

The following regulations related to garages only apply to residential lots in the R-20, R-12, R-8, R-5, R-2-5, and lots developed or proposed to be developed with single-family and two-family dwellings in the RA and RB zones, not including property located within the Old and Historic Alexandria and Parker-Gray Districts.

Freestanding Garages

Larger and taller freestanding garages may be constructed in compliance with all setbacks and FAR prescribes by the zone, this section only regulates freestanding garages meeting the size and location requirements specified by this section.

Current Requirements:

- Freestanding garage to the rear of a dwelling accessed by a permeable driveway may be constructed in the required rear and side yards, 1- or 3- feet from the property lines depending on the window placement and may be excluded from FAR at the following sizes:
 - 250 square feet and no taller than 11.5 feet in height on lots between 5,000 and 8,000 square feet
 - 500 square feet and no taller than 13.5 feet in height on lots greater than 8,000 square feet

Proposed Changes:

- Decreased eligibility minimum lot size from 5,000 to 2,500 square feet.
- Require not only the garage walls but also any architectural features, such as eaves and gutters to comply with the existing 1- or 3-foot required setback.
- Allow the director to determine an appropriate location behind the lot front building wall when placing the entire garage behind the rear building wall is not possible due to lot constraints.

Attached Garages

Current Requirements:

- Lots 65 feet and wider cannot have a vehicle opening facing a front yard, except on corner lots the vehicle opening may face the secondary front yard.
- Lots less than 65 feet wide may have an attached garage with the vehicle opening facing the street if it is set back at least 8 feet from the front building wall.
- Non-tandem driveway access is required to be permeable.
- A variance from the Board of Zoning Appeals is the relief mechanism.

Proposed Changes:

- Attached garages with the vehicle opening facing a primary front yard for an interior lot are permitted if:
 - The garage is set back at least 5 feet from the front building wall facing the primary front yard.
 - The garage is in compliance with all setbacks required by the zone.
 - 50% of the dwellings within the contextual block face have garages with vehicle openings facing the street.
 - The width of the opening is not greater than 33.33% of the width of the dwelling.
- Apply the current allowance for attached garages with the vehicle opening facing a secondary front yard on a corner lot to secondary front yards on through lots.

- Create a Special Exception for some attached garages with the vehicle opening facing a primary front yard not located in a contextual block face with at least 50% of the lots developed with attached garages with the vehicle opening facing a primary front yard when at least 50% of the expanded block has front-loaded garages. Added language to allow BZA to permit a garage forward of the primary front building wall in certain circumstances.

Text: Moved but text not changed or formatting/non-substantive change

Text: New or amended text

2-103 - Accessory building structure.

A subordinate building structure, the use of which is incidental to that of the main building or to the use of the premises. The accessory structure shall be located on the same lot as the principal structure or use served, except where it is located on an adjoining lot which contains no principal structure and which is adjacent to and in common ownership with the lot on which the principal structure which it does serve is located or as otherwise expressly authorized by the provisions of this ordinance.

2-125.1 Building wall, front. The wall of a principal structure located in the closest proximity to a front property line.

2-149 - Garage, private

A building structure designed for the storage of not more than three motor-driven vehicles, including carports and other covered parking structures.

2-197.2 Structure, principal *need definition here*

2-97.3 Structure, subordinate.

An accessory structure with a gross floor area that is less than 33 percent of the gross floor area and less than 50 percent of the height of the principal structure.

2-197.23 - Subdivision.

The division of a lot, parcel or tract of land into two or more lots, plots, sites, parcels or other divisions for the purpose, whether immediate or future, of sale or building development and including the resubdivision of existing lots, parcels, tracts or other divisions of existing and duly recorded subdivisions. Any tract of land upon which a street, alley or public right-of-way is dedicated shall be considered a subdivision.

2-197.34 - Title loan business.

A business regulated by section 6.2-2200 et seq. of the Virginia Code.

7-103 - Use limitations.

