

**ARTICLE 11**

**OFF-STREET PARKING AND LOADING, PRIVATE STREETS**

**TABLE OF CONTENTS**

<b>PART 1</b>	<b>11-100 OFF-STREET PARKING</b>
SECTION	
11-101	Applicability
11-102	General Provisions
11-103	Minimum Required Spaces for Residential and Lodging Uses
11-104	Minimum Required Spaces for Commercial and Related Uses
11-105	Minimum Required Spaces for Industrial and Related Uses
11-106	Minimum Required Spaces for Other Uses
11-107	Minimum Required Spaces for Transit Stations
<b>PART 2</b>	<b>11-200 OFF-STREET LOADING</b>
SECTION	
11-201	Applicability
11-202	General Provisions
11-203	Minimum Required Spaces
<b>PART 3</b>	<b>11-300 PRIVATE STREETS</b>
SECTION	
11-301	Applicability
11-302	Limitations
11-303	Standards
11-304	Ingress and Egress Easements
11-305	Ownership, Care and Maintenance

FAIRFAX COUNTY ZONING ORDINANCE

## ARTICLE 11

### OFF-STREET PARKING AND LOADING, PRIVATE STREETS

#### PART 1 11-100 OFF-STREET PARKING

##### 11-101 Applicability

1. Except as provided for in a Commercial Revitalization District, in any R, C or I district, all structures built and all uses established hereafter shall provide accessory off-street parking in accordance with the following regulations, and in the PDH, PDC, PRC and PRM Districts, the provisions of this Part shall have general application as determined by the Director. However, for the redevelopment of an existing property that includes the retention of some uses/structures and the elimination of some on-site parking during the redevelopment process, the Board, in conjunction with a rezoning or special exception, or the Director, in conjunction with a site plan, may approve a temporary reduction and/or relocation of the minimum required off-street parking spaces subject to a time limitation and demonstration by the applicant that adequate measures will be taken to ensure the continuation of safe and adequate utilization of the property.

In the PTC District off-street parking shall be provided in accordance with Sect. 6-509, and Sect. 11-102 below shall have general application as determined by the Director.

Additionally, subject to the approval of a parking redesignation plan pursuant to Par. 12 of Sect. 11-102, for an existing use located in the Tysons Corner Urban Center but not in the PTC District an owner may voluntarily elect to reduce the number of off-street parking spaces required pursuant to Sections 11-103, 11-104, 11-105 and 11-106 for the site to a number between what is currently approved for the site and the applicable minimum parking rate specified for the PTC District. However, this voluntary parking reduction is not an option if the currently approved number of parking spaces on the site is specified by a special permit, special exception or proffered condition.

2. The provision of off-street parking for a change in use and/or an expansion or enlargement of an existing structure and/or use shall be in accordance with the following:
  - A. When there is a change in use to a use which has the same or lesser parking requirement than the previous use, no additional parking shall be required. When there is a change to a use which has a greater parking requirement than the previous use, the minimum off-street parking requirement in accordance with the provisions of this Article shall be provided for the new use.
  - B. When an existing structure and/or use is expanded or enlarged, the minimum off-street parking requirements in accordance with the provisions of this Article shall be provided for the area or capacity of such expansion or enlargement. However, compliance with the minimum off-street parking requirements shall not be required for the expansion or enlargement when such expansion or enlargement is to provide an accessibility improvement.

Notwithstanding the above, for special permit and special exception uses, the respective approving body may require the provision of off-street parking in accordance with this Article for the entire structure or use as expanded or enlarged.

FAIRFAX COUNTY ZONING ORDINANCE

3. The provisions of this Part shall not be deemed to apply to motor vehicle storage or display parking areas associated with a vehicle sale, rental and ancillary service establishment, except as may be qualified elsewhere in this Ordinance.

**11-102 General Provisions**

1. All required off-street parking spaces must be located on the same lot as the structure or use to which they are accessory or on a lot contiguous thereto which has the same zoning classification, and is either under the same ownership, or is subject to agreements or arrangements satisfactory to the Director that will ensure the continuing availability of such spaces in a manner that is sufficient to adequately serve the use(s) to which such parking is associated.

