with a permitted building, use or structure, and is otherwise in compliance with this ordinance:

(I) Guest house, accessory to a single-~~unit-family~~ dwelling, provided it is used by temporary guests or occupants of the main residence, contains no kitchen facilities and is not rented or otherwise used as a separate dwelling;

7-202 Permitted obstructions.

The following obstructions shall be permitted when located in a required yard and placed so as not to obstruct light and ventilation and when otherwise permitted by law:

(C) In any yard except a front yard.

(2) Sheds and other small accessory buildings:

(a) For lots developed with single and two-~~unit-family~~ dwellings, not located in a historic district, such structures may not exceed 100 square feet in floor area in the aggregate and may have a building height no greater than ten feet.

(b) For lots developed with townhouse dwellings or single or two-~~unit-family~~ dwellings located within a historic district, such structures may not exceed 65 square feet of floor area in the aggregate and may have a building height no greater than eight feet.

7-203 Accessory dwellings.

(B) Use limitations.

(1) An accessory dwelling shall be permitted as an accessory use to a single-~~unit-family~~, two-~~unit-family~~ or townhouse dwelling only.

Sec. 7-900 Reserved. ~~Provisions applying at lines of zone change.~~

7-901 Purpose.

~~It is the intent of these regulations to provide for increased setback requirements where commercial or industrial buildings are proximate to residential zones in order that property in the residential zone shall not be adversely affected.~~

7-902 Setback requirements.

~~(A) Side and rear yards. No commercial building shall be located within a distance from the nearest residential zone line equal to the height of such commercial building or 25 feet, whichever is greater.~~

~~(1) For the purpose of construing this section 7-902, a commercial building shall mean a building containing retail, office, business or industrial uses regardless of the zone in which the building is located.~~

~~(2) For the purpose of construing this section 7-902, the location of alleys, walkways and other separations of zone or lot lines shall not affect the distance requirements of section 7-902.~~

~~(3) Where a building would otherwise be affected by this section 7-902, and the commercial uses it contains are limited to the first or a lower floor, then a special use permit may be approved to allow the side and rear yard setback regulations of the adjacent residential zone which is to be protected to apply to such commercial building.~~

~~(4) An applicant who seeks to rezone land from a commercial to a residential zone, thereby imposing this section 7-902 on an existing or future commercial building not otherwise so affected, may proffer a partial or total waiver of this section 7-902 and city council may approve such a rezoning if it is conditioned on the application of such waiver as may be appropriate. If the affected commercial lot is less than 100 feet in width, the rezoning shall be denied if no such proffer is made.~~

~~(B) Front yards. A commercial or industrial building within a commercial or industrial zone, directly across a street from property in a residential zone, shall provide the minimum front yard required of the residential zone.~~

~~(C) Industrial. No building or structure in the industrial zone shall be permitted within 100 feet of a residential zone line with exception of the following:~~

~~(1) Fences and walls with a height not in excess of ten feet.~~

7-903 Relief from requirements.

~~The planning commission may vary the requirements of this section 7-900 as part of the site plan process, notwithstanding that a site plan is not otherwise required for the proposed development. In the event that application is made for site plan approval exclusively to secure relief from the provisions of this section 7-900, then notwithstanding any contrary provision of section 11-400, the required site plan application material shall be limited to that reasonably necessary to enable review under this section 7-900, and the fee shall be the minimum site plan fee as prescribed pursuant to section 11-104.~~

~~(Ord. No. 5254, § 7, 11-16-19; Ord. No. 5447, § 2, 7-5-22)~~

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7-1102 Restrictions on parking recreational vehicles in residential zones.

Recreational vehicles may be parked in any residential zone only on a lot occupied and used for single-unit, two-unit, family or townhouse, or multi-unit (up to four units) dwelling purposes and only subject to the following:

(B) Not more than one recreational vehicle shall be permitted on for each lot-single-family dwelling, except that any number of such recreational vehicles may be permitted if parked within an approved, enclosed garage or storage building; and

~~Sec. 7-1400 Reserved. Rooming houses.~~

~~No special use permit authorizing a rooming house shall continue in effect for more than five years.~~

~~Sec. 7-1900 Reserved. Roominghouses.~~

~~(A) Special use permit required. No roominghouse may be operated in the city unless a special use permit for the roominghouse has been approved by city council. All applications for a special use permit to operate a roominghouse shall be submitted to the director.~~

