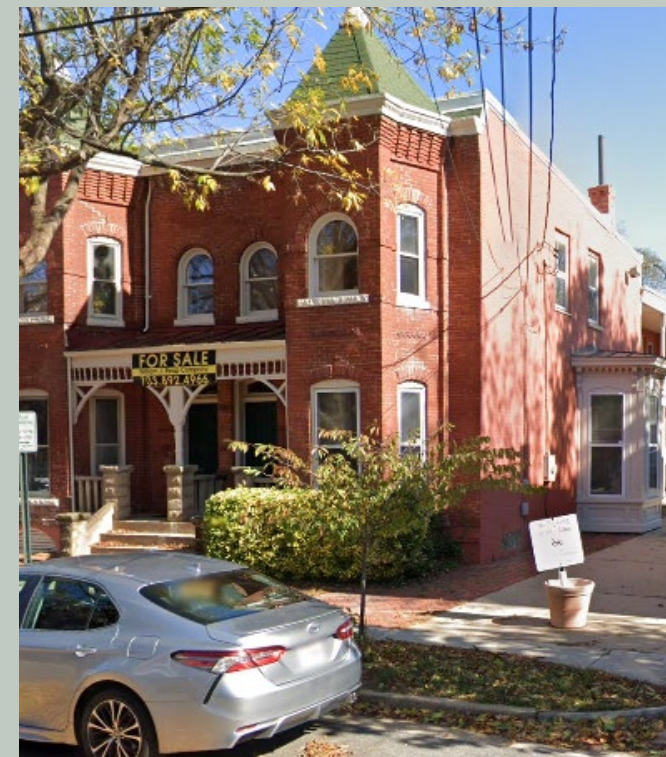

Auxiliary Dwellings



Zoning for Housing

Overview and Fact Sheet



Topic Sections

- 01 Introduction
- 02 What are they and why
- 03 Consistency in regulations
- 04 Suggested changes
- 05 Parking
- 06 What's next

01 Introduction

Auxiliary dwellings are not new to the City of Alexandria. They are currently known as accessory apartments and defined as residential units above existing commercial spaces.

The City is looking to make the rules consistent across zones and allow more flexibility where units can be located within the structure.





02

What are Auxiliary Dwellings

Auxiliary dwellings vs. accessory apartments.

Auxiliary dwellings are not new. Currently, they are identified as accessory apartments. These units are allowed in all but four commercial zones in the City. They are defined as:

One or two apartment dwelling units, located on a floor or floors above retail or commercial uses, shall be permitted as an accessory use. Such apartments shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone

Why the Change?

With the adoption of Accessory Dwelling Units the definition of “accessory” changed.

2-104 Accessory use.

A use or structure which is clearly subordinate to and serves a permitted principal use; and is subordinate in area, extent and purpose to the principal structure or use served. An accessory use or structure generally occupies less than 33 percent of the principal use or structure’s gross floor area and does not change the character of the principal structure or use.

03

Consistency



Issues with Consistency

Zone	Zone Name	Code Section	Max Units	Open space	Parking
CL	Commercial Low	4-108	2	n/a	multifamily
CC	Commercial Community	4-208	2	n/a	multifamily
CSL	Commercial Service Low	4-308	2	n/a	multifamily
CG	Commercial General	4-408	2	n/a	multifamily
CD	Commercial Downtown	4-508	4	encouraged	1 per unit, distance
CD-X	Commercial Downtown Old Town North	4-608	2	n/a	multifamily
OC	Office Commercial	4-808	2	n/a	multifamily
OCM-50	Office commercial medium (50)	4-907	2	n/a	multifamily
OCM-100	Office commercial medium (100)	4-1007	2	n/a	multifamily
NR	Neighborhood Retail	n/a	n/a	n/a	n/a
CRMU-L	Commercial residential mixed use (low)	5-112	2	n/a	multifamily
CRMU-H	Commercial residential mixed use (high)	5-312	2	n/a	multifamily
CRMU-H	Commercial residential mixed use (high)	5-312	2	n/a	multifamily
CRMU-X	Commercial residential mixed use (Old Town North) zone	5-411	2	n/a	multifamily
W-1	Waterfront Mixed Use	5-513	2	n/a	multifamily
KR	King Street Urban Retail	6-704	8	encouraged	1 per unit, distance

Goal is to ensure that regulations are consistent across zones. The outliers would be the "KR" zone which allows for 8 units and is the Special and Overlay zone.

