



Parking Reimagined

Summary of Adopted Changes

Actions

- Board adopted repeal and replacement of Article 6 of the Zoning Ordinance
- **Effective Date: January 1, 2024**



Major Changes to Ordinance

- Parking rates right-sized and simplified
- 10 percent or 10 spaces
- Shopping centers, Office Buildings and Industrial Uses
- Tiered Framework
- Minimum bicycle parking requirements

Rightsized and Simplified Base Parking Rates

Use	Current Minimum Parking Requirement	Proposed Minimum Parking Requirement
Drive-Through Financial Institution	<p>4 spaces per 1,000 square feet of gross floor area for customer service, lobby, and teller area, plus additional space as required for any associated offices.</p> <p>Stacking spaces: 8 in front of the first window and 2 in front of each additional window; except that 5 may be permitted in front of each of the first 2 windows, provided that both windows remain open when the drive-through facility is operational</p>	<p>4 spaces per 1,000 square feet of gross floor area</p>
Specialized Instruction Center	<p>2 spaces per each 3 employees on majorshift, plus a sufficient number of spaces to accommodate all persons anticipated to be on-site at any one time under normal operating conditions</p>	<p>2 spaces per each 3 employees</p>

Subsection 6100.1 Applicability

B. Change in Use or Expansion of an Existing Structure or Use

- (1)** A change in use or an expansion of an existing structure or use is subject to the following:
 - (a)** No additional parking is required for a change in use or expansion of an existing structure or use resulting in the same or a lesser parking requirement than the previous use.
 - (b)** No additional parking is required for a change in use or expansion of a structure or use unless the change or expansion results in the higher of more than a 10 percent increase or an increased requirement of more than 10 spaces in the on-site parking supply.
 - (c)** When a site contains two or more uses, the increase referenced in subsection 6100.1(B)(1)(b) are measured cumulatively for all uses on the site, not each individual use.
 - (d)** If the change in use or expansion of use or structure results in the higher of more than a 10 percent increase in the parking supply or more than 10 spaces, additional parking is required for the increase above 10 percent or 10 spaces.
 - (e)** Compliance with the minimum off-street parking requirements is not required to the extent the expansion is to provide an accessibility improvement.

6100.1.D: Parking Tabulations

(2) Parking tabulations are not required for the following:

- (a) Change in use that results in no greater parking requirement than the previous use.
- (b) Change in use within a shopping center in accordance with subsection 6100.4.B.
- (c) Change in use within an office building in accordance with subsection 6100.4.C.
- (d) Change in use identified within the industrial use classification in Table 4101.1 and 4101.2, to another use identified in the industrial use classification, commercial use classification, college or university, or a specialized instruction center.
- (e) Change in use that substantially conforms with the mix of uses on an approved development plan or PRC plan.
- (f) Change in site layout or expansion of a structure exclusively to provide an accessibility improvement.
- (g) Change in site layout exclusively to provide electric vehicle parking spaces or its infrastructure.

Parking calculator

Off-Street Parking

Use Category

Select a Use Category

Tiered Framework District

Select a Tiered District

Use Type

Select Use Type

Calculate

Clear

Results



Minimum number of parking spaces	Maximum number of parking spaces (PTC Districts only)	Bicycle Spaces	Notes
Commercial Uses Suburban Centers Office 100000 sq. ft. gross floor area			
180	N/A	18	
Grand Total			
Minimum number of parking spaces	Maximum number of parking spaces (PTC Districts only)	Bicycle Spaces	Shared Parking option
180	0	18	0

Subsection 6100.5 - Tiered framework area example

Revitalization Areas

For properties located within an area designated as a Commercial Revitalization District, as defined in Section 3012, or an area identified in the Comprehensive Plan as a Community Business Center (CBC), Commercial Revitalization Area (CRA), Urban Core of the Fairfax Center Area, or Suburban Neighborhood in the Richmond Highway Corridor, the following minimum parking spaces are required:

TABLE 6100.6: Revitalization Area Parking Requirements	
Use	Minimum Parking Requirement
Dwelling, Single-Family Detached	2 spaces per unit
Dwelling, Single-Family Attached	1.8 spaces per unit of which 0.3 space per unit is located on common property and available for visitor or shared use.
Dwelling, Single Family Attached - ADU Development	
Dwelling, Stacked Townhouse	1.8 spaces per unit of which 0.3 space per unit is located on common property and available for visitor or shared use.
Dwelling, Stacked Townhouse - ADU Development	
Dwelling, Multifamily	85 percent of the per unit parking rate established in Table 6100.2
Dwelling, Multifamily - ADU Development	
All other Residential Uses	In accordance with Table 6100.2
All other Nonresidential Uses	80 percent of the parking rate established in Table 6100.2 or 6100.3