Provided, however, where there are practical difficulties or if the public safety and/or public convenience would be better served by the location other than on the same lot or on a contiguous lot with the use to which it is accessory, the Board, acting upon a specific request, may authorize such alternative location subject to conditions it deems appropriate and the following:

- A. Such required space will be subject to agreements or arrangements satisfactory to the Board that will ensure the continuing availability of such spaces in a manner that is sufficient to adequately serve the use(s) to which such parking is associated, and
- B. The applicant must demonstrate to the Board's satisfaction that such required space is generally located within 500 feet walking distance of a building entrance to the use that such space serves or such space will be provided off-site with access via a valet or shuttle service subject to agreements or arrangements approved by the Board which will ensure the operation of such service and that there will not be any adverse impacts on the site of the parking spaces or the adjacent area, or
- C. Such required space will be accommodated in accordance with the provisions of Par. 6 below.

In a Commercial Revitalization District, the Director may approve an alternative location in accordance with the above and the provisions of the Commercial Revitalization District.

2. When provided as an accessibility improvement, accessible off-street parking spaces and related access aisles and accessible routes shall be in accordance with the provisions of the VUSBC and the Public Facilities Manual. The number of accessible parking spaces shall be included in the required number of parking spaces. Each such accessible parking space shall be designated as reserved for persons with disabilities by an above grade sign in conformance with the design and content specifications of the Public Facilities Manual.
3. No off-street parking facilities for a structure or use permitted only in a C or I district shall be located in an R district except upon approval as a special exception by the Board as provided in Part 6 of Article 9.

## OFF-STREET PARKING AND LOADING, PRIVATE STREETS

4. Off-street parking spaces may serve two (2) or more uses; however, in such case, the total number of such spaces must equal the sum of the spaces required for each separate use except:
  - A. As may be permitted under Paragraphs 5, 22, 26, 27, and 28 below and Par. 3 of Sect. 106 below, or a previously approved parking reduction based on a proffered transportation demand management program;
  - B. That the Board may, subject to conditions it deems appropriate, reduce the total number of parking spaces required by the strict application of this Part when the applicant has demonstrated to the Board's satisfaction that fewer spaces than those required by this Part will adequately serve two (2) or more uses by reason of the sum of the hourly parking demand of such uses and such reduction will not adversely affect the site or the adjacent area.
  - C. That the Director may, subject to appropriate conditions, reduce by up to thirty (30) percent the total number of parking spaces required by the strict application of this Part when the applicant has demonstrated to the Director's satisfaction that fewer spaces than those required by this Part will adequately serve two (2) or more uses by reason of the sum of the hourly parking demand of such uses and such reduction will not adversely affect the site or the adjacent area. Such reductions may not be approved if:
    - (1) There is a pending rezoning, special exception, or proffered condition amendment application for the site; or
    - (2) There is a Residential Permit Parking District within 1000 feet of the subject site; or
    - (3) The number of parking spaces on the site is specified by an approved special permit, special exception, proffered condition, or a parking reduction approved by the Board, unless the approval allows such administrative reductions.
    - (4) Any reduction not meeting the requirements for approval by the Director under this paragraph may be approved by the Board pursuant to Par. 4B above.

Required off-street parking spaces and their appurtenant aisles and driveways which are not fully utilized during the weekday may be used for a public commuter park-and-ride lot when such lot is established and operated in accordance with a public commuter park-and-ride lot agreement approved by the Board.

In addition, for a use where the minimum number of required parking spaces is provided on site in accordance with this Part, but additional off-site parking may be desired, the Director may, subject to conditions the Director deems appropriate, approve the use of a portion of an adjacent site's required parking spaces, when the applicant has demonstrated to the Director's satisfaction that the use of such spaces on the adjacent site will not adversely affect such site or the adjacent area by reason of the sum of the hourly parking demand of such uses.

