



Proposed Commercial Uses Zoning Text Amendments ZTA #2026-00001

Planning Commission: April 7, 2026
City Council: April 18, 2026

Note: Proposals are subject to change prior to hearing



Summary



Background

- ▶ Council request to minimize regulatory and discretionary reviews while balancing neighborhood impacts

New Regulatory Approach

- ▶ December 2025: Restaurants moved from Special Use Permit (SUP) to a permitted, subject to use limitations
- ▶ Continue to move certain uses from SUP to permitted, subject to use limitations
- ▶ SUP will be required when deviating from use limitations

Purpose

- ▶ Improves predictability for applicants and residents
- ▶ Creates uniform and enforceable operating requirements
- ▶ Focuses SUP review on high-impact operations
- ▶ Protects neighborhoods from largest impacts (noise)
- ▶ Advances economic, cultural, and community health

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Outdoor Health and Athletic Clubs or Fitness Studios

► **Proposal:** Permitted use in conjunction with an abutting indoor club or studio use, subject to use limitations

1. 7:00 a.m. to 11:00 p.m. Mon-Fri and 9:00 a.m. to 11:00 p.m. Sat.-Sun.
2. Locate facilities in rear yards, rooftops, or enclosed courtyards
3. Fencing/walls required; vegetative buffer where practicable abutting residential
4. Lights off by 11:00 p.m., daily
5. No simultaneous classes
6. Music through house sound system with noise regulator only
4. No voice amplification or noise making devices allowed



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Indoor Live Entertainment

► **Proposal:** Permitted accessory to a principal commercial use, up to 30% of total weekly operating hours, subject to use limitations

► “Limited live entertainment” and “recreation and entrainment uses” also subject to use limitations



1. 9:00 a.m. to 11:00 p.m. Sun-Thurs. and 9:00 a.m. to 2:00 a.m. Fri.-Sat.
2. Manage patron queuing and prevent blocking rights-of-way
3. Manage orderly dispersal and loitering after events
4. Windows and doors must remain closed during performances and sound must be contained within the building
5. Within mixed-use building:
 - a) 9 a.m. to 11 p.m., daily
 - b) Amplified music/sound through house sound system only
 - c) Install and maintain sound attenuating construction

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Other Amendments

- ▶ Amend and clarify definitions related to:
 - Accessory live entertainment
 - Limited live entertainment
 - Recreation and entertainment uses
- ▶ Formally establish “Section 7-1900 - Use limitations”
- ▶ Establish standard use limitations:
 - Post use limitations and train new employees
 - Designat neighborhood liaison
 - Require control plan for 3+ verified violations of the same use limitation
- ▶ Permit temporary trailers at public and private schools (K-12)

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Questions and Comments

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