

Sec. 4-500 - CD/Commercial downtown zone.

4-501 - Purpose.

The CD zone is intended to provide for an urban mix of retail, office, service, hotel, residential and civic functions for the city's downtown business core. The location of the zone in and near the Old and Historic Alexandria District requires that such uses be compatible with nearby residential housing and with that area generally.

4-502 - Permitted uses.

The following uses are permitted in the CD zone:

- (A) Single-unit dwelling;
- (A.1) Two-unit dwelling;
- (A.2) Townhouse dwelling;
- (B) Multi-unit dwelling;
- (B.1) Auxiliary dwelling, not to exceed four units;
- (C) Business and professional office;
- (D) Cemetery;
- (E) Church;
- (F) City sponsored farmers' market;
- (F.1) Day care center;
- (G) Medical laboratory;
- (G.1) Health and athletic club or fitness studio;
- (H) Health profession office;
- (H.1) Motor vehicle parking or storage for 20 vehicles or fewer;
- (H.2) Outdoor dining located on private property at a commercial complex;
- (I) Personal service establishment;
- (J) Private school, commercial;
- (K) Public school;
- (L) Radio or TV broadcasting office and studio;
- (L.1) Recreation and entertainment use, indoor;
- (M) Retail shopping establishment, up to 20,000 gross square feet;
- (N) Seminary, convent or monastery;
- (N.1) Social service use;

- (O) Utilities, as permitted by section 7-1200;
- (P) Accessory uses, as permitted by section 7-100.

4-502.1 - Administrative special uses.

The following uses may be allowed in the CD zone with administrative approval, subject to section 11-513 of this section:

- (A) Animal care facility with overnight accommodation if located in a commercial complex;
- (A.1) Co-living dwelling, not to exceed two units;
- (B) Outdoor garden center;
- (C) Outdoor market;
- (D) Outdoor dining on private property;
- (E) Restaurant;
- (F) Valet parking.

4-503 - Special uses.

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

- (A) Any use with live entertainment;
- (A.1) Animal care facility with overnight accommodation, other than pursuant to section 4-502.1;
- (B) Reserved;
- (C) Bus shelter on private property;
- (D) Catering operation;
- (E) Co-living dwelling, other than pursuant to section 4-502.1;
- (F) Congregate housing facility;
- (G) Continuum of care facility;
- (G.1) Day labor agency;
- (H) Reserved;
- (H.1) Drive through facility, limited to banks, savings and loan institutions and credit unions on Washington Street; provided, that access to the drive through facility is solely provided on the exclusive property of the bank, savings and loan institution or credit union offering the drive through facility;
- (I) Food and beverage production exceeding 5,000 square feet, which includes a retail component;
- (I.1) Fraternal or private club;
- (J) Funeral home;

- (K) Reserved;
- (L) Reserved;
- (M) Homeless shelter;
- (N) Hospital;
- (O) Hotel;
- (P) Medical care facility;
- (Q) Motor vehicle parking or storage for more than 20 vehicles;
- (R) Newspaper office, including printing and publishing facilities;
- (S) Reserved;
- (T) Nursing or convalescent home or hospice;
- (T.1) Outdoor dining on private property, other than pursuant to sections 4-502 and 4-502.1;
- (T.2) Outdoor market, other than pursuant to section 4-502.1;
- (T.3) Outdoor garden center, other than pursuant to section 4-502.1;
- (U) Private school, academic, with more than 20 students on the premises at any one time;
- (V) Public building;
- (W) Recreation and entertainment use, outdoor;
- (W.1) Retail shopping establishment, larger than 20,000 gross square feet;
- (X) Reserved;
- (Y) Reserved;
- (Z) Wholesale business.

4-504 - Prohibited uses.

Any use which is not a permitted, special or accessory use pursuant to this section 4-500 is prohibited.

4-505 - Area regulations.

- (A) *Nonresidential.* For nonresidential uses there are no lot size or frontage requirements.
- (B) *Residential.*
 - (1) *Lot size.* Each single-unit, two-unit and townhouse dwelling shall provide a minimum land area of 1,452 square feet.
 - (2) *Frontage.*
 - (a) When measured at both the front lot line and the front building line, each multi-unit dwelling requires a minimum of 50 feet of frontage.
 - (b)

For single- and two-unit duplex dwellings, the minimum lot width at the front building line and the minimum lot frontage at the front lot line shall be 25 feet. For two-unit semi-detached dwellings, the minimum lot frontage shall be 25 feet for each dwelling unit.

- (c) For townhouse dwellings, the minimum lot width at the front building line and the front lot line shall be 18 feet for interior lots; 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:
 - (1) Three or more townhouses are being developed contemporaneously; and
 - (2) The average lot width and lot frontage in the development is at least 18 feet.
- (C) *Mixed use.* When a development includes both residential and nonresidential uses, the residential lot size and frontage regulations shall apply to the residential component of the development, provided the residential component consists of three or more dwelling units.
- (D) *Continuum of care facility.* For a continuum of care facility there are no lot size or frontage requirements.

4-506 - 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.
 - (2) *Residential.* For residential uses, the following yard and open space requirements apply:
 - (a) *Front yard.* The front building line shall be the same as the front lot line unless a majority of the existing buildings with frontage on the same side of the block as the proposed building have a greater setback, in which case the front building line shall be the average distance of the existing buildings from the front lot line. If there are no existing buildings, the front building line shall be the front lot line. It is the intent of this provision that in the CD zone residential buildings shall abut the sidewalk unless a greater setback has been established by the existing buildings on the same side of the block.
 - (b) *Side yards.*
 - (1) Each single and two-unit dwelling shall provide two side yards of a minimum size of five feet. Each interior end lot unit in a group of townhouses shall provide one side yard of a minimum size of five feet. No side yards shall be required on lots less than 25 feet wide.
 - (2) Each multi-unit dwelling shall provide two side yards based on a 1:3 setback ratio and of a minimum of 25 feet each.