## FAIRFAX COUNTY ZONING ORDINANCE

5. Subject to conditions it deems appropriate, the Board may reduce the number of off-street parking spaces otherwise required by the strict application of the provisions of this Part when a proposed development is within:
  - A. Reasonable walking distance to a mass transit station wherein the station either exists or is programmed for completion within the same time frame as the completion of the subject development; or
  - B. An area designated in the adopted comprehensive plan as a Transit Station Area; or
  - C. Reasonable walking distance to an existing transportation facility consisting of a streetcar, bus rapid transit, or express bus service or wherein such facility is programmed for completion within the same timeframe as the completion of the subject development and will provide high-frequency service; or
  - D. Reasonable walking distance to a bus stop(s) when service to this stop(s) consists of more than three routes and at least one route serves a mass transit station or transportation facility and provides high-frequency service.

Such reduction may be approved when the applicant has demonstrated to the Board's satisfaction that the spaces proposed to be eliminated are unnecessary based on the projected reduction in the parking demand resulting from the proximity of the mass transit station or transportation facility or bus service and such reduction in parking spaces will not adversely affect the site or the adjacent area, including potential impacts on existing overflow parking in nearby neighborhoods. For the purposes of this provision, a determination regarding the completion time frame for a mass transit station or transportation facility must include an assessment of the funding status for the transportation project.

6. Within areas designated as Community Business Centers on the adopted comprehensive plan, the Board may waive the requirement that all required off-street parking spaces be located on the same lot or on a contiguous lot as set forth in Par. 1 above, provided the following conditions are met:
  - A. The developer shall apply to the Director stating the circumstances which make it impracticable to meet the requirements of this Part, and
  - B. The developer shall agree to pay to the County a sum for each space so eliminated, such sum to be set by the Board in an annually adopted schedule, and
  - C. The County has plans for the erection of a public parking facility in the immediate area of the request, and
  - D. The County has provided for the development of such parking, at a time and in a quantity sufficient to meet the needs of the applicant's proposed use.
7. All required off-street parking spaces and their appurtenant aisles and driveways shall be deemed to be required space on the lot on which the same are situated and shall not be

## OFF-STREET PARKING AND LOADING, PRIVATE STREETS

encroached upon or reduced in any manner except upon approval by the Board in accordance with the provisions of this Ordinance, or except upon approval by the Director in any of the following circumstances. This provision shall not be deemed to negate pipestem lots otherwise allowed under the provisions of Sect. 2-406.

- A. Such space may be reduced by the amount to which other space, conforming to the provisions of this Ordinance, is provided for the use that is involved, or
- B. Such space may be reduced by an amount which is justified by a reduction in the need for such space by reason of a reduction in the size or change in the nature of the use to which such is appurtenant, or
- C. Such space may be reduced by reason of the provision of conveniently available parking space in a parking lot established by a public authority for which the developer has made payment in accordance with the provisions of Par. 6 above, or
- D. Such space may be reduced for an existing structure or use to provide an accessibility improvement.

8. Except as may be qualified elsewhere in this Ordinance, off-street parking spaces that are located on the ground and are open to the sky may be located in any required yard but not closer than ten (10) feet to any front lot line, unless modified by the Board or BZA pursuant to Part 2 of Article 13; except that this ten (10) foot minimum distance shall not be required between parking spaces provided for single family attached dwellings in parking bays and the front lot lines of single family detached dwelling unit lots and shall not apply to parking spaces provided for and on the same lot with single family detached or attached dwellings, provided such space shall not encroach into any sidewalk or trail.

For single family detached dwellings on lots containing 36,000 square feet or less in the R-1, R-2, R-3 and R-4 Districts, all parking for vehicles or trailers in a front yard shall be on a surfaced area, provided, however, that this shall not be deemed to preclude temporary parking on an unsurfaced area in a front yard for a period not to exceed forty-eight (48) hours for loading, unloading, cleaning or repair of vehicles or trailers. In addition, in the R-1 and R-2 Districts, no more than twenty-five (25) percent of any front yard and in the R-3 and R-4 Districts, no more than thirty (30) percent of any front yard shall be surfaced area for a driveway or vehicle/trailer parking area; provided, however, that these limitations may be exceeded for a surfaced area that is:

- A. Directly contiguous with, and providing primary access to, two (2) side-by-side parking spaces as long as the surfaced area is not more than twenty-five (25) feet long and eighteen (18) feet wide;
- B. On a lot which has its primary access from a major thoroughfare and consists of two (2) side-by-side parking spaces and a vehicular turn-around area as long as the surfaced area is not more than twenty-five (25) feet long and eighteen (18) feet wide and the turn-around area does not exceed 150 square feet; or
- C. Provided as an accessibility improvement as approved by the Zoning Administrator.