The "NR" zone does not have regulations, yet the Neighborhood Retail zone is on the same scale and planning as Mount Vernon Avenue (CL zone). The section identified as Arlandria is not currently afforded the same opportunity as the Mount Vernon Avenue CL zone.

04

Suggested Changes



Suggestion

Zone Section – Auxiliary Dwellings

- Allow Auxiliary Dwellings to be located on floors above, below, and behind retail or commercial uses
- Allow up to four Auxiliary Dwellings
- Continue to be classified as non-residential
- Ground floor Auxiliary Dwellings would be permitted only beyond the first 50 feet of a front building wall.



•05

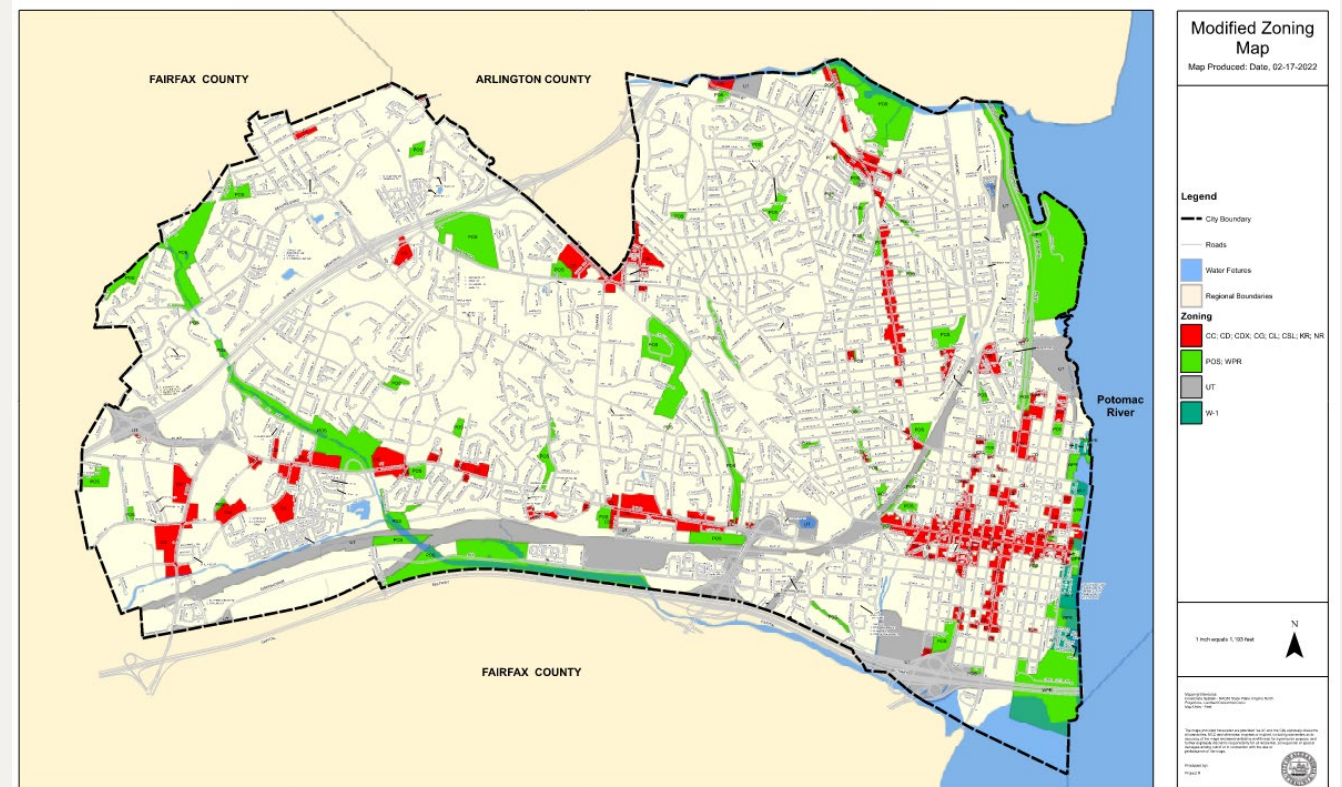
PARKING

Looking at Commercial and Residential Standards

