

Sec. 5-500 W-1/Waterfront mixed use zone.

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5-502 Permitted uses.

The following uses are permitted in the W-1 zone:

(A) Single-~~unit-family~~ dwelling;

(A.1) Two-~~unit-family~~ dwelling;

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(B) Multi-~~unit-family~~ dwelling;

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5-504 Floor area ratio.

The permitted floor area ratio of a development in the W-1 zone depends on whether a single use or mixture of uses is proposed and whether a special use permit is sought.

(A) *Single use.* If a parcel is developed for only commercial use or for only residential use, the maximum permitted floor area ratio is:

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(2) *Residential:* 1.0, except that for single-unit, two-unit, and townhouse dwellings within the Old and Historic Alexandria and Parker-Gray Districts, the maximum permitted floor area ratio is 1.50.

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5-505 Density and lot requirements.

(A) *Density.* For single-unit, two-unit, and townhouse dwellings only, gross density shall not exceed 30 dwelling units per acre.

(B) *Lot size.*

(1) ~~Reserved-Each structure containing multifamily dwellings shall be located on a lot with a minimum of 1,452 square feet of land area for each dwelling unit.~~

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(C) *Lot width and frontage.*

(1) For multi-~~unit-family~~ dwellings, the minimum lot width at the front lot and building line shall be 50 feet.

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5-506 Yard requirements.

(A) *Front yard.* No front yard is required except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000 ~~and the zone transition requirements of section 7-900.~~

(B) *Side yards.* No side yards are required except in the following cases:

(1) Each interior end ~~lot-unit~~ wider than 25 feet in a group of townhouses shall provide a side yard of at least 8 feet.

(2) Multi-~~unit-family~~ residential buildings shall provide two side yards based on a setback ratio of 1:2 and a minimum of 16 feet.

(C) *Rear yard.* Each lot shall provide a rear yard of at least 8 feet, except that each multi-~~unit-family~~ residential building shall provide a rear yard based on a setback ratio of 1:2 and a minimum distance of 16 feet.

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#### 5-508 Open and usable space.

(A) 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. ~~Residential uses shall provide a minimum of 300 square feet of open and usable space per dwelling unit, exclusive of any area required for off-street parking. The location and shape of such space 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 and which are accessible to all residents of the development if the director determines that such space functions as open space for residents to the same extent that ground level open space would.~~ In addition, each use, development or project adjacent to the Potomac River shall provide an open space walkway and bike way adjacent to the high watermark of the Potomac River.

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#### 5-512 Additional regulations for single-~~unit~~, two-~~unit-family~~ and townhouse dwellings.

(A) *Lot size.* Each single-~~unit-family~~ dwelling shall be located on a lot with a minimum land area of 5,000 square feet. In the case of a two-~~unit-family~~ dwelling, the lot shall contain 2,500 square feet of land area for each dwelling unit.

(B) *Frontage.* When measured at both the front lot line and the front building line, each single-~~unit-family~~ dwelling and two-~~unit-family~~ duplex dwelling requires a minimum of 50 feet of frontage, and a two-~~unit~~ semi-detached dwelling requires a minimum frontage of 25-37.5 feet for each dwelling unit.

(C) *Yards.* ~~For residential uses the following yard requirements apply.~~

(1) *Front Yards.* For each residential use, the required front yard shall be between the range established by the 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, a residential use shall provide a front yard of at least 20 feet. Each single-family, and two-family dwelling shall provide a front yard of 20 feet; a rear yard based on a 1:1 setback ratio and a minimum of eight feet; and side yards based on a 1:3 setback ratio and a minimum of eight feet. Each interior

~~end unit townhouse shall provide a side yard based on a 1:3 setback ratio and a minimum of eight feet.~~

(2) Side yards. Single and two-unit dwellings shall provide two side yards, each based on a setback ratio of 1:3 and a minimum of eight feet. For lots less than 25 feet wide, no side yards shall be required.

(3) Rear yards. Each residential use shall provide a rear yard based on a 1:1 setback ratio and a minimum of eight feet.

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#### 5-514 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 family~~ dwellings in this zone.

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