## FAIRFAX COUNTY ZONING ORDINANCE

Surfaced area shall include asphalt, poured or precast concrete, brick, stone, gravel, or any other impervious surface, or grasscrete or other similar pervious surface. On a pipestem lot, the surfaced area within the pipestem driveway shall not be included in this limitation.

Except as may be qualified elsewhere in this Ordinance, parking structures and carports shall be subject to the minimum yard requirements applicable in the zoning district in which located; except parking structures that are completely underground may be located in any required yard, but not closer than one (1) foot to any lot line.

9. All off-street parking facilities shall be used solely for the parking of vehicles in operating condition by patrons, occupants or employees of the use to which such parking is accessory.

No motor vehicle repair work except emergency service shall be permitted in association with any required off-street parking facilities.

10. All off-street parking space shall be provided with safe and convenient access to a street. If any such space is located contiguous to a street, the street side thereof shall be curbed, and ingress and egress shall be provided only through driveway openings through the curb of such dimension, location and construction as may be approved by the Director in accordance with the provisions of the Public Facilities Manual.

11. All off-street parking areas, including aisles and driveways, except those required for single family detached dwellings, shall be constructed and maintained with a dustless surface in accordance with construction standards presented in the Public Facilities Manual; however, the Director may approve a modification or waiver of the dustless surface requirement in accordance with the Public Facilities Manual.

12. All off-street parking spaces and areas shall comply with the geometric design standards presented in the Public Facilities Manual. All parking spaces, except those provided for and on the same lot with single family detached and attached dwellings, shall be clearly marked in accordance with the design guidelines set forth in the Public Facilities Manual and shall be subject to the approval of the Director.

Except for public commuter park-and-ride lots which utilize existing off-street parking spaces accessory to another use, any proposal to redesignate parking space delineations which changes the existing space size, configuration or number shall require the submission to and approval by the Director of a plan certified by an engineer or land surveyor authorized by the State to practice as such. Such plan shall show all off-street parking spaces, related driveways, loading spaces and walkways, indicating type of surfacing, size, angle of stalls, width of aisles and a specific schedule showing the number of parking spaces provided and the number required by the provisions of this Article. No plan shall be approved which reduces the number of parking spaces below the minimum number required by this Article.

Notwithstanding the above, a redesignation plan to provide an accessibility improvement need not be certified by an engineer or land surveyor and any such plan which reduces the number of parking spaces below the minimum requirements of this Article may be approved.

13. All required stacking spaces shall be a minimum of eighteen (18) feet in length. In addition, the geometric design of the stacking aisle(s), including but not limited to the radius and width of the travel aisle, shall be subject to the approval of the Director.