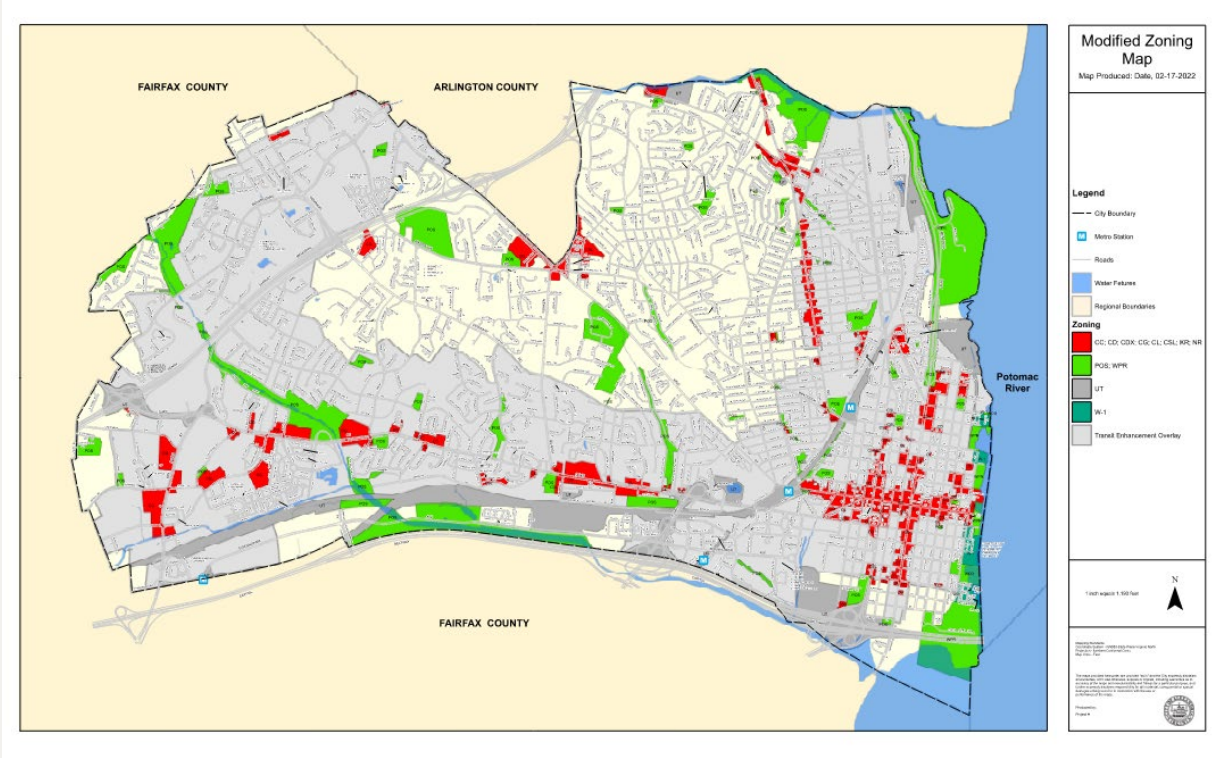
- While accessory apartments are classified as a non-residential use when applying area and bulk, current regulations require accessory apartment parking to be calculated based on multi-family housing.

Suggestion #1

- Auxiliary Dwellings within commercial buildings could be considered “non-residential” and all parking regulations should be based on commercial uses.



Parking (Commercial)	Within Enhanced Transit Area	Outside Enhanced Transit Area
	.25/1000 sq. ft. with a maximum of 3 spaces	.75/1000 sq. ft. with a maximum of 4 spaces per 1000 square feet
If Auxiliary Dwelling units deemed commercial	4000 sq. ft. would require one parking space	1,333.33 sq. ft. would require one parking space

