

Parking Requirement Comparison

Below is a comparison of the current requirement and the proposed revisions along with updated notes for the reason of the change. The proposed rates and notes were made available to the public in July 2022, and these are updated based on most recent version. Options are presented in **bold** and *italics*.

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces			
Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
AGRICULTURAL AND RELATED USES			
Agricultural and Related Uses			
Agricultural Operation	No minimum requirement	No minimum requirement	No Change
Agritourism	<p>When by right: No minimum requirement</p> <p>When by administrative permit: Subject to the Zoning Administrator's determination that a parking plan demonstrates adequate parking is provided on-site</p> <p>When by SE: Based on a review of each proposal to include such factors as the number of spaces required to accommodate employees and visitor parking.</p>	<p>When by right: No minimum requirement</p> <p>When by administrative permit: Subject to the Zoning Administrator's determination that a parking plan demonstrates adequate parking is provided on-site.</p> <p>When by SE: Based on a review of each proposal to include such factors as the number of spaces required to accommodate employees and visitor parking.</p>	No Change
Farm Winery, Limited Brewery, or Limited Distillery	<p>When by right: No minimum requirement</p> <p>When by SE: Based on a review of each proposal to include such factors as the number of spaces required to accommodate employees and visitor parking.</p>	<p>When by right: No minimum requirement</p> <p>When by SE: Based on a review of each proposal to include such factors as the number of spaces required to accommodate employees and visitor parking.</p>	No Change
Stable, Riding or Boarding	As determined by the Director, based on a review of each proposal to include such factors as the number of spaces to accommodate employees, horse trailers, students, customers, and guests anticipated to be on-site at any one time, and the availability of areas on-site that can be used for auxiliary parking in times of peak demand.	Based on a review by the Board or BZA of each proposal to include such factors as the number of spaces to accommodate employees and visitor parking and the availability of areas on-site that can be used for auxiliary parking in times of peak demand.	This use requires the approval of an SE/SP. The number of spaces would be determined on a case-by-case basis by the Board of Supervisors or the Board of Zoning Appeals, as applicable, eliminating a determination by the Director of Land Development Services.

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
RESIDENTIAL USES			
Household Living			
Dwelling, Multifamily	1.6 spaces per unit	1.3 spaces per unit <i>(1.3 up to 1.6 spaces per unit)</i>	The Institute of Transportation Engineers (ITE) Parking Generation national average parking demand for suburban, non-transit-served multifamily dwellings is 1.3 spaces per unit.
Dwelling, Single-Family Attached	2.7 spaces per unit where only 1 such space is required to have convenient access to the street	2.7 spaces per unit of which 0.2 spaces per unit is located on common property and available for visitor or shared use <i>(Options for Board's consideration: 2.7 spaces per unit or 2.7 spaces per unit of which up to 0.7 spaces per unit is located on common property and available for visitor or shared use)</i>	No change to the total requirement. The proposal does require a portion of the spaces to be available for visitor or shared uses and they would not be permitted to be located on an individual lot. One space with convenient access to the street relocated to subsection 6100.1.
Dwelling, Single-Family Detached and Accessory Living Unit	2 spaces per unit for lots with frontage on a public street and 3 spaces per unit for lots with frontage on a private street, where only 1 such space is required to have convenient access to a street Accessory living unit (administrative permit): 1 additional space	2 spaces per unit for lots with frontage on a public street and 3 spaces per unit for lots with frontage on a private street Accessory living unit (administrative permit): 1 additional space	No Change One space with convenient access to the street relocated to subsection 6100.1.
Dwelling, Stacked Townhouse	2.3 spaces per unit where only 1 such space is required to have convenient access to the street	2.3 spaces of which 0.3 spaces per unit is located on common property and available for visitor or shared use <i>(Options for Board's consideration: 2 spaces per unit or up to 2.7 spaces per unit of which up to 0.7 spaces per unit is located on common property available for visitor or shared use)</i>	No change to the total requirement. This proposal does require a portion of the spaces to be available for visitor or shared uses and they would not be permitted to be located on an individual lot. One space with convenient access to the street relocated to subsection 6100.1.
Group Residential Facility	Applicable rate for the dwelling unit type	Applicable rate for the dwelling unit type	No Change

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
Live-Work Development	Applicable office rate or as reduced by the Board	Applicable residential rate	Revised to base the rate on the residential rate versus the office rate. This use is intended to be a residential dwelling unit with flexible workspace and parking is more consistent with a residential use than an office use.
Manufactured Home	1.5 spaces per unit	1.5 spaces (2 spaces) per unit	No Change
Group Living			
Congregate Living Facility	1 space per 3 residents, plus 1 additional space for each employee on major shift	1 space (No minimum up to 3 spaces) per 3 residents	Revised to remove additional parking for employees. Many facilities do not permit residents to have vehicles and number of employees is based on a ratio to the number of residents. This use requires a special exception in conventional districts or is shown on a development plan in planned districts thereby permitting individual review of the use.
Group Household	See subsection 4102.3.F	See subsection 4102.3.F	No Change
Religious Group Living	1 space per 2 sleeping accommodations based on the occupancy load of the building, plus 1 additional space for each manager or employee on major shift	1 space (No minimum up to 3 spaces) per 3 residents	Revised to be consistent with other group living facilities. Revision will result in a reduced parking requirement. This use requires a special permit in conventional districts or is shown on a development plan in planned districts thereby permitting individual review of the use.
Residence Hall	1 space per guest accommodation	1 space (No minimum up to 3 spaces) per 3 residents	Revised to be consistent with other group living facilities. Revision will result in a reduced parking requirement. This use requires a special exception in conventional districts or is shown on a development plan in planned districts thereby permitting individual review of the use.

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
PUBLIC, INSTITUTIONAL, AND COMMUNITY USES			
Community, Cultural, and Educational Facilities			
Adult Day Support Center	1 space per 4 adults, based on the maximum number of adults licensed to attend the center, or other amount as the Board may require as part of an approved rezoning or special exception	2 spaces (No minimum up to 3 spaces) per 1,000 square feet of gross floor area	Proposed conversion from number of adults to a square footage of the building to simplify the application of the rate. The proposed rate is consistent with child care centers.
Alternate Use of Public Facility	See most similar use	See most similar use	No Change
Child Care Center	Maximum daily enrollment of 99 children or less: 0.19 spaces per child Maximum daily enrollment of 100 or more children: 0.16 spaces per child	2 spaces (No minimum up to 3 spaces) per 1,000 square feet of gross floor area	Proposed conversion from number of children to a square footage of the building to simplify the application of the rate. The proposed rate is generally consistent with the 'per child' rate. The ITE Parking Generation rate is also generally consistent.
Club, Service Organization, or Community Center	1 space per 3 persons based on the occupancy load, plus 1 space per employee on major shift	6 spaces (No minimum up to 8 spaces) per 1,000 square feet of gross floor area	Proposed conversion from occupancy load and employees to a square footage of the building.
College or University	Determined by the Director based on 1 space per faculty and staff member and other full-time employee on major shift, plus a sufficient number of spaces to accommodate the anticipated number of students and visitors who will drive to the institution at any one time, including consideration of the occupancy load of all classroom facilities, auditoriums and stadiums, the availability of mass transportation, and the availability of areas on-site that can be used for auxiliary parking in times of peak demand.	Applicable office rate for classroom and office facilities; all other facilities associated with the use are subject to the requirements for the most similar use	This use is often located in leased office space, having similar parking demand as office. If the use includes other facilities typically found on a campus, such as residence halls or stadiums they will be parked at the applicable rate. Furthermore, State colleges and universities are not subject to the Zoning Ordinance.