## OFF-STREET PARKING AND LOADING, PRIVATE STREETS

14. All lighting fixtures used to illuminate off-street parking areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14.
15. All off-street parking areas shall comply with the provisions for landscaping and screening presented in Article 13.
16. Parking spaces required on an employee/person basis in the Sections that follow shall be based on the maximum number of employees/persons on duty or residing, or both, on the premises at any one time, or the occupancy load of the building, whichever is greater.
17. Where a given use or building contains a combination of uses as set forth in the following Sections, parking shall be provided on the basis of the sum of the required spaces for each use, except as may be permitted by Par. 22 below.
18. If there is uncertainty with respect to the amount of parking spaces required by the provisions of this Ordinance as a result of an indefiniteness as to the proposed use of a building or of land, the maximum requirement for the general type of use that is involved shall govern.
19. Where the required number of parking spaces is not set forth for a particular use in the following Sections, and where there is no similar general type of use listed, the Zoning Administrator shall determine the basis of the number of spaces to be provided.
20. The Board may reduce the total number of stacking spaces required by the strict application of the provisions of this Part when it has been conclusively demonstrated that circumstances, site design or location do not warrant the number of spaces required and that such reduction will not adversely affect pedestrian or vehicular circulation on the site or on any abutting street.
21. When the number of spaces calculated in accordance with the provisions of this Article results in a number containing a fraction, the required number of spaces shall be the next higher whole number.
22. Accessory service uses, as permitted by Paragraphs 2 and 3 of Sect. 10-202, which are located within the building of a principal use, and which serve the occupants, their patients, clients or customers, may be parked in accordance with the parking requirement for the principal use; provided, however, that the total gross floor area for all such uses shall not exceed fifteen (15) percent of the total gross floor area of the building; that no signs for the accessory service uses shall be visible from the outside of the building; and that the hours of operation for such uses shall be limited to between 6:00 AM and 6:00 PM, Monday through Friday.
23. The same or fewer number of compact car parking spaces existing as of or grandfathered by the Board of Supervisors on September 19, 1988 may be retained in accordance with the conditions of the compact car approval, provided that the total number of parking spaces on-site is not reduced, except if:
  - A. Such reduction is to provide an accessibility improvement, or

## FAIRFAX COUNTY ZONING ORDINANCE

- B. Such reduction is a result of a reduction in land area by condemnation or by acquisition for public purposes by any governmental agency.
24. Additional off-street parking may be added to an existing development which met the parking requirement in effect at the time of its development, but which does not comply with the current requirements, in order to minimize the degree of current noncompliance.
25. Except as qualified below, for purposes of determining off-street parking requirements, gross floor area shall be determined in accordance with the gross floor area definition except that:
- A. Outdoor display/sales area and that area within a cellar that is not used exclusively for storage or for mechanical equipment shall be included as gross floor area; and
  - B. Mall areas in shopping centers of less than 1,000,000 square feet of gross floor area, which shall be calculated as consisting of the sum of all floors in the mall, measured from the interior faces of the walls of the mall, shall be excluded from gross floor area.
26. For reductions that are not eligible for consideration under Paragraphs 4, 5, 22, 27, or 28 of this Section, or Par. 3 of Sect. 106 below, the Board may, subject to conditions it deems appropriate, reduce the total number of parking spaces required by the strict application of this Part when the applicant has demonstrated to the Board's satisfaction that, due to the unique characteristics of the proposed use(s), the spaces proposed to be eliminated for the site are unnecessary and such reduction in parking spaces will not adversely affect the site or the adjacent area.
27. For a hotel and/or conference/convention center in proximity to an airport, the Board may, subject to conditions it deems appropriate, reduce the total number of off-street parking spaces otherwise required by the strict application of the provisions of this Part, when it is warranted by a parking study, submitted by the applicant, which demonstrates that a reduction is justified based on actual parking usages at existing developments which are comparable in use and location.
28. The minimum off-street parking requirements for any non-residential use within the Lake Anne Commercial Revitalization Area as designated by the Board of Supervisors may be reduced by twenty (20) percent by the Board when it is demonstrated by the applicant and determined by the Board that such reduction is in furtherance of the goals of the Area as set forth in the adopted comprehensive plan. Such request may also be considered in conjunction with a rezoning and/or special exception application. The fee for a parking reduction set forth in Sect. 17-109 shall not be applicable.