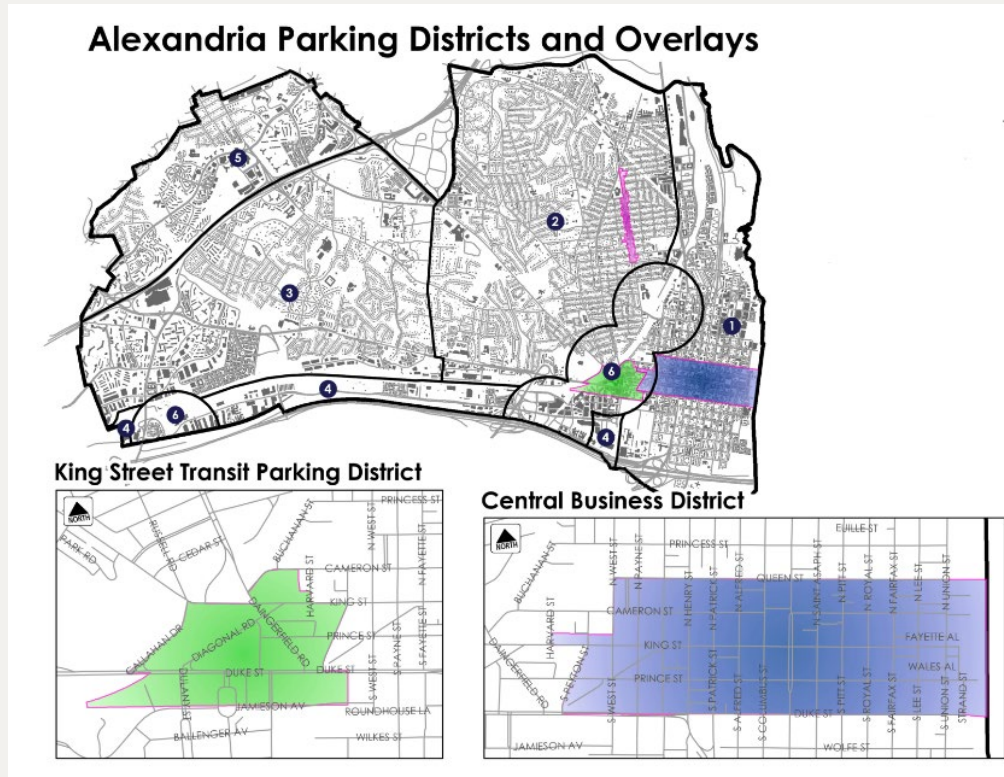


** In addition, Section 8-100 (A)(9), in Auxiliary Dwellings were to be deemed “non-residential” sites that have a parking requirement of two spaces or less are exempt from providing the spaces.

Option #2 - Multi-family

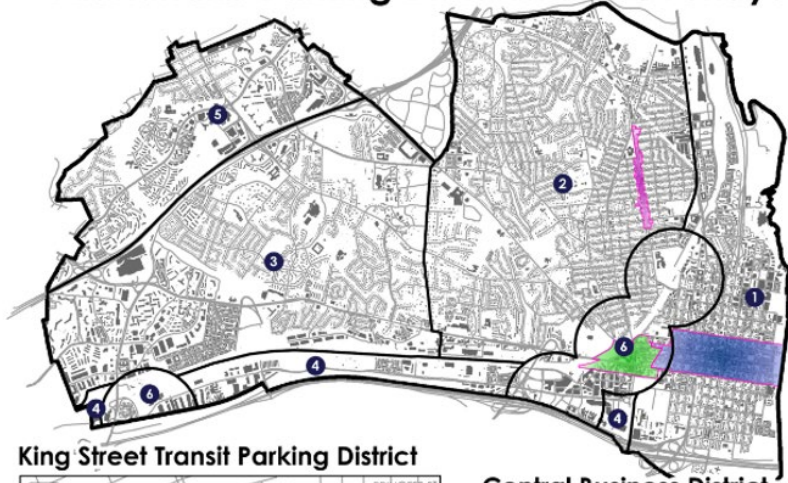
Multi-family parking is based on the number of bedrooms. Most apartment buildings in the City of Alexandria are up to two-bedroom units. In looking number of market rate apartment locations that have three bedrooms per unit, they are located on the west end of the City in areas like Southern Towers, Brookville Apartment, Lynnbrook and Willow Run Apartments where these facilities already have off-street parking.

If Auxiliary Dwellings are considered “multi-family” for the sake of parking, the parking is based on the number of bedrooms.



Parking (Multi-family)	Within Enhanced Transit Area	Outside Enhanced Transit Area
	.8 per bedroom or 3.2 parking spaces for a minimum of four bedroom or 9.6 for a maximum of 12 bedrooms (assuming three bedrooms for four units)	1 parking space per unit* *There are possible credits for proximity to Metro station, bus stops and walkability index.