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
Community Swim, Tennis, and Recreation Club	<p>Community Pool: 1 space for every 7 persons lawfully permitted in the pool at one time, plus 1 space per employee on major shift. The Director may reduce this standard based on the number of members who are within a reasonable walking distance of the pool.</p> <p>Tennis Club: 4 spaces per court, plus required spaces for affiliated uses, such as restaurants.</p> <p>Recreation Club without swimming or tennis: determined by the Director</p>	<p>Community Pool: 1 space for every 7 persons lawfully permitted in the pool at one time. The Director may proportionally reduce the number of spaces based on the number of members who live within one half mile (1,000 feet up to one half mile) walking distance of the pool. (Option: No minimum requirement)</p> <p>Tennis Club: 2 spaces per court</p> <p>Recreation Club without swimming or tennis: 6 spaces (No minimum up to 8 spaces) per 1,000 square feet of gross floor area</p>	<p>Community Pool: Retained the same rate with the removal of additional parking for employees.</p> <p>Tennis Club: Lowered the rate based on assumption that not every court will be used for doubles play with everyone driving separately.</p> <p>Recreation Club without swimming or tennis: Revised to provide a specific rate that is consistent with a community center.</p>
Convention or Conference Center	1 space per 3 persons based on the occupancy load, plus 1 space per employee on major shift	5 spaces (No minimum up to 5 spaces) per 1,000 square feet of gross floor area	Proposed conversion from occupancy load and employees to a simplified rate based on the square footage of the building. The proposed rate is based on input from the project consultant.
Cultural Facility or Museum	1 space per 300 square feet of gross floor area	3 spaces per 1,000 square feet of gross floor area	Current requirement requires 3 spaces per 900 square feet and proposed is 3 spaces per 1,000 square feet. This is a standardization to 1,000 square feet base when parking is based on the size of the building.
Public Use	<p>Determined by the Director based on the number of spaces required to accommodate employees, public use vehicles anticipated to be on-site at any one time, visitor parking, and the availability of areas on-site that can be used for auxiliary parking in times of peak demand. The number of spaces required for government office use may not be less than that required for office.</p> <p>Library: 7 spaces per 1,000 square feet of gross floor area</p> <p>Park: See Quasi-Public Park, Playground, or Athletic Field</p> <p>School: See School, Private</p>	<p>Library: 4 spaces (No minimum up to 7 spaces) per 1,000 square feet of gross floor area</p> <p>Park: See Quasi-Public Park, Playground, or Athletic Field</p> <p>School: See School, Private</p> <p>All Other Public Uses: Determined by the Director based on the number of spaces required to accommodate employees, public use vehicles anticipated to be on-site at any one time, visitor parking, and the availability of areas on-site that can be used for auxiliary parking in times of peak demand. The number of spaces required for government office use may not be less than that required for office.</p>	<p>Library: Proposed lower rate based on ITE Parking Generation indicates average parking demand for libraries is at 3.5 spaces per 1,000 square feet of gross floor area.</p> <p>Park: See Quasi-Public Park for rate</p> <p>School: See School, Private for rate</p> <p>All Other Public Uses: No Change</p>

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
Religious Assembly	1 space per 4 seats in the principal place of worship	1 space per 3 seats (1 space per 4 seats) in the principal place of worship when located in R district or 1 space per 4 seats in the principal place of worship when located in a P, C or I district	The residential district rate is proposed to be increased based on a review of previous approvals where the rate was established on average at 1 space per 2.6 seats. No change to the rate in P, C and I districts.
Religious Assembly with Private School, Specialized Instruction Center, or Child Care Center	The sum of the parking requirements for each use	1 space per 3 seats (1 space per 4 seats) in the principal place of worship when located in R district or 1 space per 4 seats in the principal place of worship when located in a P, C or I district	The rate no longer requires separate parking requirement for school, child care or specialized instruction center as these uses traditionally operate during non-peak worship services creating an inherent shared parking relationship.
School, Private	Determined by the Director based on the occupancy load of all classroom facilities, auditoriums and stadiums, proposed special education programs, and student-teacher ratios, and the availability of areas on-site that can be used for auxiliary parking in times of peak demand; but in no instance less than: Elementary or Intermediate: 1 space per faculty and staff member and other full-time employee on major shift, plus 4 spaces for visitors; or High School: 0.3 space per student, based on the maximum number of students attending classes at any one time	Elementary and Intermediate School: 1 space per faculty member and other full-time employee plus 4 spaces for visitors High School: 1 space per employee, plus 5 spaces per 100 students based on total maximum enrollment (Option: 1 space per faculty member and other full-time employee and 0.3 spaces per student)	Elementary and Intermediate School: No Change High School: Minimum rates are primarily based on staff and visitor parking analysis using information from Fairfax County Public Schools (FCPS). FCPS manages student parking at high schools with parking permits and can restrict the number of students permitted to park onsite. It is expected that private schools manage their parking similarly.
Specialized Instruction Center	2 spaces per each 3 employees on major shift, plus a sufficient number of spaces to accommodate all persons anticipated to be on-site at any one time under normal operating conditions.	2 spaces per each 3 employees	The proposed change is a simplification of the current rate. These uses are frequently established in shopping centers and industrial flex sites where parking can be shared.

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
Funeral and Mortuary Services			
Cemetery	As determined by the Director, based on a review of each proposal to include such factors as the number of spaces required to accommodate employees and visitor parking.	1 space per employee or 1 space per 1,000 square feet of gross floor area, whichever is less, except funeral homes located on the site are parked at the funeral home requirement.	There is typically not separate parking for visitors to the cemetery unless associated with a funeral home, office or maintenance facility.
Crematory	1 space per employee on major shift, plus 1 space per company vehicle and piece of mobile equipment	1 space per employee or 1 space per 1,000 square feet of gross floor area, whichever is less	This is a simplification of the rate.
Funeral Home	1 space per 4 seats in the main chapel or parlor, plus 1 space per 2 employees on major shift, plus 1 space for each vehicle used in connection with the business	1 space per 4 seats in the main chapel or parlor	This is a simplification of the rate.
Health Care			
Adult Day Care Center	1 space per 4 adults, based on the maximum number of adults licensed to attend the center, or other amount as the Board may require as part of an approved rezoning or special exception	2 spaces (No minimum up to 3 spaces) per 1,000 square feet of gross floor area	The proposed rate is consistent with child care center due to similar operational characteristics.
Continuing Care Facility	0.75 spaces per separate unit or bed approved on the development plan	0.75 spaces per separate unit or bed approved on the development plan	No Change
Independent Living Facility	1 space per 4 dwelling units, plus 1 space per 1 employee or staff member on major shift, or such greater number as the Board may require	0.75 spaces (No minimum up to 1.3 spaces) per unit	Independent living facilities were previously limited to residents 62 years and older. This was reduced to residents 55 and older therefore more residents are likely to own cars. The proposed rate is consistent with the rate for a continuing care facility.
Medical Care Facility	Hospital: 2.9 spaces per bed licensed by the State, plus additional or fewer spaces as deemed necessary based on specific analysis for each site.	Hospital: 2.9 spaces per bed licensed by the State	Hospital: Simplified requirement to not require a special analysis for each proposal. Also, this use requires Board of Supervisors review.

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
Medical Care Facility	<p>Institution providing intensive special medical or mental care: 1 space per 2 patients, based on the occupancy load, plus 1 space per employee or staff member on major shift</p> <p>Assisted Living or Nursing Facility: 1 space per 3 residents, plus 1 additional space for each employee</p>	<p>Institution providing intensive special medical or mental care: 1 space per 2 patients</p> <p>Assisted Living or Nursing Facility: 1 space per 3 residents</p>	<p>Institution providing intensive special medical or mental care: Many facilities do not permit residents to have vehicles and number of employees is based on a ratio to the number of residents.</p> <p>Assisted Living or Nursing Facility: Many facilities do not permit residents to have vehicles and number of employees is based on a ratio to the number of residents.</p>
Transportation			
Airport	1 space per employee on major shift, plus 1 space for each vehicle used in connection with the facility, plus sufficient space to accommodate the largest number of vehicles anticipated to be on-site at any one time	Determined by the Board based on an analysis of expected parking demand	This use is not expected to occur frequently and deserves a site-by-site review of parking demands.
Helipad	A minimum of 5 spaces for commercial helistops and a minimum of 2 spaces for non-commercial helistops	No minimum requirement	No minimum parking required due to limited or no full-time staff. The operator can determine the parking need for the facility.
Transit Facility	No minimum requirement, or as determined by the Board or Director	No minimum requirement	No minimum parking is permitted now and proposed to remain due to limited or no full-time staff. The operator can determine the parking need for the facility.
Utilities			
Solar Power Facility	1 space per 1.5 employees on major shift, plus 1 space per company vehicle	No minimum requirement	No minimum parking requirement due to limited or no full-time staff. The operator can determine the parking need for the facility.
Utility Facility, Heavy	1 space per 1.5 employees on major shift, plus 1 space per company vehicle	No minimum requirement	No minimum parking requirement due to limited or no full-time staff. The operator can determine the parking need for the facility.
Utility Facility, Light	1 space per 1.5 employees on major shift, plus 1 space per company vehicle	No minimum requirement	No minimum parking requirement due to limited or no full-time staff. The operator can determine the parking need for the facility.