### **11-103 Minimum Required Spaces for Residential and Lodging Uses**

Minimum off-street parking spaces accessory to the uses hereinafter designated shall be provided as follows:

- 1. Bed and Breakfast:

## OFF-STREET PARKING AND LOADING, PRIVATE STREETS

Two (2) spaces per single family dwelling, provided that only one (1) such space must have convenient access to a street, plus one (1) space per guest room in the bed and breakfast

2. Dormitory, Fraternity or Sorority House, or Other Residence Hall Located Off Campus:

One (1) space per two (2) sleeping accommodations based on the occupancy load of the building, plus one (1) additional space for each housemother, manager or employee

3. Dwelling, Single Family Detached:

Two (2) spaces per unit for lots with frontage on a public street and three (3) spaces per unit for lots with frontage on a private street, provided that only one (1) such space must have convenient access to a street

4. Dwelling, Single Family Attached:

Two and seven-tenths (2.7) spaces per unit, provided, however, that only one (1) such space must have convenient access to the street

5. Dwelling, Multiple Family:

One and six-tenths (1.6) spaces per unit

6. Hotel, Motel:

One (1) space per rental unit, plus four (4) spaces per fifty (50) rental units, plus such spaces as are required for restaurants, assembly rooms and affiliated facilities as determined by the Director

7. Independent Living Facility

One (1) space per four (4) dwelling units, plus one (1) space per one (1) employee or staff member on the major shift, or such greater number as the Board may require

8. Mobile Home:

One and one-half (1.5) spaces per unit

9. Nursing, Convalescent, Assisted Living or Congregate Living Facility:

One (1) space per three (3) residents, plus one (1) additional space for each employee

10. Tourist House, Boarding House, Rooming House:

FAIRFAX COUNTY ZONING ORDINANCE

One (1) space per guest accommodation

**11-104 Minimum Required Spaces for Commercial and Related Uses**

Minimum off-street parking spaces accessory to the uses hereinafter designated shall be provided as follows:

1. Bowling Alley:

Four (4) spaces per alley, plus one (1) space per employee, plus such additional spaces as may be required herein for affiliated uses such as restaurants
2. Business Service and Supply Service Establishment:

One (1) space per 300 square feet of gross floor area
3. Car Wash:

Four (4) spaces per bay/stall plus one (1) space per employee for a self-service establishment, or one (1) space per employee, plus sufficient area for ten (10) stacking spaces per bay/stall for an automated establishment
4. Convenience Center:

One (1) space per 500 square feet of net floor area plus one (1) space per employee, but never to exceed a total number of six (6) spaces
5. Drive-In Financial Institution:

Four (4) spaces per 1000 square feet of gross floor area for customer service, lobby and teller area, plus additional space as required herein for any associated offices. In addition, there shall be eight (8) stacking spaces in front of the first window and two (2) stacking spaces in front of each additional window; except that five (5) stacking spaces may be permitted in front of each of the first two (2) windows, provided that both windows shall always remain open when the drive-in facility is operational
6. Drive-Through Pharmacy:

As required in Par. 20 below, plus five (5) stacking spaces in front of each drive-through window
7. Craft Beverage Production Establishment or Commercial Recreation Restaurant:

One (1) space per four (4) seats plus one (1) space per two (2) employees where seating is at tables,

and/or

## OFF-STREET PARKING AND LOADING, PRIVATE STREETS

One (1) space per two (2) seats plus one (1) space per two (2) employees where seating is at a counter.

### 8. Restaurant or Restaurant with Drive-through:

#### A. Restaurant:

- (1) Ten (10) spaces per 1000 square feet of gross floor area for restaurants with a gross floor area of less than 5000 square feet
- (2) Eleven (11) spaces per 1000 square feet of gross floor area for restaurants with a gross floor area of 5000 square feet or more
- (3) Spaces designated for curb-side pickup cannot be counted toward the minimum required number of parking spaces

#### B. Restaurant with Drive-through:

Twelve (12) spaces per 1000 square feet of gross floor area, plus eleven (11) stacking spaces for the drive-through window, with a minimum of five (5) such spaces designated for the ordering station. Such spaces must be designed so as not to 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.

### 9. Outdoor Seating:

As required for Restaurant, Restaurant with Drive-through, or Shopping Center, except that parking is not required for outdoor seating that is accessory to any Restaurant or Restaurant with Drive-through, up to a maximum of twenty (20) outdoor seats for an establishment with a gross floor area of less than 5000 square feet, and up to a maximum of thirty-two (32) outdoor seats for an establishment with a gross floor area of 5000 square feet or more. Parking is required for outdoor seating that exceeds the number of seats stated above, based on the square footage of the excess seating in accordance with the applicable parking requirements for such uses.