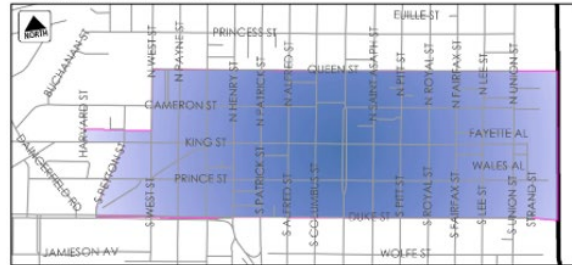
Alexandria Parking Districts and Overlays



King Street Transit Parking District



Central Business District



When applying the multi-family standards, there are "credits" that can be applied based on the proximity to public transportation and walkability.

ALL POSSIBLE CREDITS		
		Eligible Credits
Deductions on the Base Parking Ratio (If Eligible)		X
Within 0.50 mile of Metro Station or BRT Stop	10%	10%
4+ Bus Routes	5%	5%
Walkability (90-100 Points OR 80-89 Points)*	5% OR 10%	10%
20% + studios	5%	0%
Total Deductions		0.25
Resulting Percentage		0.75
		<i>Sum of C15 to C19</i>
		<i>1-Total Deductions</i>

**Walkability Index Score 80-89 earns 5% credit; Walkability Index Score 90-100 earns 10% credit*

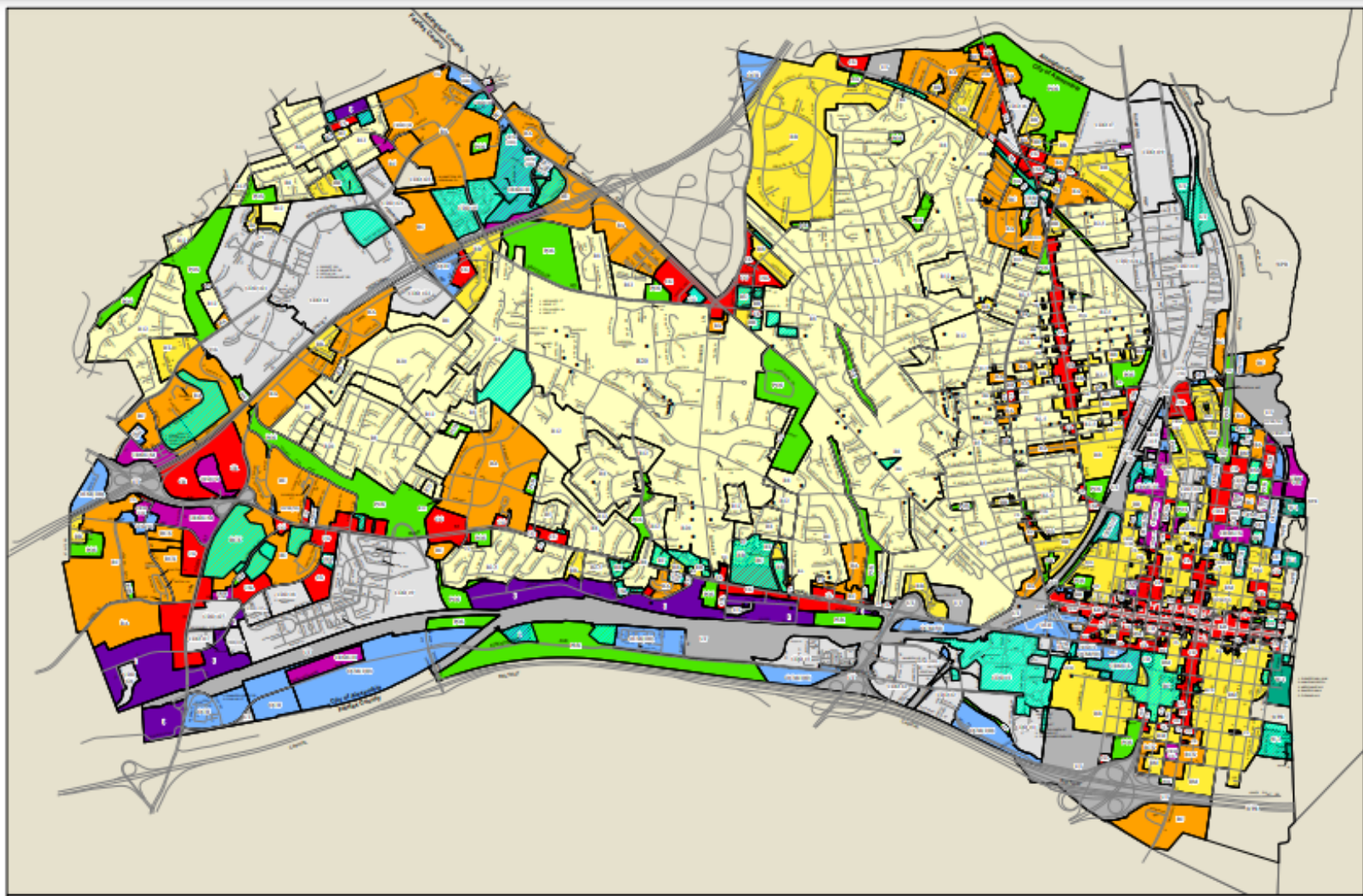
06

What's next?

Planning Commission: May 03, 2022
7pm

City Council: May 21, 2022
9am





Map Updated:
February 2020

City of Alexandria 2020 Zoning Map



- Commercial**
 - CC - Commercial Community
 - CCD - Commercial District
 - CCD-1 - Commercial District (Old Town North)
 - CCG - Commercial General
 - CCM - Commercial Medium Density
 - CCS - Commercial Services Area
 - MR - Mid-Rise Retail
 - MR-1 - Neighborhood Retail
- Coordinated Development Districts**
 - CCD - Coordinated Development District
- Industrial**
 - I - Industrial
- Office**
 - OC - Office Commercial
 - OC-1 - Office Commercial High
 - OC-2 - Office Commercial Medium
 - OC-3 - Office Commercial Station
- Residential Low**
 - RL-1 - Single Family or Two Family, 1,000 sq. ft.
 - RL-2 - Single Family, 1,500 sq. ft.