The following limitations apply to accessory uses and structures:

- (A) No accessory use or structure shall be located forward of the front building line, except as provided in section 7-202(A).
- (B) No accessory use or structure shall be located in a required rear or side yard, except as provided in section 7-202.
- (C) Accessory structures shall be included in the calculations required by this ordinance for the purpose of complying with height and bulk regulations.
- (D) An accessory use or structure shall be located on the same lot as the principal structure or use served, except where it is located on an adjoining lot which contains no principal **structure building** and which is adjacent to and in common ownership with the lot on which the principal **structure building** which it does serve is located or as otherwise expressly authorized by the provisions of this ordinance.

7-2200- ~~Reserved.~~ **Tree coverage requirement.**

7-2201 - Applicability.

The supplemental regulations in this section 7-2200 apply to residential lots in the R-20, R-12, R-8, R-5, R-2-5, and lots developed or proposed to be developed with single-family and two-family dwellings in the RA and RB zones, not including property located within the Old and Historic Alexandria and Parker-Gray Districts.

- (A) For all construction that requires a grading plan, trees must be planted, or existing trees preserved to provide a minimum of 25 percent canopy cover over the site. Refer to the City of Alexandria Landscape Guidelines to determine tree crown coverage allowances.**
- (B) The director shall approve this requirement as part of the grading plan.**

Sec. 7-2500 - ~~Infill regulations for single- and two-family residential zones.~~ Private Garages

7-2501 – Applicability. ~~Freestanding garages to the rear of the main building~~

~~The supplemental regulations in this section 7-2500 apply to residential dwellings in the R-20, R-12, R-8, R-5, R-2-5, and single-family and two-family dwellings in the RA and RB zones (not including property located within the Old and Historic Alexandria and Parker-Gray Districts). These regulations supplement the residential zone regulations in Article III of this zoning ordinance.~~ **The supplemental regulations in this section 7-2501 apply to residential lots developed or proposed to be developed with a single-family or two-family dwelling in the R-20, R-12, R-8, R-5, R-2-5, RA and RB zones, not including property located within the Old and Historic Alexandria and Parker-Gray Districts.**

- (A) Regardless of other regulations in this zoning ordinance, a freestanding private garage is permitted to the rear of the main building in accordance with the regulations in this section 7-2502 so long as it is the only garage on the lot or adjacent vacant lot under common ownership. The floor area of such a garage constructed in accordance with the standards**

of this section will be excluded from the floor area calculated under the provisions of section 2-145(A)(6).

(B) Standards.

(1) *Size.* For lots with a minimum of 2,500 square feet and with less than 8,000 square feet lot area, the private garage shall have a floor area not greater than 250 square feet and a height not greater than 11.50 feet. For lots 8,000 square feet or larger, the garage shall have a floor area not greater than 500 square feet and a height not greater than 13.50 feet. The director may modify the height permitted in this section 7-2502(B)(1) when the height and design of the garage are appropriate and compatible with the main dwelling and with the character of the immediate neighborhood.

(2) *Setback.* The freestanding garage may be located in the required side or rear yard if it complies with the following:

(a) The garage and any architectural features shall be set back a minimum of one foot from any side or rear property line if the garage wall facing that property line has no windows or doors or if that lot line borders an alley;

(b) If the conditions of item (a) above are not met, the setback including all architectural features shall be three feet; and

(c) If a wall of a dwelling on an adjacent lot has any windows or doors that have a sill lower than 13.50 feet, measured from grade, facing the shared property line and located within three feet of that shared property line, the new garage's setback shall be five feet, including any architectural features, from that shared property line. This setback from that shared lot line is required at the location of the affected window(s) or doorway(s) and is required to extend along the width of those window(s) or doorway(s) and for a minimum of five feet in each direction from that window or doorway.

(d) The freestanding garage must be located completely behind the rear wall of the dwelling unless,

(i) The director determines that locating the garage completely behind the rear building wall is not possible due to topography, shape of the lot, placement of the existing dwelling on the lot or other environmental concerns, in these cases the garage must be located completely behind the front building wall.