### 10. Financial Institution:

Four (4) spaces per 1000 square feet of gross floor area for customer service, lobby and teller area; plus additional spaces as required herein for any associated offices

### 11. Furniture or Carpet Store:

One (1) space per 500 square feet of net floor area, plus one (1) space for each employee

FAIRFAX COUNTY ZONING ORDINANCE

12. Garment Cleaning Establishment:

One (1) space per 200 square feet of gross floor area

13. Home Professional Office:

As determined by the BZA, a sufficient number of spaces to accommodate all employees plus the largest number of persons that may be expected at any one time

14. Office (unless otherwise provided for in this Section):

- A. 50,000 square feet of gross floor area or less: Three and six-tenths (3.6) spaces per 1000 square feet of gross floor area
- B. Greater than 50,000 but less than 125,000 square feet of gross floor area: Three (3.0) spaces per 1000 square feet of gross floor area
- C. 125,000 square feet of gross floor area or more: Two and six-tenths (2.6) spaces per 1000 square feet of gross floor area

For purposes of determining whether Par. A, B or C is applicable, the size of the office building shall be based on the definition of gross floor area as set forth in Article 20 and where more than one (1) office building is located on a lot, such gross floor area shall be based on each individual building and not on the total gross floor area of all buildings on the lot. However, once the applicable paragraph is determined, gross floor area as qualified in Sect. 102 above shall be used to determine the required number of parking spaces.

For purposes of this provision, buildings connected by structures such as atriums, awnings, breezeways, carports, garages, party walls, or plazas shall not be deemed to be one (1) building.

15. Outdoor Sales/Display Area other than Vehicle Sale, Rental and Ancillary Service Establishment:

One (1) space per 500 square feet of open sales/display area plus one (1) space per employee

16. Personal Service Establishment:

One (1) space per 200 square feet of gross floor area

17. Quick-Service Food Store or Carryout Restaurant:

Six and one half (6.5) spaces per 1000 square feet of gross floor area

Spaces designated for curb-side pickup cannot be counted toward the minimum required number of parking spaces

## OFF-STREET PARKING AND LOADING, PRIVATE STREETS

18. Recreational Facility other than Theatre, Auditorium, Stadium, Bowling Alley or Swimming Pool:

One (1) space per three (3) persons based on the occupancy load plus one (1) space per employee
19. Repair Service Establishment:

One (1) space per 200 square feet of gross floor area
20. Retail Sales Establishment and Retail Sales Establishment-Large, except Furniture or Carpet Store:

One (1) space per 200 square feet of net floor area for the first 1000 square feet, plus six (6) spaces per each additional 1000 square feet
21. Service Station:

Two (2) spaces per service bay, plus one (1) space per employee, but never less than five (5) spaces
22. Service Station/Mini-Mart, Combination Service Station and Quick-Service Food Store:

Two (2) spaces per service bay, plus six and one half (6.5) spaces per 1000 square feet of gross floor area devoted to the retail use
23. Shopping Center:
  - A. 100,000 square feet of gross floor area or less: Four and three-tenths (4.3) spaces per 1000 square feet of gross floor area
  - B. Greater than 100,000 but equal to or less than 400,000 square feet of gross floor area: Four (4) spaces per 1000 square feet of gross floor area
  - C. Greater than 400,000 but less than 1,000,000 square feet of gross floor area: Four and eight tenths (4.8) spaces per 1000 square feet of gross floor area
  - D. 1,000,000 square feet of gross floor area or more: Four (4) spaces per 1000 square feet of gross floor area

For purposes of determining whether Par. A, B, C or D above is applicable, the size of the shopping center is based on the definition of gross floor area as set forth in Article 20, and includes any gross floor area devoted to offices, restaurants, restaurants with drive-through and hotels. The gross floor area calculation as qualified in Sect. 102 above is used to determine the required number of parking spaces.