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
Wireless Facility	No minimum requirement	No minimum requirement	No Change
COMMERCIAL USES			
Animal-Related Services			
Animal Shelter	<p>5,000 square feet of gross floor area or less: 10 spaces</p> <p>Greater than 5,000 square feet of gross floor area: 10 spaces; plus additional spaces as determined by the Director, based on the number of spaces required to accommodate employees and visitors anticipated to be on-site at any one time. Gross floor area does not include any outdoor exercise or dog run area that is enclosed by a roof or fencing material.</p>	<p>2 spaces per 1,000 square feet of gross floor area</p> <p>Gross floor area does not include any outdoor exercise or dog run area that is enclosed by a roof or fencing material.</p>	<p>The current rate equates to 2 spaces per 1,000 square feet and this is a standardization of using 1,000 square feet when parking is based on the size of the building.</p>
Kennel	<p>5,000 square feet of gross floor area or less: 10 spaces</p>	<p>2 spaces per 1,000 square feet of gross floor area. Gross floor area does not include any outdoor exercise or dog run area that is enclosed by a roof or fencing material.</p>	<p>The current rate equates to 2 spaces per 1,000 square feet and this is a standardization of using 1,000 square feet when parking is based on the size of the building.</p>
Kennel	<p>Greater than 5,000 square feet of gross floor area: 10 spaces; plus additional spaces as determined by the Director, based on the number of spaces required to accommodate employees and visitors anticipated to be on-site at any one time. Gross floor area does not include any outdoor exercise or dog run area that is enclosed by a roof or fencing material.</p>	<p>2 spaces per 1,000 square feet of gross floor area. Gross floor area does not include any outdoor exercise or dog run area that is enclosed by a roof or fencing material.</p>	<p>The current rate equates to 2 spaces per 1,000 square feet and this is a standardization of using 1,000 square feet when parking is based on the size of the building.</p>
Pet Grooming Establishment	<p>1 space per 200 square feet of gross floor area</p>	<p>4 spaces (No minimum up to 5 spaces) per 1,000 square feet of gross floor area</p>	<p>The current rate equates to 5 spaces per 1,000 square feet. The proposed rate is consistent with the retail sales rate.</p>

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
Veterinary Hospital	<p>5,000 square feet of gross floor area or less: 10 spaces Greater than 5,000 square feet of gross floor area: 10 spaces; plus additional spaces as determined by the Director, based on the number of spaces required to accommodate employees and visitors anticipated to be on-site at any one time. Gross floor area does not include any outdoor exercise or dog run area that is enclosed by a roof or fencing material.</p>	2 spaces per 1,000 square feet of gross floor area	The current rate equates to 2 spaces per 1,000 square feet and this is a standardization of using 1,000 square feet when parking is based on the size of the building.
Food and Lodging			
Bed and Breakfast	2 spaces per single-family dwelling, where only 1 such space is required to have convenient access to a street; plus 1 space per guest room	Applicable single family dwelling rate plus 1 space per guest room	No Change One space with convenient access to the street relocated to subsection 6100.1.
Catering	1 space per employee on major shift, plus 1 space per company vehicle and piece of mobile equipment	1 space per employee or 1 space per 1,000 square feet of gross floor area, whichever is less	Rate is aligned with production facility parking requirements.
Hotel or Motel	1 space per rental unit, plus 4 spaces per 50 rental units, plus required spaces for restaurants, assembly rooms, and affiliated facilities as determined by the Director.	1 space <i>(No minimum up to 1.5 spaces)</i> per rental unit or guest room	Proposed rate is a simplification of the current rate and would require slightly less parking.
Restaurant	<p>Unless otherwise provided in subsection 6100.4.D: Gross floor area of less than 5,000 square feet: 10 spaces per 1,000 square feet and 10 spaces per 1,000 square feet of outside seating area in excess of 20 outdoor seats.</p>	8 spaces <i>(No minimum up to 10 spaces)</i> per 1,000 square feet of gross floor area	Proposed rate combines indoor and outdoor seating, which offsets total parking demand based on seasonal use. Rate is based on data sampling from ITE Parking Generation and local restaurant surveys. Many restaurants are located in shopping centers which provide shared parking opportunities.

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
Restaurant	<p>Gross floor area of more than 5,000 square feet: 11 spaces per 1,000 square feet and 11 spaces per 1,000 square feet of outside seating area in excess of 32 outdoor seats.</p> <p>Spaces designated for curb-side pickup cannot be counted toward the minimum required number of parking spaces.</p>	<p>8 spaces (No minimum up to 10 spaces) per 1,000 square feet of gross floor area</p>	<p>Proposed rate combines indoor and outdoor seating, which offsets total parking demand based on seasonal use. Rate is based on data sampling from ITE Parking Generation and local restaurant surveys. Many restaurants are located in shopping centers which provide shared parking opportunities.</p>
Restaurant, Carryout	<p>Unless otherwise provided in subsection 6100.4.D: 6.5 spaces per 1,000 square feet of gross floor area</p>	<p>4 spaces (No minimum up to 5 spaces) per 1,000 square feet of gross floor area</p>	<p>Proposed rate is consistent with retail sales use.</p>
Restaurant with Drive-Through	<p>Unless otherwise provided in subsection 6100.4.D: Gross floor area of less than 5,000 square feet: 12 spaces per 1,000 square feet, plus 12 spaces per 1,000 square feet of outside seating area in excess of 20 outdoor seats. Gross floor area of more than 5,000 square feet: 12 spaces per 1,000 square feet, plus 12 spaces per 1,000 square feet of outside seating area in excess of 32 outdoor seats. Stacking spaces: 11 for the drive-through window, with a minimum of 5 spaces designated for the ordering station. Such spaces must be designed to not impede pedestrian or vehicular circulation on the site or on any abutting street. Spaces designated for curb-side pickup cannot be counted toward the minimum required number of parking spaces.</p>	<p>6 spaces (No minimum up to 12 spaces) per 1,000 square feet of gross floor area</p>	<p>General local survey data shows an average peak period demand of 6 spaces per 1,000 SF for this use. Average daily demand is less than 6 spaces per 1,000 square feet. The minimum requirements for stacking spaces are relocated to Table 6100.4.</p>
Retreat Center	<p>1 space per rental unit, plus 4 spaces per 50 rental units, plus required spaces for restaurants, assembly rooms, and affiliated facilities as determined by the Director.</p>	<p>1 space (0.75 up to 1.5 spaces) per rental unit or guest room</p>	<p>Proposed rate is consistent with the proposed Hotel rate.</p>

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
Office and Financial Institutions			
Alternative Lending Institution	4 spaces per 1,000 square feet of gross floor area	4 spaces per 1,000 square feet of gross floor area	No Change
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>	4 spaces per 1,000 square feet of gross floor area	Simplification of the rate with no change in expected parking. The minimum requirements for stacking spaces are relocated to Table 6100.4.
Financial Institution	4 spaces per 1,000 square feet of gross floor area for customer service, lobby, and teller area, plus required spaces for any associated offices	4 spaces per 1,000 square feet of gross floor area	Simplification of the rate with no change in expected parking.
Office	<p>50,000 square feet of gross floor area or less: 3.6 spaces per 1,000 square feet</p> <p>Greater than 50,000 but less than 125,000 square feet of gross floor area: 3 spaces per 1,000 square feet</p> <p>125,000 square feet of gross floor area or more: 2.6 spaces per 1,000 square feet</p> <p>The size of the office building is based on the definition of gross floor area as set forth in Article 9. Where more than one office building is located on a lot, gross floor area is based on each individual building and not on the total gross floor area of all buildings on the lot. Gross floor area as qualified in Subsection 6100.3 is used to determine the required number of parking spaces.</p> <p>Buildings connected by structures such as atriums, awnings, breezeways, carports, garages, party walls, or plazas are not considered one building.</p>	<p>50,000 square feet of gross floor area or less: 3 spaces (No minimum up to 3.6 spaces) per 1,000 square feet</p> <p>Greater than 50,000 square feet of gross floor area: 2 spaces (No minimum up to 3 spaces) per 1,000 square feet</p>	The proposed requirement is consistent with the pre-Covid regional and national trends for office parking as included in ITE Parking Generation with an average rate of 2.4 spaces per 1,000 square feet.

