

Sec. 3-700 RB/Townhouse zone.

3-701 Purpose.

The RB zone is established to provide and maintain land areas for medium density residential neighborhoods in which single-unit-family, two-unit-family and townhouse dwellings are permitted. Nonresidential uses of a noncommercial nature which are related to, supportive of and customarily found in such residential neighborhoods are also permitted.

3-702 Permitted uses.

The following uses are permitted in the RB zone:

(A) Single-unit-family dwelling;

(B) Two-unit-family dwelling;

3-703 Special uses.

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

(G) Reserved Rooming house;

3-705 Density and lot requirements.

(A) *Density.* For single-unit, two-unit, and townhouse dwellings, gross density shall not exceed 22 dwelling units an acre. For single-unit, two-unit, or townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts, gross density shall not exceed 30 dwelling units an acre.

(C) *Lot width and frontage.*

(1) For all buildings other than townhouse dwellings, the minimum lot width at the building line and the minimum lot frontage at the front lot line shall be 50 feet. In the case of two-unit-family semi-detached dwellings, the minimum lot frontage shall be 25 feet for each dwelling unit.

3-706 Bulk and open space regulations.

(A) Yard requirements.

(1) *Front yards outside historic districts.* For residential uses each single and two-family dwelling, the required front yard shall be between the range of 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, each residential use single and two-family dwelling shall provide a front yard of at least 20 feet. All other uses shall provide a front yard of at least 20 feet.

(3) *Side yards-outside historic districts.*

(a) Each single-family and two-unit-family dwelling shall provide two side yards each based on a setback ratio of 1:3 and a minimum size of eight feet.

(c) Each structure containing multi-unit-family dwellings shall provide two side yards each based on a setback ratio of 1:2 and a minimum size of 16 feet.

(e) No side yards shall be required on a lot less than 25 feet wide.

(B) *Open and usable 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. Each lot occupied by a dwelling unit shall provide a minimum of 800 square feet of open and usable space for each dwelling unit; provided however:

~~(1) In the case of multifamily dwellings, improved rooftops and decks are encouraged and the following amount of such space may be offset against the amount of open and usable space which would otherwise be required at ground level: up to 80 square feet of the open space requirement for each dwelling unit may be provided in the form of improved rooftops or decks if an amount of land equal to the amount provided in rooftops or decks is located between the front lot line and any building or parking area and is appropriately landscaped;~~

(C) *FAR.* The maximum permitted floor area ratio is 0.75 except that for single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts only, the maximum permitted floor area ratio is 1.50.

(D) *Height.*

(1) *Outside historic districts.*

(a) The maximum height for single and two-unit-family dwellings is 30 feet.

(E) *Threshold height outside historic districts.* The maximum permitted threshold height for single and two-unit-family dwellings outside the Old and Historic Alexandria and Parker-Gray districts is two and one-half feet, the highest threshold height within the contextual block face or the minimum necessary to comply with the floodplain requirements of section 6-306(B), whichever is greatest.

3-707 Certain structures, lots and uses inconsistent with these provisions.

All land within the RB zone must be used and developed in compliance with the RB zone regulations unless otherwise provided in this ordinance or by the following exceptions:

(A) Any land which was zoned to RB on or prior to February 27, 1973 may be used for ~~multi-unit family~~ dwellings provided:

(1) The land contained ~~multi-unit family~~ buildings prior to March 28, 1978; or

(B) ~~Reserved. Any land zoned to RB prior to February 27, 1973 may be developed at a minimum lot size of 1,600 square feet per dwelling; provided however that if the lot was recorded prior to December 28, 1951, the lot may be developed with a dwelling unit and accessory structures at the lot size shown on the recorded plat.~~

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