

Parking Reimagined
Jurisdictional Comparison

Use * and basis of requirement e.g. spaces per unit or per area	Fairfax County	Fairfax County	Arlington County	Loudoun County	Prince William County	Montgomery County	Alexandria
	<i>Current Base Rate</i>	<i>Proposed Base Rate</i>	<i>Base Rate</i>	<i>Base Rate**</i>	<i>Base Rate</i>	<i>Base Rate</i>	<i>Base Rate</i>
<i>Parking Rates Last Comprehensively Updated</i>	1988	2023	2018	2020	2017	2010	2018
Single-Family Attached (SFA) Spaces per residential unit unless otherwise noted	2.7	2.7	2.2	3	2.75 Units with garage for 2+ cars: 2.4	2	2
Multifamily (MF) Spaces per residential unit, per <i>type</i> of residential unit, or as otherwise noted. Some are stratified by building size, measured by total units or height.	1.6	1.3	First 200 units: 1.125 Units 201+: 1	Studio: 1.25 1 Bedroom: 1.5 2-3 Bedroom: 2 4+ Bedroom: 2.5	For buildings <50 ft. tall: Efficiency / Studio: 1 1 Bedroom: 1.5 2+ Bedroom: 2.2 For buildings >50 ft. tall: Efficiency/Studio: 1.1 1 Bedroom: 1.35 2+ Bedroom: 2.1	Studio: 1 1 Bedroom: 1.25 2 Bedroom: 1.5 3+ Bedroom: 2	Studio: 1 1 Bedroom: 1 2+ Bedrooms: 2

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Office Spaces per 1000 SF (square feet) of GFA (gross floor area) unless otherwise noted. Some are stratified by building size, floor location, or as otherwise noted.	<50,000 SF: 3.6 50,000-125,000 SF: 3 >125,000 SF: 2.6	<50,000 SF: 3 >50,000 SF: 2	First floor: 4 Basement: 3.33 Floors 2-5: 3.33 Floors 6+: 2.5	<30,000 SF: 4 +3.3 (Per 1000 SF GFA above >30,000)	4	2.8	Minimum: 0.75 Maximum: 2.25

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Shopping Center Spaces per 1000 SF (square feet) of GFA (gross floor area) unless otherwise noted	≤100,000 SF: 4.3 100,000-400,000 SF: 4 400,000-800,000 SF: 4.8 >800,000 SF: 2.5	≤100,000 SF: 4 100,000-800,000 SF: 3 >800,000 SF: 2.5	First floor: 4 Retail elsewhere: 3.33	<30,000 SF: 6 30,000-60,000 SF: 5 ≥60,000 SF: 4 Malls: <400,000 SF: 3.5 400,000-600,000 SF: 3.8 >600,000 SF: 4.25	<50,000 SF: 5 50,000-300,000 SF: 4.44 (Per 1000 SF GFA between 50,000-300,000) >300,000 SF: 4 (Per 1000 SF GFA above 300,000)	5 (Per 1000 SF of retail area)	N/A

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Retail (general) Spaces per 1000 SF (square feet) of NFA (<i>net</i> floor area) unless otherwise noted	<1000 SF: 5 +6 (Per 1000 SF above 1000)	4	First floor: 4 Retail elsewhere: 3.33	4 (Per 1000 SF <i>GFA</i> ; min 4 per establishment))	<50,000 SF: 5 50,000-300,000 SF: 4.44 (Per 1000 SF between 50,000-300,000) >300,000 SF: 4 (Per 1000 SF above 300,000)	5	Minimum: 0.75 Maximum: 4
Hotel/Motel Spaces per rental unit, guest room, or equivalent Other on-site facilities require additional parking, e.g. restaurants, meeting and banquet rooms	1.08 Plus spaces for other uses	1	1	1 Plus 2 for owners/managers Plus spaces for other uses	1.2	0.5 Plus 6 spaces per 1,000 SF of meeting rooms	Minimum: 0.25 Maximum: 0.7

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Restaurant Spaces per 1000 SF (square feet) of GFA (gross floor area) unless otherwise noted.	<5000 SF: 10 +10 (Per 1000 SF seating area in excess of 20 outdoor seats) >5000 SF: 11 +11 (Per 1000 SF GFA seating area in excess of 20 outdoor seats)	8	1 Per 6 seats plus area for patrons served in vehicles	15	10	10	Minimum: 1 Maximum: 4

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Production and Processing Spaces per 1000 SF (square feet) of GFA (gross floor area) unless otherwise noted	Higher of: 1 Per 1000 SF Or 1 Per employee on major shift +1 Per company vehicle	Lower of: 1 Per 1000 SF Or 1 Per employee	Higher of: 1 Per 1000 SF Or 1 Per 2 employees	2 Plus any required spaces for office, sales or similar space	1.33 (Equals 1 per 1000 SF net floor area where net is defined as 75% of gross)	1.5	1 per 400 SF of office Plus requirements per parking district

*Parking comparisons in this table utilize base rates. Some areas like Arlington and Montgomery Counties and the City of Alexandria have stratified rates based on proximity to transit and urban density.

**Loudoun County is currently re-writing their zoning ordinance and has proposed a similar stratified rate framework as Fairfax County based on proximity to transit and urban centers.