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Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
Office in a Residential District	3.6 spaces per 1,000 square feet	3 spaces (<i>No minimum up to 3.6 spaces</i>) per 1,000 square feet	Proposed rate to be consistent with a smaller office building
Personal and Business Services			
Business Service	1 space per 300 square feet of gross floor area	4 spaces per 1,000 square feet of gross floor area	Current requirement is 3.3 spaces per 1,000 square feet. Rate is proposed to slightly increase to be consistent with other personal and business services.
Household Repair and Rental Service	1 space per 200 square feet of gross floor area	4 spaces per 1,000 square feet of gross floor area	Current requirement is 5 spaces per 1,000 square feet. The proposed rate is slightly lower and consistent with the retail sales use.
Massage Therapy Establishment	1 space per 200 square feet of gross floor area	4 spaces per 1,000 square feet of gross floor area	Current requirement is 5 spaces per 1,000 square feet. The proposed rate is slightly lower and consistent with retail sales.
Personal Service	1 space per 200 square feet of gross floor area	4 spaces per 1,000 square feet of gross floor area	Current requirement is 5 spaces per 1,000 square feet. The proposed rate is slightly lower and consistent with the retail sales use.
Recreation and Entertainment			
Banquet or Reception Hall	1 space per 3 persons based on the occupancy load; plus 1 space per employee on major shift	8 spaces (<i>No minimum up to 10 spaces</i>) per 1,000 square feet of gross floor area	Proposed rate is consistent with the proposed restaurant rate.
Campground	As determined by the Board or BZA	No minimum requirement	Parking would typically be provided at the individual campsites. This use is subject to approval by the Board of Zoning Appeals and additional parking could be required if determined necessary.
Commercial Recreation, Indoor	<p>Generally: 1 space per 3 persons based on the occupancy load; plus 1 space per employee on major shift</p> <p>Bowling Alley: 4 spaces per alley, plus 1 space per employee on major shift, plus such additional spaces as may be required herein for affiliated uses such as restaurants</p>	<p>Generally: 1 space per employee or 1 space per 1,000 square feet of gross floor area, whichever is less</p> <p>Bowling Alley: 2 spaces per alley (<i>Option: No minimum up to 4 spaces per 1,000 square feet of gross floor area</i>)</p>	<p>Generally: Simplification of the rate to recognize these uses may have large space requirements</p> <p>Bowling Alley: Simplification and lowering the rate based on assumption that not every alley will be used by four bowlers with everyone driving separately.</p>

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
Commercial Recreation, Indoor	<p>Commercial Swimming Pool: 1 space per 4 persons lawfully permitted in the pool at one time, plus 1 space per employee on major shift</p> <p>Theater: 0.3 space per seat or similar vantage accommodation</p>	<p>Commercial Swimming Pool: 1 space per 4 persons lawfully permitted in the pool at one time</p> <p>Theater: 1 space per 3 seats <i>(No minimum up to 1 space per 5 seats)</i></p>	<p>Commercial Swimming Pool: Simplification of rate by removing additional parking for employees.</p> <p>Theater: Simplification of rate</p>
Commercial Recreation, Outdoor	<p>Generally: 1 space per 3 persons based on the occupancy load plus 1 space per employee on major shift</p> <p>Swimming Pool, Commercial: 1 space per 4 persons lawfully permitted in the pool at one time, plus 1 space per employee on major shift</p>	<p>Generally: 1 space per or 1 space per 1,000 square feet of gross floor area, whichever is less</p> <p>Commercial Swimming Pool: 1 space per 4 persons lawfully permitted in the pool at one time</p>	<p>Generally: Simplification of the rate to base it on 1,000 square feet of gross floor area and to be consistent with retail uses.</p> <p>Commercial Swimming Pool: Simplification of rate by removing additional parking for employees.</p>
Entertainment, Adult	0.3 space per seat	1 space per 3 seats <i>(No minimum up to 5 seats)</i>	This is a simplification of the rate.
Entertainment, Public	1 space per 3 persons based on the occupancy load, plus one space per employee on major shift	8 spaces <i>(No minimum up to 10 spaces)</i> per 1,000 square feet of gross floor area	Proposed rate is consistent with the proposed restaurant rate.
Golf Course or Country Club	1 space per 4 members based on maximum anticipated membership	As determined by Board based on anticipated membership and employees on major shift	These uses require special exception approval by the Board. Therefore, the parking requirement should be based on an evaluation of the anticipated membership and amenities to be provided.
Health and Exercise Facility, Large	1 space per 3 persons based on the occupancy load, plus 1 space per employee on major shift	4 spaces <i>(No minimum up to 5 spaces)</i> per 1,000 square feet of gross floor area	Proposed rate is consistent with the retail use rate.
Health and Exercise Facility, Small	1 space per 3 persons based on the occupancy load, plus 1 space per employee on major shift	4 spaces <i>(No minimum up to 5 spaces)</i> per 1,000 square feet of gross floor area	Proposed rate is consistent with the retail use rate.

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
Marina, Commercial	As determined by the Director, based on a review of each proposal to include such factors as the number of spaces required to accommodate employees of the greatest shift, visitor parking, maximum number of members and the number of boat slip	No minimum requirement	In conventional zoning districts commercial marinas may only be established through approval of a special permit or special exception. When located in a planned district, the use is only permitted when shown on a development plan, PRC plan, or through Board approval of a special exception. Therefore, the parking proposed can be evaluated during the review of the application.
Marina, Private Noncommercial	As determined by the Director, based on a review of each proposal to include such factors as the number of spaces required to accommodate employees of the greatest shift, visitor parking, maximum number of members and the number of boat slips.	No minimum requirement	In conventional zoning districts commercial marinas may only be established through approval of a special permit or special exception. When located in a planned district, the use is only permitted when shown on a development plan, PRC plan, or through Board approval of a special exception. Therefore, the parking proposed can be evaluated during the review of the application.
Quasi-Public Park, Playground, or Athletic Field	<p>Neighborhood Parks: Determined by the Director based on access to the park and the walking distance to the park from the surrounding development; the location of the park and the density of the surrounding development served; and the type and size of the proposed recreation uses or facilities.</p> <p>Urban Parks: No parking is required, provided such parks consist of urban style plazas, miniparks, and greenways, including trails, located within, contiguous to, or immediately across the street from urban, suburban and community business centers as defined in the plan, are oriented to pedestrian or bicycle use by the resident work force and adjacent residents, and provide open space and pedestrian oriented amenities.</p>	<p>No minimum requirement. <i>(Option: No minimum requirement for Neighborhood Parks and Urban Parks. Remainder of parks, Determined by the Director)</i></p>	<p>Neighborhood and urban parks would typically be located within walking distances of most users and parking could be provided on a case-by-case review of the need by the park operator or manager. For larger parks, the operating agency has criteria that are used to determine parking needs, therefore no minimum requirement is recommended.</p>

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
Quasi-Public Park, Playground, or Athletic Field	<p>Community, District, Countywide and Regional Parks: As determined by the Director, based on the parking requirements for the most similar type of use or facility set forth herein.</p>	<p>No minimum requirement. <i>(Option: No minimum requirement for Neighborhood Parks and Urban Parks. Remainder of parks, Determined by the Director)</i></p>	<p>Neighborhood and urban parks would typically be located within walking distances of most users and parking could be provided on a case-by-case review of the need by the park operator or manager. For larger parks, the operating agency has criteria that are used to determine parking needs, therefore no minimum requirement is recommended.</p>
Smoking Lounge	1 space per 3 persons based on the occupancy load; plus 1 space per employee on major shift	4 spaces (No minimum up to 6 spaces) per 1,000 square feet of gross floor area	Proposed rate is consistent with the retail use rate.
Stadium or Arena	0.3 space per seat or similar vantage accommodation	1 space per 3 seats (No minimum up to 5 seats)	Simplification of the rate
Zoo or Aquarium	As determined by the Board or BZA	As determined by the Board or BZA	No Change
Retail Sales			
Convenience Store	6.5 spaces per 1,000 square feet of gross floor area Spaces designated for curbside pickup cannot be counted toward the minimum required number of parking spaces	4 spaces (No minimum up to 5 spaces) per 1,000 square feet of gross floor area	Proposed rate is consistent with the proposed retail use rate.
Drive-Through, Other	As required for the most similar use, plus 5 stacking spaces in front of each drive-through window	4 spaces (No minimum up to 5 spaces) per 1,000 square feet of gross floor area	Proposed rate is consistent with the proposed retail use rate. The minimum requirements for stacking spaces are relocated to Table 6100.4.
Drive-Through Pharmacy	1 space per 200 square feet of net floor area for the first 1,000 square feet, plus 6 spaces per each additional 1,000 square feet, plus 5 stacking spaces in front of each drive-through window	4 spaces (No minimum up to 5 spaces) per 1,000 square feet of gross floor area	Proposed rate is consistent with the proposed retail use rate. The minimum requirements for stacking spaces are relocated to Table 6100.4.
Drug Paraphernalia Establishment	1 space per 200 square feet of net floor area for the first 1,000 square feet, plus 6 spaces per each additional 1,000 square feet	4 spaces (No minimum up to 5 spaces) per 1,000 square feet of gross floor area	Proposed rate is consistent with the proposed retail use rate.