~~(B) The director's recommendation. In formulating his recommendation on the special use permit application, the director, in addition to any other applicable factors, shall consider credible evidence derived from his investigation or from any other source as to the following factors:~~

~~(1) Whether the applicant has been convicted of a felony under the laws of any state or the United States, or has been convicted of any crime or offense involving moral turpitude, within the ten years next preceding the application, as determined by the Alexandria Police Department after a review to which the applicant shall consent.~~

~~(2) Whether the premises has adequate parking to accommodate the number of roomers requested.~~

~~(3) Whether the premises is so situated with respect to any residence or residential area that the operation of a roominghouse will adversely affect real property values or substantially interfere with the usual quietude and tranquility of such residence or residential area.~~

~~(C) Code compliance. Prior to formulating a recommendation, the director, together with the director of code enforcement, shall cause the proposed roominghouse to be inspected, and the director shall not recommend approval unless the proposed roominghouse is in compliance with all applicable provisions of law, including without limitation the Zoning Ordinance, the Uniform Statewide Building Code and the Fire Prevention Code.~~

~~(D) Minimum requirements for approved roominghouses. In addition to any other conditions which council may impose in granting a special use permit, every roominghouse shall comply with the following conditions:~~

~~(1) The operator, who shall be the owner of the premises, shall at all times reside at the subject premises; however, this condition may be waived or amended by city council for good cause if the roominghouse is located in the CD, CDX, OC, OCM, OCH, OR CRMU zone.~~

~~(2) Every sleeping room shall have a smoke detector, which shall be part of a hard wired smoke detector system.~~

~~(3) The operator of the roominghouse shall change bed linens and towels, if supplied by the operator, at least once each week and each time prior to the letting of any room to any occupant, and shall maintain all other supplied bedding in a clean and sanitary manner.~~

~~(4) The operator of the roominghouse shall be responsible for the sanitary maintenance of all walls, floors and ceilings, and shall keep the roominghouse and all parts thereof, including the premises on which it is located, free of any accumulation of dirt, filth, rubbish and garbage, and effectively protected against vermin infestation.~~

~~(5) The operator of the roominghouse shall be responsible for the peace and good order of the premises, and shall at all times see that the premises does not become a public or common nuisance by reason, among others, of the congregation of disorderly persons, inebriates, or persons using or selling controlled substances.~~

~~(E) Annual inspections. On an annual basis, the directors of code enforcement and planning and zoning shall inspect the roominghouse to determine if the facility is in compliance with the conditions of the special use permit and conforms to the Uniform Statewide Building Code and the Fire Prevention Code.~~

~~(F) Additional hearing on the special use permit. If the director finds that there are violations of the special use permit, or if he finds conditions of the operation which have a negative impact on the community, and in either event he believes that additional conditions, suspension or revocation is warranted in order to alleviate the problem, then he shall cause the special use permit to be docketed for hearing before the planning commission and the city council for consideration of such issues.~~

~~(Ord. No. 4025, § 1, 11-14-98; Ord. No. 4041, § 2, 3, 4-17-99)~~

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~~Sec. 7-2200 Tree coverage requirement.~~

~~The supplemental regulations in this section apply to residential lots in the R-20, R-12, R-8, R-5, R-2-5, and lots developed or proposed to be developed with single-unit-family and two-unit family dwellings in the RA and RB zones, not including property located within the Old and Historic Alexandria and Parker-Gray Districts. The tree coverage requirements are as follows:~~

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~~Sec. 7-2500 Private garages.~~

~~7-2501 Freestanding private garages to the rear to the rear of the main building.~~

~~The supplemental regulations in this section 7-2501 apply to residential lots developed or proposed to be developed with a single-family or two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, and only single or two-unit dwellings in the RA and RB zones, not including property located within the Old and Historic Alexandria and Parker-Gray Districts. Freestanding private garages located within required yards or excluded from floor area shall be permitted subject to the following standards: ***~~

~~7-2502 Attached private garages.~~

The supplemental regulations in this section 7-2502 apply to residential lots developed or proposed to be developed with ~~a single-family dwellings~~ in the R-20, R-12, R-8, R-5, R-2-5, and only single and two-unit dwellings in the RA and RB zones, not including property located within the Old and Historic Alexandria and Parker-Gray Districts. Private garages attached to the principal structure are only permitted when in compliance with the following standards:

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