- (c) *Rear yard.*
 - (1) Each single-unit, two-unit, and townhouse dwelling shall provide a rear yard based on a setback ratio of 1:2 and a minimum size of 16 feet.
 - (2) Each multi-unit dwelling shall provide a rear yard based on a setback ratio of 1:1 and a minimum size of 25 feet.
- (d) *Multi-unit 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 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.
- (e) *Single-unit, two-unit, and townhouse open and usable space.*
 - (1) Each single-unit, two-unit, and townhouse dwelling shall provide open and usable space in an amount equal to the lesser of the following:
 - (a) 35 percent of the lot area, or
 - (b) The amount existing on June 24, 1992.
 - (2) No additions to any new or existing dwelling and no accessory structure which will reduce the open and usable space below that required under section 4-506(A)(2)(e) (1) above shall be allowed to be built in back or side yards.
 - (3) Driveways and alleys shall not be considered open space for the purpose of this section 4-506(A)(2)(e). Where two or more parking spaces are provided, one parking space may be considered open space.
- (3) *Mixed use.* When a development includes both residential and nonresidential uses, the residential yard and open space regulations shall be applicable to the residential component of the development.
- (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.
 - (b) *Open space.* The development shall provide a minimum of 25 percent of land area 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.

(B) *Floor area ratio.*

- (1) *Nonresidential.* The maximum permitted floor area ratio for nonresidential uses is 1.5 except that the floor area ratio may be increased to an amount not to exceed 2.5 with a special use permit.
- (2) *Residential.* The maximum permitted floor area ratio for multi-unit residential uses is 1.25. The maximum permitted floor area ratio for single-unit, two-unit, and townhouses dwellings is 1.50.
- (3) *Continuum of care facility.* The maximum permitted floor area ratio is 1.5 and a maximum of 50 percent of the floor space of the proposed development may be residential use. Except that, if a special use permit is approved, a maximum floor area ratio may be increased to an amount not to exceed 2.5 and a maximum of 70 percent of the floor space of the proposed development may be residential use.

- (C) *Height.* The maximum permitted height of a building is 50 feet, except that the maximum permitted height of a single-family, two-family or townhouse dwelling is 35 feet, provided however that such maximum height may be increased to an amount not to exceed 45 feet if the ridge line of the roof is parallel to the street and the slope of the roof is compatible with neighboring buildings.

4-507 - Use limitations.

- (A) All operations, including storage, shall be conducted within a completely enclosed building with the exception of outdoor uses pursuant to this [section 4-500](#) and City Code section 5-2-29, as applicable.
- (B) Appliance sales, repair and rental shall be limited to small appliances only, such as televisions, radios, lawnmowers, kitchen counter and small electronic appliances and like items which do not exceed one horsepower in size.
- (C) No use shall be conducted in any manner which would render it noxious or offensive by reason of dust, refuse matter, odor, smoke, gas, fumes, noise, vibration or glare.
- (D) A day care center or commercial school shall obtain all state, federal and local licenses and certificates required prior to opening its place of business.
- (E) A day care center shall submit for the director's review a pick-up and drop-off plan that adequately ensures the safe transfer of children and creates minimal impact on pedestrian and vehicular traffic. The day care center must obtain approval of the plan prior to opening its place of business.
- (F)

The placement or construction of items that block the visibility through windows of the interior of the commercial space from the street and sidewalk, including, but not limited to, walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. All windows shall remain transparent. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards the street frontage.

4-508 - Auxiliary dwellings.

Up to four auxiliary dwelling units are permitted and shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone. Such dwellings shall comply with section 8-200(A)(16) for parking and where parking is required spaces may be compact size or tandem. Auxiliary dwellings are allowed behind a first floor commercial use, if the depth of the building is more than 50 feet measured from the front building wall and the building is setback no further than 30 feet from front property line.

4-509 - 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 dwellings in this zone.

(Ord. No. 3612, § 1, 1-23-93; Ord. No. 3629, §§ 4—8, 5-5-93; Ord. No. 3713, § 2, 3-19-94; Ord. No. 3753, § 1, 9-27-94; Ord. No. 3800, § 2, 5-13-95; Ord. No. 3807, § 1, 6-17-95; Ord. No. 3841, § 2, 1-20-96; Ord. No. 3912, §§ 3, 4, 1-25-97; Ord. No. 3946, § 2, 6-24-97; Ord. No. 4049, §§ 3, 5, 5-15-99; Ord. No. 4280, §§ 1, 4, 11-16-02; Ord. No. 4328, §§ 3, 6, 1-24-04; Ord. No. 4573, § 1, 12-13-08; Ord. No. 4677, § 3, 6-22-10; Ord. No. 5035, § 1, 6-28-16; Ord. No. 5155, §§ 18—20, 6-26-18; Ord. No. 5259, §§ 26—28, 12-14-19; Ord. No. 5303, § 3, 10-17-20; Ord. No. 5321, § 6, 1-23-21; Ord. No. 5383, § 7, 11-13-21; Ord. No. 5405, § 3, 2-12-22; Ord. No. 5449, § 2, 9-17-22; Ord. No. 5490, § 3, 5-13-23; Ord. No. 5515, § 4, 12-16-23; Ord. No. 5529, § 3, 4-13-24)