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
Garden Center	<p>Commercial Districts: 1 space per 200 square feet of net floor area for the first 1,000 square feet, plus 6 spaces per each additional 1,000 square feet</p> <p>Residential Districts: 1 space per 200 square feet of net floor area for the first 1,000 square feet, plus 6 spaces per each additional 1,000 square feet, plus 1 space per 500 square feet of outdoor sales/display area to include greenhouses used for the sales/display of plant materials, plus 1 space per employee on major shift and company/commercial vehicle and sufficient space for the parking of any related equipment for landscape contracting services as an accessory component; or as modified by the Board based on the specific characteristics of the garden center use such as the size, scale, or type of accessory uses, when it is demonstrated that fewer parking spaces would adequately serve the site.</p>	<p>4 spaces (<i>No minimum up to 5 spaces</i>) per 1,000 square feet of gross floor area plus 2 spaces per 1,000 square feet of greenhouse sales area and outdoor sales/display area</p>	<p>Proposed rate is consistent with the proposed retail use rate.</p>
Pawnshop	<p>1 space per 200 square feet of net floor area for the first 1,000 square feet, plus 6 spaces per each additional 1,000 square feet</p>	<p>4 spaces (<i>No minimum up to 5 spaces</i>) per 1,000 square feet of gross floor area</p>	<p>Proposed rate is consistent with the proposed retail use rate.</p>
Retail Sales, General	<p>Generally: 1 space per 200 square feet of net floor area for the first 1,000 square feet, plus 6 spaces per each additional 1,000 square feet</p> <p>Furniture or Carpet Store: 1 space per 500 square feet of net floor area, plus 1 space for each employee on major shift</p>	<p>4 spaces (<i>No minimum up to 5 spaces</i>) per 1,000 square feet of gross floor area</p>	<p>County surveys of standalone retail sites indicate an average parking demand of 3 spaces per 1,000 gross square feet. The project seeks to treat a variety of retail-type uses similarly for parking requirements, therefore 4 spaces per 1,000 gross square feet is proposed for these broader retail categories.</p>

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
Retail Sales, Large	<p>Generally: 1 space per 200 square feet of net floor area for the first 1,000 square feet, plus 6 spaces per each additional 1,000 square feet</p> <p>Furniture or Carpet Store: 1 space per 500 square feet of net floor area, plus 1 space for each employee on major shift</p>	4 spaces (<i>No minimum up to 5 spaces</i>) per 1,000 square feet of gross floor area	Proposed rate is consistent with the proposed retail use rate.
Vehicle-Related Uses			
Car Wash	4 spaces per bay or stall; plus 1 space per employee for a self-service establishment, or 1 space per employee on major shift, plus sufficient area for 10 stacking spaces per bay or stall for an automated establishment.	As determined by the Board	This is a special exception review and case by case review of parking needs can be done as part of the entitlement. The minimum requirements for stacking spaces are relocated to Table 6100.4.
Commercial Off-Street Parking	No minimum requirement	No minimum requirement	No Change
New Vehicle Storage	No minimum requirement	No minimum requirement	No Change
Truck Rental Establishment	1 space per 500 square feet of enclosed sales and rental floor area, plus 1 space per 2,500 square feet of open sales and rental display lot area, plus 1 space per employee on major shift, but never less than 5 spaces. When the enclosed office, sales, and rental area or employees are shared with another use for which parking has been provided, only the open sales and rental display area is required to be separately parked.	2 spaces per 1,000 square feet of enclosed sales and rental floor area	This is a simplification of the current rate using the standard required spaces based on 1,000 square feet of the use and elimination of the separate parking for employees since this is not a consistent number.
Vehicle Fueling Station	2 spaces per service bay, plus 6.5 spaces per 1,000 square feet of gross floor area devoted to the retail use, but never less than 5 spaces	2 spaces (<i>No minimum up to 5 spaces</i>) per service bay, plus 4 spaces per 1,000 square feet of gross floor area devoted to retail sales	Proposed rate retains the service bay requirement and aligns the retail use to the retail rate.

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
Vehicle Repair and Maintenance, Heavy	2 spaces per service bay, plus 1 space per employee on major shift	2 spaces per service bay	Retains the service bay rate and eliminates the additional requirement for employees consistent with the approach to base parking on a standard that does not frequently change.
Vehicle Repair and Maintenance, Light	1 space per 200 square feet of net floor area, plus 2 spaces per service bay, plus 1 space per employee on major shift	2 spaces per service bay	Retains the service bay rate and eliminates the additional requirement for employees consistent with the approach to base parking on a standard that does not frequently change.
Vehicle Sales, Rental, and Service	1 space per 500 square feet of enclosed sales and rental floor area, plus 1 space per 2,500 square feet of open sales and rental display lot area, plus 2 spaces per service bay, plus 1 space per employee on major shift, but never less than 5 spaces	2 spaces per 1,000 square feet of enclosed sales and rental floor area	Retains the square footage rate and eliminates the additional requirement for employees consistent with the approach to base parking on a standard that does not frequently change.
Vehicle Transportation Service	Based on the size and maximum number of company vehicles stored on-site with a minimum of 1 space per 1 employee on major shift, plus 1 space per company vehicle stored on-site.	1 space per 1 employee on major shift	Simplified rate to eliminate company vehicle requirements. Company vehicles will still be required to be parked onsite by another section of the ordinance.
INDUSTRIAL USES			
Freight Movement, Warehousing, and Wholesale Distribution			
Data Center	1 space per 1.5 employees on major shift, plus 1 space per company vehicle	2 spaces (No minimum up to 3 spaces) per 1,000 square feet of gross floor area of office space associated with the use	The proposed rate is consistent with the proposed office rate. In Data Centers the amount of building gross floor area devoted to servers and other equipment is much higher compared to the amount of gross floor area devoted to office use and employees which generates the need for parking, therefore the minimum parking requirement as proposed is based on the amount of office space in the building.

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
Freight Distribution Hub	1 space per 1.5 employees on major shift, plus 1 space per company vehicle but with a minimum of 1 space per 1,000 square feet of gross floor area	1 space per employee or 1 space per 1,000 square feet of gross floor area, whichever is less	This is the proposed standard rate for industrial uses. It is proposed to determine parking by square footage of the facility or employees due to variations in the ratio of building size to employees. Company vehicles will still be required to be parked onsite by another section of the ordinance.
Goods Distribution Hub	1 space per 1.5 employees on major shift, plus 1 space per company vehicle but with a minimum of 1 space per 1,000 square feet of gross floor area	1 space per employee or 1 space per 1,000 square feet of gross floor area, whichever is less	This is the proposed standard rate for industrial uses. It is proposed to determine parking by square footage of the facility or employees due to variations in the ratio of building size to employees. Company vehicles will still be required to be parked onsite by another section of the ordinance.
Self-Storage	3.2 spaces per 1,000 square feet of gross floor area of office space associated with the use plus 1 space per employee on major shift, and 2 spaces for a resident manager. The width of travel aisles for vehicular access and loading and unloading are subject to the approval of the Director	3 spaces (No minimum up to 3 spaces) per 1,000 square feet of gross floor area of office space associated with the use	The proposed rate is consistent with the proposed rate for a smaller office.
Warehouse	1 space per 1.5 employees on major shift, plus 1 space per company vehicle, plus sufficient space to accommodate the largest number of visitors anticipated to be on-site at any one time, but with a minimum of 1 space per 1,000 square feet of gross floor area	1 space per employee or 1 space per 1,000 square feet of gross floor area, whichever is less	This is the proposed standard rate for industrial uses. It is proposed to determine parking by square footage of the facility or employees due to variations in the ratio of building size to employees. Company vehicles will still be required to be parked onsite by another section of the ordinance.
Wholesale Facility	1 space per 1.5 employees on major shift, plus 1 space per company vehicle, but with a minimum of 1 space per 1,000 square feet of gross floor area	1 space per employee or 1 space per 1,000 square feet of gross floor area, whichever is less	This is the proposed standard rate for industrial uses. It is proposed to determine parking by square footage of the facility or employees due to variations in the ratio of building size to employees. Company vehicles will still be required to be parked onsite by another section of the ordinance.