(3) *Access.* If there is no direct access to the freestanding garage from an alley, any new or replaced driveways providing access to the freestanding garage must be constructed of a permeable material and may be located in the side yard for access to the garage. Permeable-surfaced driveways can be composed of grass with ring and grid structure, gravel with a grid structure beneath, paving strips, a grid-based surface, or other treatments without significant compaction of the base, but must be approved by the department of planning and zoning and the department of transportation and environmental services. Either the department of planning and zoning or the department of transportation and environmental services can grant an

exemption to the permeable-surfaced driveway requirement in cases of steep slopes, adverse soil conditions, constructability, or other conditions that for safety or environmental reasons would require the use of non-permeable surfacing material. Tandem parking in the driveway is permitted. Curb cuts must be approved in accordance with section 5-2-2 of the City Code and section 8-200(C)(5) of this zoning any new or replaced driveways providing access to the freestanding garage must be constructed of a permeable material and may be located in the side yard for access to the garage. Permeable-surfaced driveways can be composed of grass with ring and grid structure, gravel with a grid structure beneath, paving strips, a grid-based surface, or other treatments without significant compaction of the base, but must be approved by the department of planning and zoning and the department of transportation and environmental services. ordinance. The number of vehicles permitted on the lot is limited by section 8-200(C)(6).

(4) Compatibility. The freestanding garage shall be compatible with the main dwelling in regards to materials and design.

(5) Use. The freestanding garage shall be dedicated to the use and storage of motor vehicles

7-2502 - Reserved. Attached garages.

Private garages attached to the principal structure are only permitted when in compliance with the following standards. The supplemental regulations in this section 7-2502 apply to residential lots developed or proposed to be developed with a single-family dwelling in the R-20, R-12, R-8, R-5, R-2-5, RA and RB zones, not including property located within the Old and Historic Alexandria and Parker-Gray Districts.

(A) An attached garage no closer to the front property line than the front building wall facing the primary front yard and in compliance with the required yards established by the zone shall have the vehicle opening facing the side or rear yard, unless:

(1) Interior lots

(a) Located within a contextual block face where 50 percent of the developed lots have attached garages with the vehicle opening facing a primary front yard on the same street the new vehicle opening will face and;

(b) The width of the vehicle opening is less than 33 percent of the width of the dwelling facing the front property line and;

(c) The front wall of the garage is set back at least 8 feet from the front building wall facing the primary front yard and;

(d) the vehicle opening is located at least 18.50 feet from the interior edge of the public sidewalk or 20 feet from the property line where there is no sidewalk.

(2) Corner or through lots

(a) The vehicle opening faces a secondary front yard and;

(b) The garage wall is no closer to the front property line than the front building wall facing the primary front yard.

~~7-2502—Reserved.~~

~~7-2504—Reserved.~~

~~7-2505—Free-standing garages to the rear of the main building.~~

(A) Regardless of other regulations in this zoning ordinance, a free-standing private garage is permitted to the rear of the main building in accordance with the regulations in this section ~~7-2505~~ so long as it is the only garage on the lot or adjacent vacant lot under common ownership. The floor area of such a garage constructed in accordance with the standards of this section will be excluded from floor area calculated under the provisions of section ~~2-145(A)(6)~~.

(B) Standards:

(1) ~~Size.~~ For lots with a minimum of ~~5,000~~ square feet and with less than 8,000 square feet lot area, the garage shall have a floor area not greater than 250 square feet and a height not greater than 11.50 feet. For lots 8,000 square feet or larger, the garage shall have a floor area not greater than 500 square feet and a height not greater than 13.50 feet. The director may modify the height permitted in this section ~~7-2505(B)(1)~~ when the height and design of the garage are appropriate and compatible with the main dwelling and with the character of the immediate neighborhood.

(2) ~~Setback.~~ The garage may be located in the rear yard if it complies with the following:

(a) The garage shall be set back a minimum of one foot from any side or rear property line if the garage wall facing that property line has no windows or doors or if that lot line borders an alley;

(b) If the conditions of item (a) above are not met, the setback shall be three feet; and

(c) If a wall of a dwelling on an adjacent lot has any windows or doors that have a sill lower than 13.50 feet, measured from grade, facing the shared property line and located within three feet of that shared property line, the new garage's setback shall be five feet, including any roof overhang, from that shared property line. This setback from that shared lot line is required at the location of the affected window(s) or doorway(s) and is required to extend along the width of

those window(s) or doorway(s) and shall extend for a minimum of five feet in each direction from that window or doorway.