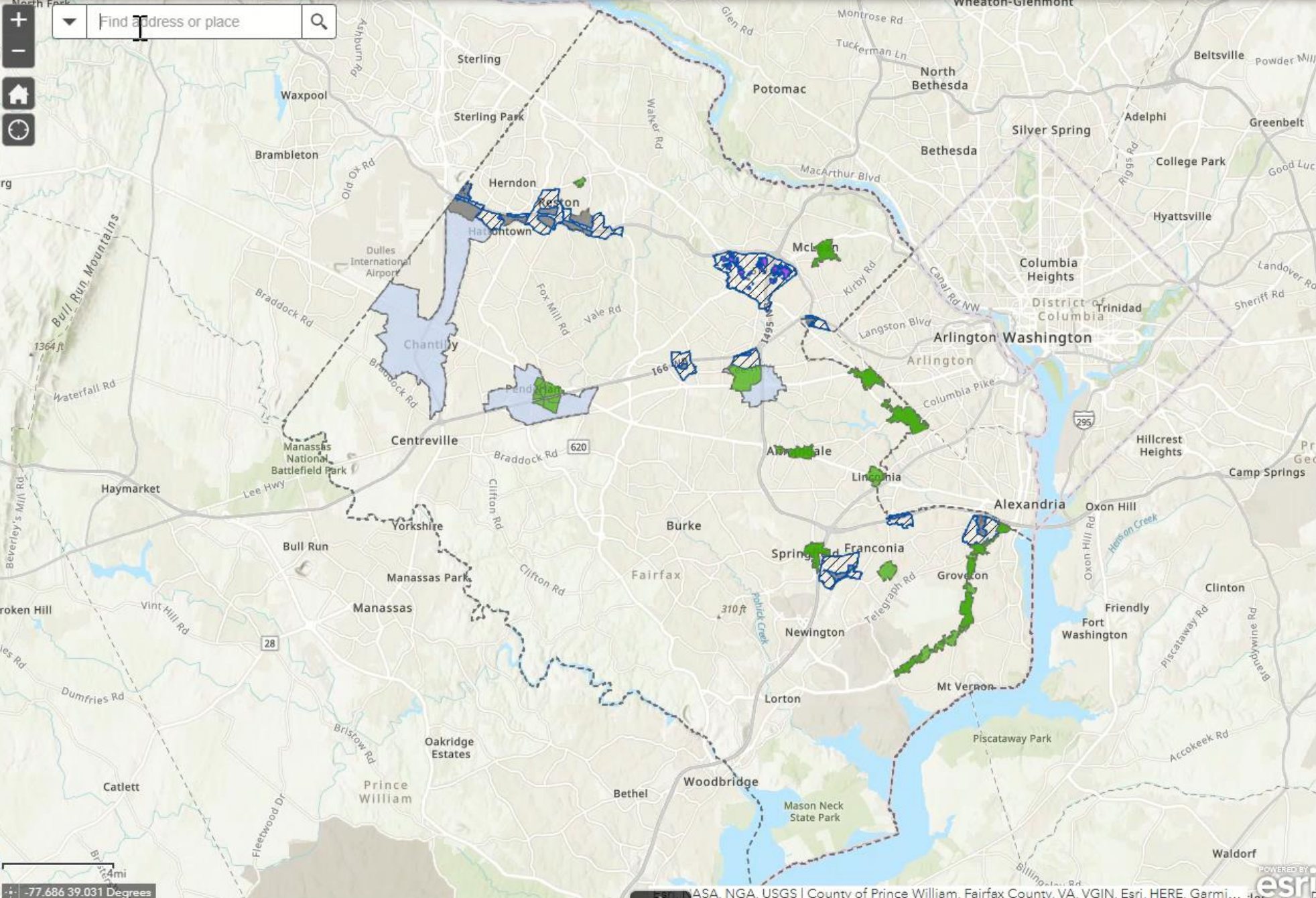


Parking Reimagined Tier Analysis

with ArcGIS Web AppBuilder



Find address or place



-77.686 39.031 Degrees

Bicycle parking requirements

- New Zoning Ordinance section
- General provisions:
 - Minimum requirements based on location
 - Design requirements
 - Define when bicycle parking is required for new and existing sites



Vehicle Loading

- Simplification and condensing of loading requirements
- Provision of adequate receiving facility



Next steps

- Training/guidance
- Parking calculator
- PLUS/tabulation changes
- Website update
- Ordinance implementation