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
Industrial Services and Extraction of Materials			
Building Materials Storage and Sales	1 space per 1.5 employees on major shift, plus 1 space per company vehicle, plus sufficient space to accommodate the largest number of visitors anticipated to be on-site at any one time, but with a minimum of 1 space per 1,000 square feet of gross floor area	1 space per employee or 1 space per 1,000 square feet of gross floor area, whichever is less	This is the proposed standard rate for industrial uses. It is proposed to determine parking by square footage of the facility or employees due to variations in the ratio of building size to employees. Company vehicles will still be required to be parked onsite by another section of the ordinance.
Contractor's Office and Shop	1 space per 1.5 employees on major shift, plus 1 space per company vehicle, plus sufficient space to accommodate the largest number of visitors anticipated to be on-site at any one time, but with a minimum of 1 space per 1,000 square feet of gross floor area	1 space per employee or 1 space per 1,000 square feet of gross floor area, whichever is less	This is the proposed standard rate for industrial uses. It is proposed to determine parking by square footage of the facility or employees due to variations in the ratio of building size to employees. Company vehicles will still be required to be parked onsite by another section of the ordinance.
Extraction Activity	As determined by the BZA	As determined by the BZA	No Change
Petroleum Products Storage Facility	1 space per 1.5 employees on major shift, plus 1 space per company vehicle	1 space per employee or 1 space per 1,000 square feet of gross floor area, whichever is less	This is the proposed standard rate for industrial uses. It is proposed to determine parking by square footage of the facility or employees due to variations in the ratio of building size to employees. Company vehicles will still be required to be parked onsite by another section of the ordinance.
Specialized Equipment and Heavy Vehicle Sale, Rental, or Service	1 space per 500 square feet of enclosed sales and rental floor area, plus 1 space per 2,500 square feet of open sales and rental display lot area, plus 2 spaces per service bay, plus 1 space per employee on major shift, but never less than 5 spaces	1 space per 1,000 square feet of enclosed sales and rental floor area	This is the proposed standard rate for industrial uses. It is proposed to determine parking by square footage of the facility or employees due to variations in the ratio of building size to employees. Company vehicles will still be required to be parked onsite by another section of the ordinance.
Storage Yard	1 space per 1.5 employees on major shift, plus 1 space per company vehicle, plus sufficient space to accommodate the largest number of visitors anticipated to be on-site at any one time, but with a minimum of 1 space per 1,000 square feet of gross floor area	1 space per employee or 1 space per 1,000 square feet of gross floor area, whichever is less	This is the proposed standard rate for industrial uses. It is proposed to determine parking by square footage of the facility or employees due to variations in the ratio of building size to employees. Company vehicles will still be required to be parked onsite by another section of the ordinance.

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
Vehicle Storage or Impoundment Yard	1 space per 1.5 employees on major shift, plus 1 space per company vehicle, plus sufficient space to accommodate the largest number of visitors anticipated to be on-site at any one time, but with a minimum of 1 space per 1,000 square feet of gross floor area	1 space per employee or 1 space per 1,000 square feet of gross floor area, whichever is less	This is the proposed standard rate for industrial uses. It is proposed to determine parking by square footage of the facility or employees due to variations in the ratio of building size to employees. Company vehicles will still be required to be parked onsite by another section of the ordinance.
Production of Goods			
Craft Beverage Production Establishment	1 space per 4 seats where seating is at tables, plus 1 space per 2 seats where seating is at a counter, plus 1 space per 2 employees. This rate applies to outdoor seating in excess of 20 outdoor seats for an establishment with a gross floor area of less than 5,000 square feet, or to outdoor seating in excess of 32 outdoor seats for an establishment with a gross floor area of 5,000 square feet or more	8 spaces <i>(No minimum up to 10 spaces)</i> per 1,000 square feet of gross floor area, excluding area devoted to the production and processing of craft beverages	The minimum requirement is revised to park only the tasting area of these establishments, which generates the primary parking demand. The minimum requirement for the tasting area is based on the proposed revised restaurant rate.
Production or Processing	1 space per employee on major shift, plus 1 space per company vehicle and piece of mobile equipment	1 space per employee or 1 space per 1,000 square feet of gross floor area, whichever is less	This is the proposed standard rate for industrial uses. It is proposed to determine parking by square footage of the facility or employees due to variations in the ratio of building size to employees. Company vehicles will still be required to be parked onsite by another section of the ordinance.
Production or Processing, Heavy	1 space per employee on major shift, plus 1 space per company vehicle and piece of mobile equipment	1 space per employee or 1 space per 1,000 square feet of gross floor area, whichever is less	This is the proposed standard rate for industrial uses. It is proposed to determine parking by square footage of the facility or employees due to variations in the ratio of building size to employees. Company vehicles will still be required to be parked onsite by another section of the ordinance.
Small-Scale Production Establishment	C-3, C-4, C-5, C-6, C-7, C-8, PDH, PDC, PRM, and PRC Districts: 1 space per employee on major shift, plus 1 space per company vehicle and piece of mobile equipment, but with a minimum of 1 space per 1,000 square feet of gross floor area	1 space per employee or 1 space per 1,000 square feet of gross floor area, whichever is less	This is the proposed standard rate for industrial uses. It is proposed to determine parking by square footage of the facility or employees due to variations in the ratio of building size to employees. Company vehicles will still be required to be parked onsite by another section of the ordinance.

Table 6100.2: Minimum Required Off-Street Vehicle Parking Spaces

Use	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
Small-Scale Production Establishment	I-3 District: 1 space per employee on major shift, plus 1 space per company vehicle and piece of mobile equipment	1 space per employee or 1 space per 1,000 square feet of gross floor area, whichever is less	This is the proposed standard rate for industrial uses. It is proposed to determine parking by square footage of the facility or employees due to variations in the ratio of building size to employees. Company vehicles will still be required to be parked onsite by another section of the ordinance.
Waste and Recycling Facilities			
Junkyard	1 space per 1.5 employees on major shift, plus 1 space per company vehicle, plus sufficient space to accommodate the largest number of visitors anticipated to be on-site at any one time, but with a minimum of 1 space per 1,000 square feet of gross floor area	1 space per employees or 1 space per 1,000 square feet of gross floor area, whichever is less	This is the proposed standard rate for industrial uses. It is proposed to determine parking by square footage of the facility or employees due to variations in the ratio of building size to employees. Company vehicles will still be required to be parked onsite by another section of the ordinance.
Mixed Waste Reclamation Facility	1 space per 1 employee on major shift, plus 1 space per company vehicle	1 space per employees or 1 space per 1,000 square feet of gross floor area, whichever is less	This is the proposed standard rate for industrial uses. It is proposed to determine parking by square footage of the facility or employees due to variations in the ratio of building size to employees. Company vehicles will still be required to be parked onsite by another section of the ordinance.
Recycling Center	1 space per 1 employee on major shift, plus 1 space per company vehicle	1 space per employees or 1 space per 1,000 square feet of gross floor area, whichever is less	This is the proposed standard rate for industrial uses. It is proposed to determine parking by square footage of the facility or employees due to variations in the ratio of building size to employees. Company vehicles will still be required to be parked onsite by another section of the ordinance.
Solid Waste Disposal Facility	1 space per 1 employee on major shift, plus 1 space per company vehicle	1 space per employees or 1 space per 1,000 square feet of gross floor area, whichever is less	This is the proposed standard rate for industrial uses. It is proposed to determine parking by square footage of the facility or employees due to variations in the ratio of building size to employees. Company vehicles will still be required to be parked onsite by another section of the ordinance.