- (3) *Access.* If there is no direct access to the garage from an alley, a permeable surfaced driveway is permitted in the side yard for access to the garage. Permeable surfaced driveways can be composed of grass with ring and grid structure, gravel with a grid structure beneath, paving strips, a grid based surface, or other treatments without significant compaction of the base, but must be approved by the department of planning and zoning and the department of transportation and environmental services. Either the department of planning and zoning or the department of transportation and environmental services can grant an exemption to the permeable surfaced driveway requirement in cases of steep slopes, adverse soil conditions, constructability, or other conditions that for safety or environmental reasons would require use of a non permeable surfacing material. Tandem parking in the driveway is permitted. Curb cuts must be approved in accordance with section 5-2-2 of the City Code and section 8-200(C)(5) of this zoning ordinance. The number of vehicles permitted on the lot is limited by section 8-200(C)(6).
- (4) *Compatibility.* The accessory garage shall be compatible with the main dwelling in regard to materials and design.
- (5) *Use.* The accessory garage shall be dedicated to the use and storage of motor vehicles.

7-2506 - Attached garages.

Private garages that are an integral part of the main residential dwelling are only permitted under the following standards.

(A) — Access to garage.

(1) — *Lot with width 65 feet or more.* If the lot width is 65 feet or more, an attached garage shall have the vehicle opening facing the side yard. Such a garage may be no closer to the front property line than the plane of the front building wall. In the case of a corner lot, an attached garage may face a secondary front yard if the proposed location and design of the door is consistent with the block and neighborhood character. Such a garage may be no closer to the front property line than the plane of the secondary front building wall.

(2) — *Lot with width less than 65 feet.* If the lot width is less than 65 feet, an attached garage with a vehicle entrance facing the front yard is permitted, but must be set back a minimum of eight feet from the plane of the front building wall. No roof or covering is permitted in front of such a garage and any construction above shall not extend forward of the front plane of the garage. The garage door shall be compatible with the design of the residence.

(B) — *Driveway surface.* A non tandem parking or garage access arrangement is permitted only if the parking area is a permeable surface, unless the department of planning and zoning or the department of transportation and environmental services determines that a permeable surfaced driveway is not appropriate due to steep slopes, adverse soil conditions, constructability, or other conditions that for safety or environmental reasons would require use of a non permeable surfacing material.

7-2507 — Tree coverage requirement.

(A) — For all construction that requires a grading plan, trees must be planted or existing trees preserved to provide a minimum of 25 percent canopy cover over the site. Refer to the City of Alexandria Landscape Guidelines to determine tree crown coverage allowances.

(B) — The director shall approve this requirement as part of the grading plan.

11-1302- Special Exception Established.

(E) Attached garages with the vehicle opening facing the primary front yard not meeting the requirements of 7-2200 on lots developed with a single-family dwelling in the R-20, R-12, R-8, R-5, R-2-5, RA and RB zones, not including property located within the Old and Historic Alexandria and Parker-Gray Districts, subject to the following requirements:

(1) Located within a blockface or contextual blockface where at least 50 percent of the developed lots have attached garages with the vehicle opening facing a primary front yard on the same street where the new vehicle opening will face.

(2) The width of the vehicle opening shall be less than 33 percent of the width of the building facing the front property line

(3) The garage is no closer to the front property line than the front building wall facing the primary front yard, unless

(a) the Board determines locating the garage completely behind the front building wall is not possible due to topography, shape of the lot, placement of the existing dwelling on the lot or other environmental concerns.

(4) In compliance with the required yards established by the zone.

(5) *Access.* Any new or replaced driveways providing access to the freestanding garage must be constructed of a permeable material and may be located in the side yard for access to the garage. Permeable-surfaced driveways can be composed of grass with ring and grid structure, gravel with a grid structure beneath, paving strips, a grid-based surface, or other treatments without significant compaction of the base, but must be approved by the department of planning and zoning and the department of transportation and environmental services.

(6) Nothing in this subsection shall be deemed to authorize the extension or enlargement of a dwelling beyond the height or floor area ratio permitted by the zone in which such dwelling is located, nor to authorize the approval of more than one special exception per lot under the provisions of this subsection.