 - RL-3 - Single Family, 2,000 sq. ft.
 - RL-4 - Single Family, 2,500 sq. ft.
 - RL-5 - Single Family, 30,000 sq. ft.
- Residential Medium**
 - RM - Townhouse
 - RM-1 - Townhouse
 - RT - Townhouse
- Residential High**
 - RS - Residential Single-Family
 - RS-1 - High Density Apartment
 - RS-2 - High Density Apartment
 - RS-3 - High Density Apartment

- Utility and Transportation**
 - UT - Utility and Transportation
- Public Open Space**
 - POS - Public Open Space
 - SPR - Recreation Park and Recreation
- Waterfront Mixed-Use**
 - WU - Waterfront Mixed-Use

- 100 Year Buildings**
- Proxies**
- King St. Outdoor Dining Overlay Zone**
- Regional Counties**

2020 Zoning Amendments	
Amendment	Effective Date
CC-1	01/01/2020
CC-2	01/01/2020
CC-3	01/01/2020
CC-4	01/01/2020
CC-5	01/01/2020
CC-6	01/01/2020
CC-7	01/01/2020
CC-8	01/01/2020
CC-9	01/01/2020
CC-10	01/01/2020
CC-11	01/01/2020
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CC-96	01/01/2020
CC-97	01/01/2020
CC-98	01/01/2020
CC-99	01/01/2020
CC-100	01/01/2020

This map is designed for illustrative purposes to show zoning in a simplified manner as of January 2020.

This map was produced by the GIS Division of the City Department, City of Alexandria, VA.

Map Accuracy: This map is based on the most current data available and is subject to change without notice. The City of Alexandria is not responsible for any errors or omissions on this map.

Map Scale: 1:12,000

Map Date: 01/01/2020

Map Author: GIS Division, City of Alexandria

Map Contact: GIS Division, City of Alexandria, 100 North Channel Street, Alexandria, VA 22304