Table 6100.3: Shopping Center Minimum Required Off-Street Vehicle Parking Spaces

Shopping Centers	Current Minimum Parking Requirements	Proposed Minimum Parking Requirement	NOTES
≤100,000 square feet gross floor area	4.3 spaces per 1,000 square feet of gross floor area	4 spaces (No minimum up to 4 spaces) per 1,000 square feet of gross floor area	County surveys of standalone retail sites indicate an average parking demand of 3 spaces per 1,000 gross square feet. The project seeks to treat a variety of retail-type uses similarly for parking requirements, therefore 4 spaces per 1,000 gross square feet is proposed for these broader retail categories.
>100,000 but ≤400,000 square feet gross floor area	4 spaces per 1,000 square feet of gross floor area	3 spaces (No minimum up to 4 spaces) per 1,000 square feet of gross floor area	Based on analysis of retail parking activities and the size of retail centers, a minimum of 3 spaces per 1,000 gross square feet is proposed.
>400,000 but ≤800,000 square feet gross floor area	4.8 spaces per 1,000 square feet of gross floor area		
>800,000 square feet gross floor area	2.5 spaces per 1,000 square feet of gross floor area	2.5 spaces per 1,000 square feet of gross floor area	No change. The current rate was adopted by the Board in 2019.

Tiered Framework

Suburban Centers

This planning area designation currently does not have a separate parking requirement and all uses are parked per current Table 6100.1.

TABLE 6100.5: Suburban Center Parking Requirements			
Use	Current Minimum Parking Requirement	Proposed Minimum Parking Requirement	Notes
Dwelling, Multifamily	1.6 spaces per dwelling unit	90 percent (80 up to 100 percent) of the parking rate established in Table 6100.2 (1.3 up to 1.6 spaces per dwelling unit or up to 1 space per bedroom)	The Board has the option to reduce multifamily parking or keep the same base rate. As proposed, 90 percent of the proposed 1.3 base rate is 1.17 spaces per dwelling unit.
Dwelling, Multifamily – ADU Development			
All Other Residential Uses	In accordance with the Table 6100.1	In accordance with Table 6100.2	No change (The table reference number is different but is the same use-based table.)
All Other Nonresidential Uses	In accordance with the Table 6100.1	90 percent (80 up to 100 percent) of the parking rate established in Table 6100.2 and 6100.3.	The Board has the option to reduce non-residential use parking or keep the same base rate. As proposed, it would permit the use of 90 percent of base rate (10 percent less) for nonresidential uses in accordance with the use-based table or shopping center table.

Revitalization

The Zoning Ordinance permits a 20 percent reduction for nonresidential uses in the Commercial Revitalization Districts (CRD) and the Lake Anne Commercial Revitalization Area subject to Board of Supervisor approval (Richmond Highway CRD is by-right). The proposed amendment recommends a new rate of 80 percent (20 percent reduction) of the base rate by-right and expands to Merrifield Commercial Revitalization Area, Community Business Centers, Suburban Neighborhoods in the Richmond Highway Corridor and the Urban Center of Fairfax Center. New rates for residential uses are also proposed.

TABLE 6100.6: Revitalization Area Parking Requirements			
Use	Current Minimum Parking Requirement	Proposed Minimum Parking Requirement	Notes
Dwelling, Single Family Detached	2 spaces per unit for lots with frontage on a public street and 3 spaces per unit for lots with frontage on a private street, where only 1 such space is required to have convenient access to a street	2 spaces per unit <i>(2 spaces per unit for lots with frontage on a public street and 3 spaces per unit for lots with frontage on a private street)</i>	Retains two spaces per unit but does not require an additional space if located on a private street.
Dwelling, Single Family Attached	2.7 spaces per unit where only 1 such space is required to have convenient access to the street	1.8 spaces per unit of which 0.3 space per unit is located on common property and available for visitor or shared use. <i>(1 up to 2.7 spaces per dwelling unit of which up to 0.3 space per unit is located on common property and available for visitor or shared use)</i>	The Board has the option to reduce this parking or keep the same base rate. A 100-unit development would require 180 spaces of which 30 spaces would need to be on common property for shared or visitor use.
Dwelling, Single-Family Attached – ADU Development			
Dwelling, Stacked Townhouses	2.3 spaces per unit where only 1 such space is required to have convenient access to the street	1.8 spaces per unit of which 0.3 space per unit is located on common property and available for visitor or shared use. <i>(1 up to 2.3 spaces per dwelling unit of which up to 0.3 space per unit is located on common property and available for visitor or shared use)</i>	The Board has the option to reduce this parking or keep the same base rate. A 100-unit development would require 180 spaces of which 30 spaces would need to be on common property for shared or visitor use.
Dwelling, Stacked Townhouses – ADU Development			
Dwelling, Multifamily	1.6 spaces per unit	80 percent <i>(70 up to 90 percent)</i> of the per unit parking rate established in Table 6100.2 <i>(0.6 space (0.4 to 0.8 spaces) per bedroom)</i>	The Board has the option to reduce this parking or keep the same base rate. The total number of bedrooms in a multifamily building would determine the minimum number of parking spaces. Revised to recommends per unit rate instead of a bedroom rate. Based on 1.6 spaces per unit, 320 spaces are required for a 200-unit apartment building. As proposed at 80 percent of the proposed base rate of 1.3 spaces per unit is 1.04 spaces per unit and 208 spaces are required.
Dwelling, Multifamily – ADU Development			
All Other Residential Uses	In accordance with Table 6100.1	In accordance with Table 6100.2	No change

TABLE 6100.6: Revitalization Area Parking Requirements			
All Other Nonresidential Uses	The minimum off-street parking requirements for nonresidential uses may be reduced by up to 20 percent	80 percent (70 up to 80 percent) of the parking rate established in Table 6100.2 or 6100.3	The proposed rate of 80 percent of the base is consistent with the current 20 percent reduction for revitalization areas. The proposed change in the rate is by-right and will not require administrative action by the Board.

Transit Station Areas

TABLE 6100.7: Transit Station Area Parking Requirements			
Use	Current Minimum Parking Requirement	Proposed Minimum Parking Requirement	Notes
Dwelling, Single Family Detached	2 spaces per unit for lots with frontage on a public street and 3 spaces per unit for lots with frontage on a private street, where only 1 such space is required to have convenient access to a street	2 spaces per unit (2 spaces per unit for lots with frontage on a public street and 3 spaces per unit for lots with frontage on a private street)	Retains two spaces per unit but does not require an additional space if located on a private street.
Dwelling, Single Family Attached	2.7 spaces per unit where only 1 such space is required to have convenient access to the street	1.3 spaces per unit of which 0.3 space per unit is located on common property and available for visitor or shared use. (1 up to 2.7 spaces per dwelling unit of which up to 0.3 space per unit is located on common property and available for visitor or shared use)	The Board has the option to reduce this parking or keep the same base rate. A 100-unit development would require 130 spaces of which 30 spaces would need to be on common property for shared or visitor use.
Dwelling, Single-Family Attached – ADU Development			
Dwelling, Stacked Townhouses	0 or 1 bedroom: 1.3 spaces per unit 2 bedrooms: 1.5 spaces per unit 3 or more bedrooms: 1.6 spaces per unit	1.3 spaces per unit of which 0.3 space per unit is located on common property and available for visitor or shared use. (1 up to 2.7 spaces per dwelling unit of which up to 0.3 space per unit is located on common property and available for visitor or shared use)	The Board has the option to reduce this parking or keep the same base rate. A 100-unit development would require 130 spaces of which 30 spaces would need to be on common property for shared or visitor use.
Dwelling, Stacked Townhouses – ADU Development			

