

## Loading Requirement Comparison

The following chart compares the current loading requirements with the proposed requirements. Currently only 29 uses are identified as requiring loading spaces. If a use is not identified the loading is required to be provided for the most similar use. If a use is below the minimum square footage adequate receiving facilities are required. Except for adding a few uses the loading space requirements have not changed since 1978.

The proposal groups the loading requirement by classification and provides an exception of office, hotel, motel and indoor commercial recreation within the commercial classification. The Zoning Administrator must no longer determine the loading for a use that was not identified. If a use or building is below 10,000 square feet no loading spaces are required; however, adequate receiving facilities are still required. When the calculated number of spaces results in a number containing a fraction, the required number of spaces is rounded down when the fractional unit is less than 0.5 and is rounded up when the fractional unit is greater than 0.5.

**Table 6101.1: Minimum Required Off-Street Loading Spaces**

Classification	Use	Cat.	Current Requirement (Maximum of 5 spaces per use)	Proposed Requirement (Exempts first 10,000 Sq. Ft. of a use)	Notes
<b>Agricultural and Related Uses</b>	No uses Identified	NA	NA	No Minimum Requirement	No Change
<b>Residential Uses</b>	Congregate Living Facility	F	1 space for the first 10,000 square feet of gross floor area, plus 1 space for each additional 100,000 square feet or major fraction thereof	1 space per each 100,000 square feet of gross floor area, except that: <ul style="list-style-type: none"> <li>No more than 2 loading spaces are required for a structure.</li> </ul>	The current requirements require a loading space for the first 10,000 or 25,000 square feet and each additional 100,000 square feet with a maximum of 5 spaces required.  For smaller uses the proposal would either replace the loading space with an adequate receiving facility or reduce the requirement from 2 spaces to 1 space. The proposal also limits loading spaces to no more than 2 spaces for a structure instead of 5 spaces. This reduction was a common approval and was based on the ability for these users to control the loading area and there being no need for 5 loading spaces.
	Continuing Care Facility	NA	One space for the first 25,000 square feet of gross floor area plus one space for each additional building consisting of more than 100,000 square feet of gross floor area, except as may be modified by the Director		
	Dwelling, Multifamily	G	1 space for the first 25,000 square feet of gross floor area, plus 1 space for each additional 100,000 square feet or major fraction thereof		
	Residence Hall	NA	NA		

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	All other Residential Uses	NA	NA	NA	NA
<b>Public, Institutional, and Community Uses</b>	College or University	F	1 space for the first 10,000 square feet of gross floor area, plus 1 space for each additional 100,000 square feet or major fraction thereof	1 space per each 100,000 square feet of gross floor area, except that: <ul style="list-style-type: none"> <li>No more than 3 loading spaces are required for a structure when located in a Commercial Revitalization District as defined in Section 3102, or in an area identified by the Comprehensive Plan as a Commercial Revitalization Area, Commercial Business Center, Suburban Neighborhood in the Richmond Highway Corridor, Transit Station Area, Transit Oriented District, Transit Development District, or Tysons Urban Center; and</li> </ul>	<p>The current requirements require a loading space for the first 10,000 square feet and each additional 100,000 square feet with a maximum of 5 spaces required.</p> <p>For smaller uses the proposal would either replace the loading space with an adequate receiving facility or reduce the requirement from 2 spaces to 1 space.</p> <p>In areas with higher intensity the loading areas are typically controlled and can be lowered. Reduction in loading spaces can also facilitate improved site design.</p>
	Funeral Home	F			
	Independent Living Facility	F			
	Medical Care Facility	F			
	Private School	F			
	All other uses	NA	As determined by the Zoning Administrator	<ul style="list-style-type: none"> <li>No more than 5 loading spaces are required for a structure in any other area.</li> </ul>	

