

City of Alexandria, Virginia

# Zoning for Housing/Housing for All Fall Community Meeting #3

Thursday, October 12, 2023

6:00 – 7:30 p.m.

Charles Houston Recreation Center



# Proposed Zoning Reforms with Zoning Text Amendments



- September 5, 2023: Recommendations for the Nine Draft Zoning Reforms were Released
- October 2, 2023: Draft Zoning Text Amendments Released for five Draft Zoning Reforms

Draft 2020-2021 Housing Policy Updates

Draft Master Plan Amendments

# DRAFT ZONING TEXT AMENDMENTS AND POLICY AMENDMENTS



- **Draft Zoning Text Amendments (ZTA)**
  - Expansion of Opportunities in Single-family Zones Zoning Reforms ZTA
  - Historical Development Patterns Zoning Reform ZTA
  - Residential Multi-family Zone Zoning Reform ZTA
  - Industrial Zone Zoning Reform ZTA
  - Townhouse Zone Zoning Reform ZTA
- **Draft Policy Amendments**
  - Coordinated Development Zoning Reform
  - Conversions of Commercial to Residential Zoning Reform

# Draft Zoning Text Amendments

# Draft Zoning Text Amendment – Expanding Opportunities in Single Family Zones Zoning Reform



- **Expanding Housing Opportunities in Single Family Zones:** Staff proposes increasing the types of dwellings – two to four units in one building – in the single-family zones and allowing the Building Code to determine occupancy numbers. This would contribute to more accessible and available housing opportunities in the City.
- **This is accomplished by changes to the following sections of the Zoning Ordinance:**
  - Article III: Sections 3-100 – 3-500 Single Family Zones (two-, three- four-family dwellings)
  - Article II: Definitions (Family)
  - Article VII: Supplemental Regulations (Rooming houses)
  - Article VIII: Off-Street Parking and Loading

# Draft Zoning Text Amendment – Expanding Opportunities in Single Family Zones Zoning Reform



- **Parking**

- Article VIII Off Street Parking and Loading
  - Section 8-200(A)(1) Enhanced and outside Enhanced Transit Area minimum parking requirements
  - Section 8-200(C)(7) Location of parking facilities and maximum number of cars parked outdoors

# Zoning Text Amendments – Historic Development Patterns Zoning Reform



- **Historic Development Patterns:**
  - Staff proposes deletion of minimum lot size and maximum density (units per acre) requirements for multi-unit dwellings.
  - Staff also proposes elimination of the zone transition setback and all references to that provision.
  - **This is accomplished by changes to:**
    - Density and lot requirements for multi-unit dwellings:
      - Identified provisions in Articles III (Residential Zone Regulations), IV (Commercial, Office and Industrial Zones) and V Mixed Use Zones)
    - Zone transition setback:
      - Identified provisions in Articles IV (Commercial, Office and Industrial Zones), V (Mixed Use Zones), VII (Supplemental Zone Regulations) and XI (Development Approvals)

# Draft Zoning Text Amendment – Industrial Zone Zoning Reform



- **Industrial Zone**

- Staff recommends urban design standards for any new buildings that are built within the Industrial Zone.
- The intent is for any potential new industrial zoned building to be compatible with the future housing and mixed-use, walkable neighborhoods. These standards do not apply to expansions or additions to existing buildings.
- **This is accomplished by changes to:**
  - Identified provisions in Article IV (Commercial, Office, and Industrial Uses)



# Draft Zoning Text Amendment – Residential Multi-family Zone Zoning Reform



- **Residential Multi-family Zone:**

- The RMF zone allows affordable housing with a Density Bonus and it allows neighborhood-serving commercial uses on the ground floor. The zone currently requires Special Use Permits for several of these uses, including restaurants, medical care facilities, and fitness studios, that are normally allowed by-right in other zoning districts.
- Staff is recommending a text amendment to make the RMF zone more flexible regarding these uses.
- **This is accomplished by changes to the following section of the Zoning Ordinance:**
  - Identified provisions in Article III (Residential Zone Regulations)

# Draft Zoning Text Amendment – Townhouse Zones Zoning Reform



- **Townhouses:**

- Staff proposes amendments to existing yard, bulk, and open space requirements for residential uses.
- Staff also proposes a new provision which would grant single-unit, two-unit, and townhouse dwellings on lots with similar sizes to those currently zoned RM similar development rights to those provided by the RM zone.
- **This would be accomplished by:**
  - Creating Sub-section 12-902 (under Article 12 - Non-compliance and Non-conformity)
  - Deleting certain provisions under Article III (Residential Zone Regulations)
  - Changes to identified provisions relative to Front Yards in: Articles II (Definitions), III (Residential Zone Regulations), IV (Commercial Office and Industrial Zones), and V (Mixed Use Zones)

# Draft Zoning Text Amendment – Townhouse Zones Zoning Reform



## ■ Townhouses

- Changes to identified provisions relative to Side Yards in: Articles III (Residential Zone Regulations), IV (Commercial Office and Industrial Zones), and V (Mixed Use Zones)
- Changes to identified provisions relative to FAR in: Articles III (Residential Zone Regulations), IV (Commercial Office and Industrial Zones), V (Mixed Use Zones), and XII (Non-compliance and Non-Conformity)
- Changes to identified provisions relative to Open Space in: Articles III (Residential Zone Regulations), IV (Commercial Office and Industrial Zones), and V (Mixed Use Zones)

# **Draft 2020-2021 Housing Policy Amendments and Master Plan Amendments**

# Draft Master Plan Amendments



- **Master Plan Amendments: Draft Revisions pertaining to Zoning for Housing Initiatives**
  - Amend the following sentence in the City’s Master Plan wherever it occurs, as follows: *"Areas of the City currently zoned residential should remain zoned for residential use **at no higher than their current density.**"*;
  - Incorporate the following note in all Master Plan: *References to low density will continue to refer to development configuration that limits overall building height and lot coverage compatible with the existing neighborhood;*
  - Incorporate the following note in all Master Plan chapters: *Ensure race and social equity is “incorporated and centered in all planning” per City Council’s Resolution 2974 including, but not limited to, all references to preserving and protecting neighborhoods and character; and*
  - Amend the Housing Master Plan, Zoning Tools Section on Page 107 to include the *purpose of Residential Multi-Family Zone*

# Questions and Comments

# Next Steps to Stay Engaged Public Hearing Schedule



- Saturday, October 14: City Council Public Hearing - Comment
- Saturday, October 21: City Council Townhall - Comment
- Wednesday, November 1: Planning Commission Public Hearing
- Tuesday, November 14: City Council Public Hearing
- Saturday, November 18: City Council Public Hearing
- Tuesday, November 28: City Council Consideration

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# Zoning for Housing/Housing for All