TABLE 6100.7: Transit Station Area Parking Requirements			
Dwelling, Multifamily	0 or 1 bedroom: 1.3 spaces per unit 2 bedrooms: 1.5 spaces per unit 3 or more bedrooms: 1.6 spaces per unit	0.4 space (0.4 to 0.8 spaces) per bedroom (or 60 up to 80 percent of the per unit parking rate established in Table 6100.2)	The current rate is not a per bedroom rate, but a dwelling unit rate based on the bedroom type. The Board has the option to reduce this parking based on bedrooms only or reduce the parking between 80 and 60 percent of the rates in current Table 6100.2. Applying the proposed rate of 0.4 spaces per bedroom, if a 200-unit building had 100 1-bedroom units and 100 2-bedroom units, this equals 300 bedrooms. A minimum of 120 spaces would be required. If the Board elects to use the per unit option of 70 percent of the proposed base rate of 1.3 spaces per unit (0.91), 182 spaces are required.
Dwelling, Multifamily – ADU Development			
All Other Residential Uses	In accordance with Table 6100.1	In accordance with Table 6100.2	No change
Offices	0 to 0.25 miles from a metro station entrance along an accessible route: 2 spaces per 1,000 square feet of gross floor area. More than 0.25 miles from a metro station entrance along an accessible route: 2.3 spaces per 1,000 square feet gross floor area	70 percent (60 up to 80) of the parking rate established in Tables 6100.2 or 6100.3.	To simplify the rate, the current exception for restaurants and the separate rates for office are excluded. All nonresidential uses would be parked at 70 percent of their base rate. A 200,000 square foot office building has a proposed base rate of 2 spaces per 1,000 square feet. This requires 400 spaces. As proposed, 70 percent of the base rate will require a minimum of 280 spaces.
All other commercial uses, except restaurants	80 percent of the parking rate established in Tables 6100.1 or 6100.2		
All Other Nonresidential Uses	The minimum off-street parking requirements for nonresidential uses may be reduced by up to 20 percent		

Transit Oriented Development

TABLE 6100.8: Transit Oriented Development Parking Requirements			
Use	Current Minimum Parking Requirement	Proposed Minimum Parking Requirement	Notes
Dwelling, Single Family Detached	2 spaces per unit for lots with frontage on a public street and 3 spaces per unit for lots with frontage on a private street, where only 1 such space is required to have convenient access to a street	2 spaces per unit <i>(2 spaces per unit for lots with frontage on a public street and 3 spaces per unit for lots with frontage on a private street)</i>	Retains two spaces per unit but does not require an additional space if located on a private street.
Dwelling, Single Family Attached	2.7 spaces per unit where only 1 such space is required to have convenient access to the street	1.3 spaces per unit of which 0.3 space per unit is located on common property and available for visitor or shared use. <i>(1 up to 2.7 spaces per dwelling unit of which up to 0.3 space per unit is located on common property and available for visitor or shared use)</i>	Retains the same rate proposed for transit station areas.
Dwelling, Single-Family Attached – ADU Development			
Dwelling, Stacked Townhouses	0 or 1 bedroom: 1.3 spaces per unit 2 bedrooms: 1.5 spaces per unit 3 or more bedrooms: 1.6 spaces per unit	1.3 spaces per unit of which 0.3 space per unit is located on common property and available for visitor or shared use. <i>(1 up to 2.7 spaces per dwelling unit of which up to 0.3 space per unit is located on common property and available for visitor or shared use)</i>	Retains the same rate proposed for transit station areas.
Dwelling, Stacked Townhouses – ADU Development			
Dwelling, Multifamily	0 or 1 bedroom: 1.3 spaces per unit 2 bedrooms: 1.5 spaces per unit 3 or more bedrooms: 1.6 spaces per unit	0.3 space <i>(0.3 to 0.7 spaces)</i> per bedroom <i>(or 50 up to 70 percent of the per unit parking rate established in Table 6100.2)</i>	The Board has the option to reduce this parking based on bedrooms only or reduce the parking by between 70 and 50 percent of the rates in current Table 6100.2. Applying the proposed rate of 0.3 spaces per bedroom, if a 200-unit building had 100 1-bedroom units and 100 2-bedroom units, this equals 300 bedrooms. A minimum of 90 spaces would be required. If the Board elects to use the per unit option of 60 percent of the proposed base rate of 1.3 spaces per unit (0.78), 156 spaces are required.
Dwelling, Multifamily – ADU Development			

TABLE 6100.8: Transit Oriented Development Parking Requirements			
All Other Residential Uses	In accordance with Table 6100.1	In accordance with Table 6100.2	No change
Offices	0 to 0.25 miles from a metro station entrance along an accessible route: 2 spaces per 1,000 square feet of gross floor area. More than 0.25 miles from a metro station entrance along an accessible route: 2.3 spaces per 1,000 square feet gross floor area	60 percent (50 up to 70) of the parking rate established in Tables 6100.2 or 6100.3.	Transit oriented developments are typically within ¼ mile of Metro. Currently this area has the same rate as a transit station area. The same rate proposed for transit station areas is applied.
All other commercial uses, except restaurants	80 percent of the parking rate established in Tables 6100.1 or 6100.2		
All Other Nonresidential Uses	The minimum off-street parking requirements for nonresidential uses may be reduced by up to 20 percent		

PTC District

The proposed edits to the PTC rates are noted below in strikethrough and underlines.

PTC Minimum and Maximum Required Off-Street Vehicle Parking Spaces										NOTES
Use	Per unit, <u>bedroom</u> , or 1,000 square feet of gross floor area	Less than 1/8 mile to Metro Station Entrance (TOD District)		1/8 to 1/4 mile to Metro Station Entrance (TOD District)		More than 1/4 to 1/2 mile to Metro Station Entrance (TOD District)		Non-TOD Districts		
		Min	Max	Min.	Max	Min	Max	Min	Max	
Single-Family Attached	Space(s) per unit	1.75 <u>1</u> (1 up to 1.75)	2.2	1.75 <u>1</u> (1 up to 1.75)	2.2	2 <u>1</u> (1 up to 2)	2.5	2 <u>1.3</u>	2.7	The minimum rate is proposed to be lowered to be slightly lower than the TOD rate of 1.3 spaces per unit.
Stacked Townhouse		1.5 <u>1</u> (1 up to 1.5)	1.9	1.5 <u>1</u> (1 up to 1.5)	1.9	1.7 <u>1</u> (1 up to 1.7)	2.1	1.7 <u>1.3</u>	<u>2.3</u>	The minimum rate is proposed to be lowered to be slightly lower than the TOD rate of 1.3 spaces per unit.

PTC Minimum and Maximum Required Off-Street Vehicle Parking Spaces										NOTES
Use	Per unit, bedroom, or 1,000 square feet of gross floor area	Less than 1/8 mile to Metro Station Entrance (TOD District)		1/8 to 1/4 mile to Metro Station Entrance (TOD District)		More than 1/4 to 1/2 mile to Metro Station Entrance (TOD District)		Non-TOD Districts		
		Min	Max	Min.	Max	Min	Max	Min	Max	
Multifamily	Per bedroom Space(s) per unit	<u>0.2</u> (0 up to 0.4)	<u>1.3 space for first bedroom and 0.3 space per additional bedroom</u>	<u>0.2</u> (0 up to 0.4)	<u>1.3 space for first bedroom and 0.3 space per additional bedroom</u>	<u>0.3</u> (0 up to 0.4)	<u>1.4 space for first bedroom and 0.3 space per additional bedroom</u>	<u>0.4</u>	<u>1.4 space for first bedroom and 0.3 space per additional bedroom</u>	<p>To be consistent with bedroom rate proposals and PTC TOD expectations, the rates are revised. Maximums are revised to reflect current requirements.</p> <p>Applying the proposed rate of 0.2 spaces per bedroom for construction within ¼ mile of a station, if a 200-unit building had 100 1-bedroom units and 100 2-bedroom units, this equals 300 bedrooms. A minimum of 60 spaces would be required.</p>
0-1 bedroom		1.0	1.3	1.0	1.3	1.1	1.4	1.1	1.4	
2 bedrooms		1.0	1.6	1.0	1.6	1.35	1.7	1.35	1.7	
3+ bedrooms		1.0	1.9	1.0	1.9	1.6	2.0	1.6	2.0	
Hotel/Motel	<u>Per rental unit Spaces per 1,000 square feet of gross floor area</u>	none	1.0	none	1.0	none	1.05	0.85 <u>0.70</u>	1.08 <u>1.10</u>	Converts to per unit consistent with base rate. The non-TOD min. is consistent with the min. TSA rate.
Office	Spaces per 1,000 square feet of gross floor area	none	1.6	none	2.0	none	2.2	2.0 <u>1.4</u>	2.4	The Non-TOD minimum rate is consistent with the TSA rate for a large office building.