



DEPARTMENT OF PLANNING AND ZONING

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Alexandria's core of small independently-owned businesses provides important economic benefits to the City and contributes to the character and authenticity of our historic community. The City continuously monitors its Zoning Regulations to ensure that they minimize time and cost for small businesses seeking approvals while also maintaining Alexandria's quality of life by safeguarding established neighborhoods and minimizing impacts on resident from some types of businesses. Staff has developed the following proposed Zoning Ordinance changes to modernize its language and to reduce the costs and time needed for review procedures.

BRIEF SUMMARY OF RECOMMENDATIONS

For more information about each proposal listed here, please visit the Small Business Zoning webpage at www.alexandriava.gov/planning.

I. Convert many Full-Hearing Special Use Permit (SUP) uses to Administrative SUPs

Staff recommends the following uses to be converted from Full-Hearing SUP to Administrative SUP review:

1. Most restaurants including fast casual and full-service type if conditions are met in most zones
2. Child Care Homes with 6 to 9 children
3. Auto Storage/Parking for 20 or more vehicles in the Industrial zone
4. Automobile sales in the Industrial zone
5. Health and Athletic Clubs

II. Convert some Full-Hearing SUP uses to permitted uses

The following land uses generally have low community impacts and often provide valuable services to their surrounding communities. These are recommended to be converted to permitted uses:

1. Private Commercial Schools (non-academic schools, such as yoga, martial arts and cooking instruction)
2. Retail and Personal Service in the W-1 zone

III. Definition/zoning category clarifications

The following are business types for which definition or zoning use category clarifications are proposed:

1. Animal Care Facilities: Proposed are clarifications to address the differences between care facilities with and without overnight boarding.
2. Automobile Repair Establishments: Proposed are clarifications to distinguish garages that make car repairs from those that do intensive body or tire work.
3. Nightclubs: Proposed are adjustments to restaurant regulations to ensure that those with the characteristics of a nightclub would require a Full-Hearing SUP.
4. Food/Beverage Production: Proposed are definition modifications to more directly accommodate a broader range of retailers who produce a food or beverage in existing zones. Manufacturing definition expanded to accommodate food and beverage production as well.

IV. Other revisions

1. Revise criteria for minor amendments permitted by Administrative SUP to include:
 - a. Up to 33% floor area increase
 - b. 12 indoor seat addition, not to exceed 100 seats total
2. Eliminate parking requirement for 20 outdoor seats city-wide, similar to other locations in the City.

V. Only require Planning Commission approval for all non-development SUPs.

Staff is also proposing that that the City move to a system whereby the Planning Commission takes final action on SUPs specific to approving uses, as it does now for site plans and subdivisions. As the City Council is aware, Planning Commission actions on site plans and subdivisions are appealable to the City Council, and this would also be true for these SUPs as well. There are a few different options for implementing the idea.

IMPORTANT DATES

Thursday, June 9: Planning Commission public hearing

Saturday, June 18: City Council public hearing

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