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Classification	Use	Cat.	Current Requirement (Maximum of 5 spaces per use)	Proposed Requirement (Exempts first 10,000 Sq. Ft. of a use)	Notes
<b>Commercial Uses</b>	Business Services	C	1 space for the first 10,000 square feet of gross floor area, plus 1 space for each additional 20,000 square feet or major fraction thereof	1 space per each 50,000 square feet of gross floor area, except that: <ul style="list-style-type: none"> <li>No more than 3 loading spaces are required for a structure when located in a Commercial Revitalization District as defined Section 3102, or in an area identified by the Comprehensive Plan as a Commercial Revitalization Area, Commercial Business Center, Suburban Neighborhood in the Richmond Highway Corridor, Transit Station Area, Transit Oriented District, Transit Development Area, or Tysons Urban Center; and</li> <li>No more than 5 loading spaces are required for a structure in any other area.</li> </ul>	The current requirements require a loading space for the first 5,000 or 10,000 square feet and each additional 15,000 to 30,000 square feet with a maximum of 5 spaces required. As proposed if under 10,000 square feet an adequate receiving facility would be required instead of a loading space. For smaller structures fewer loading spaces would be required.  Example: 100,000 SF building would require 5 loading spaces in each and proposed 2 spaces would be required. If the structure was 250,000 square feet, the current and proposed would require 5 spaces.
	Financial Institution or Drive-Through Financial Institution				
	Household Repair and Rental Service				
	Massage Therapy Establishment				
	Restaurant, Restaurant with Drive-Through, Carryout Restaurant;	D	1 space for the first 10,000 square feet of gross floor area, plus 1 space for each additional 25,000 square feet or major fraction thereof		
	Personal Service	B	1 space for the first 10,000 square feet of gross floor area, plus 1 space for each additional 15,000 square feet or major fraction thereof		
	Retail Sales				
	Vehicle Repair and Maintenance, Light				
	Vehicle Repair and Maintenance, Heavy	A	1 space for the first 5,000 square feet of gross floor area, plus 1 space for each additional 30,000 square feet or major fraction thereof		
	All other commercial uses except those listed below	NA	As determined by the Zoning Administrator		

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	Commercial Recreation, Indoor	F	1 space for the first 10,000 square feet of gross floor area, plus 1 space for each additional 100,000 square feet or major fraction thereof	1 space per 100,000 square feet of gross floor area, except that: <ul style="list-style-type: none"> <li>No more than 3 loading spaces are required for a structure when located in a Commercial Revitalization District as defined in Section 3102, or in an area identified by the Comprehensive Plan as a Commercial Revitalization Area, Commercial Business Center, Suburban Neighborhood in the Richmond Highway Corridor, Transit Station Area, Transit Oriented District, Transit Development District, or Tysons Urban Center; and</li> <li>No more than 5 loading spaces are required for a structure in any other area.</li> </ul>	<p>The current requirements require a loading space for the first 10,000 square feet and each additional 20,000 to 100,000 square feet with a maximum of 5 spaces required. As proposed if under 10,000 square feet an adequate receiving facility would be required instead of a loading space.</p> <p>For a 100,000 square foot building 2 spaces would be required for the commercial recreation and hotel and 5 for office in current ordinance and 1 space as proposed. For a 300,000 square foot office building the current would still require 5 spaces and the proposed would require 3 spaces.</p> <p>Larger uses often have managed loading docks and can control when loading is conducted.</p>
	Hotel or Motel				
	Office	C	1 space for the first 10,000 square feet of gross floor area, plus 1 space for each additional 20,000 square feet or major fraction thereof		
<b>Industrial Uses</b>	Mixed Waste Reclamation Facility;	A	1 space for the first 5,000 square feet of gross floor area, plus 1 space for each additional 30,000 square feet or major fraction thereof	1 space per each 50,000 square feet of gross floor area except that: <ul style="list-style-type: none"> <li>No more than 5 off-street loading spaces are required for a structure.</li> </ul>	<p>The current requirements require a loading space for the first 5,000 or 10,000 square feet and each additional 30,000 square feet with a maximum of 5 spaces required.</p> <p>For smaller uses the proposal would either replace the loading space with an adequate receiving facility or reduce the requirement from 2 spaces to 1 space.</p> <p>Example: 100,00 sf facilitate would require 4 spaces now and 2 as proposed.</p>
	Production and Processing;				
	Specialized Equipment and Heavy Vehicle Sale, Rental, or Service;				
	Warehouse;				

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	Wholesale Facility	E	1 space for the first 10,000 square feet of gross floor area, plus 1 space for each additional 30,000 square feet or major fraction thereof	1 space per each 50,000 square feet of gross floor area except that: <ul style="list-style-type: none"> <li>No more than 5 off-street loading spaces are required for a structure.</li> </ul>	The current requirements require a loading space for the first 5,000 or 10,000 square feet and each additional 30,000 square feet with a maximum of 5 spaces required.  For smaller uses the proposal would either replace the loading space with an adequate receiving facility or reduce the requirement from 2 spaces to 1 space.  Example: 100,00 sf facilitate would require 4 spaces now and 2 as proposed.
	All other industrial uses	NA	As determined by the Zoning Administrator		