Map Phone: (703) 747-3000

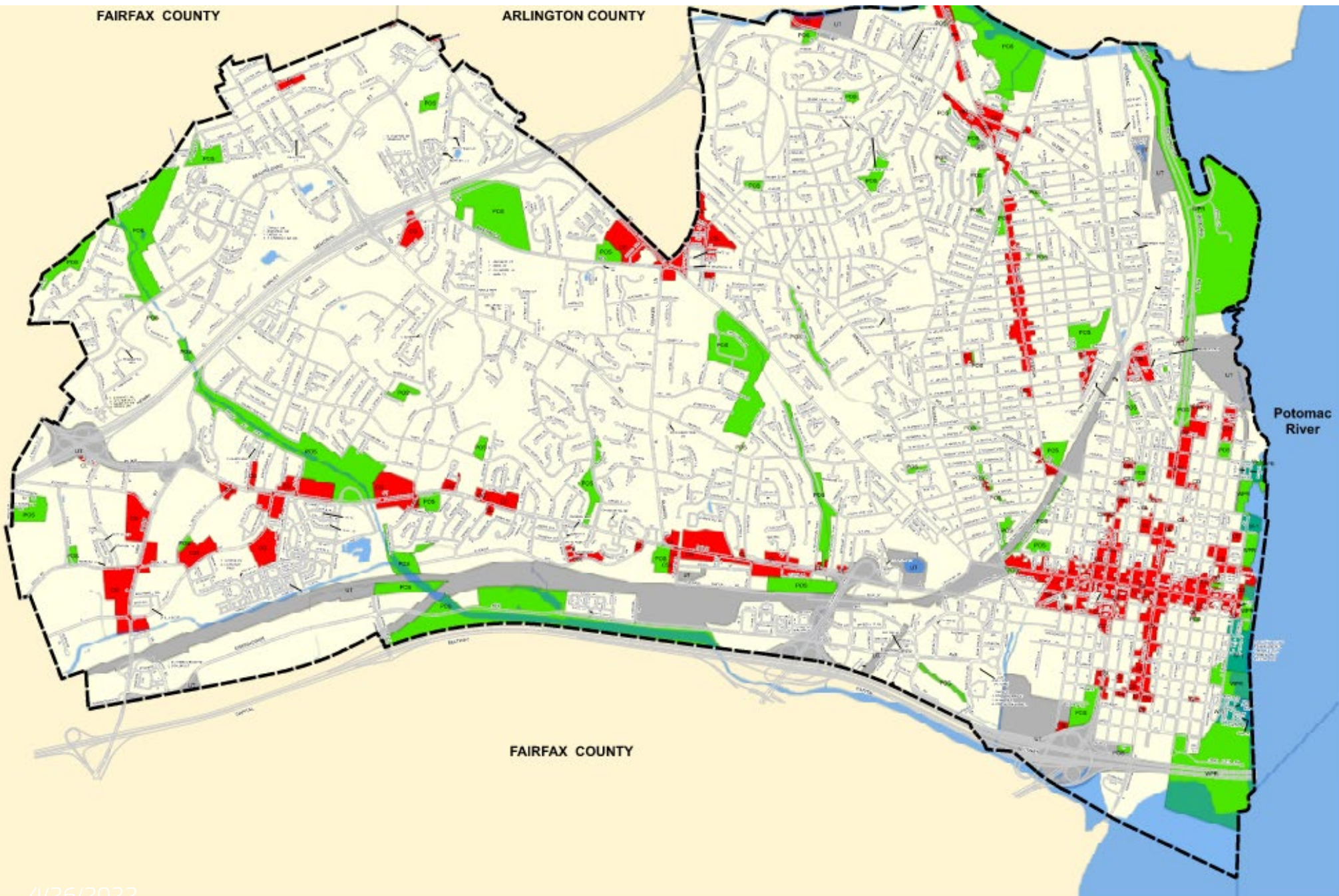
Map Fax: (703) 747-3000

Map Email: gis@alexandriava.gov

Map Website: www.alexandriava.gov

FAIRFAX COUNTY

ARLINGTON COUNTY



FAIRFAX COUNTY

Potomac River

Legend

City Boundary

Roads

Water Features

Regional Boundaries

Zoning

CC; CD; CDX; CG; CL; CSL; KR; NR

POS; WPR

UT

W-1

1 inch equals 1,000 feet



Virginia Statewide
 County System - Major City Plans require both
 Regional and Statewide Maps
 Map Date: 2022

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Produced by:
 Map 2022



4/26/2022

Residential Parking Permit

Residential Parking Permit can be obtained if:

- A) The building is within an existing RPP district or sub-district, and
- B) There aren't any SUP conditions prohibiting the building from getting RPP, then

The relevant code section is [5-8-77](#) and reads “The city manager shall, upon payment of the fee provided for by this article, issue permits... to persons who reside in a permit parking district”