The off-street parking requirement set forth above applies to all uses in a shopping center, except that the area occupied by offices, any restaurant or restaurant with drive-through establishment that exceeds 5000 square feet of gross floor area, and hotels is parked in accordance with the applicable standards for such uses as set forth in this

## FAIRFAX COUNTY ZONING ORDINANCE

Section. For shopping centers subject to Par. A, B or C above, the area occupied by theaters is parked in accordance with the applicable shopping center requirement; however, for theaters with more than 2000 seats, an additional three-tenths (0.3) space must be provided for each seat above 2000 seats. For shopping centers subject to Par. D above, the area occupied by theaters is parked in accordance with the applicable shopping center requirement; however, for theaters with more than 750 seats, an additional six (6) spaces must be provided for each 100 seats above 750 seats.

In addition, for all shopping centers, stacking spaces as required by this Part must be provided for those uses which have drive-in or drive-through facilities. Spaces designated for curbside pickup cannot be counted toward the minimum required number of parking spaces.

24. Swimming Pool, Commercial:

One (1) space per four (4) persons lawfully permitted in the pool at one time, plus one (1) space per employee

25. Theatre, Auditorium or Stadium:

Three-tenths (0.3) space per seat or similar vantage accommodation

26. Vehicle Light Service Establishment:

One (1) space per 200 square feet of net floor area, plus two (2) spaces per service bay, plus one (1) space per employee

27. Vehicle Major Service Establishment:

Two (2) spaces per service bay, plus one (1) space per employee

28. Vehicle Sale, Rental and Ancillary Service Establishment:

One (1) space per 500 square feet of enclosed sales/rental floor area, plus one (1) space per 2500 square feet of open sales/rental display lot area, plus two (2) spaces per service bay, plus one (1) space per employee, but never less than five (5) spaces

29. Vehicle Transportation Service Establishment:

Based on the size and maximum number of company vehicles stored on site with a minimum of one (1) space per (1) employee on major shift, plus one (1) space per company vehicle stored on site.

30. Veterinary Hospital, Kennel:

A. 5000 square feet of gross floor area or less: Ten (10) spaces

B. Greater than 5000 square feet of gross floor area: Ten (10) spaces plus additional spaces as determined by the Director, based on a review of each proposal to include



## OFF-STREET PARKING AND LOADING, PRIVATE STREETS

such factors as the number of spaces required to accommodate both employees and visitors expected at the site

For the purpose of this requirement, gross floor area shall not include any outdoor exercise/dog run area, which is enclosed by a roof and/or fencing material.

31. Wholesale Trade Establishment:

One (1) space per 1.5 employees, plus one (1) space per company vehicle, but with a minimum of one (1) space per 1000 square feet of gross floor area

### **11-105 Minimum Required Spaces for Industrial and Related Uses**

Minimum off-street parking spaces accessory to the uses hereinafter designated shall be provided as follows:

1. Manufacturing establishment or establishment for production, processing, assembly, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods or products, and business offices accessory thereto:

One (1) space per one (1) employee on major shift, plus one (1) space per company vehicle and piece of mobile equipment

2. Heavy Equipment and Specialized Vehicle Sale, Rental and Service Establishment:

One (1) space per 500 square feet of enclosed sales/rental floor area, plus one (1) space per 2500 square feet of open sales/rental display lot area, plus two (2) spaces per service bay, plus one (1) space per employee, but never less than five (5) spaces

3. Mini-Warehousing Establishment:

Three and two-tenths (3.2) spaces per 1000 square feet of gross floor area of office space associated with the use plus one (1) space per employee, and two (2) spaces for a resident manager. The width of travel aisles for vehicular access and loading and unloading shall be subject to the approval of the Director

4. Scientific Research and Development Establishment:

One (1) space per 1.5 employees based on the occupancy load, plus one (1) space per company vehicle

5. Warehousing, Storage Yard, Lumber and Building Material Yard, Motor Freight Terminal or Junk Yard:

One (1) space per 1.5 employees on major shift, plus one (1) space per company vehicle, plus sufficient space to accommodate the largest number of visitors that

## FAIRFAX COUNTY ZONING ORDINANCE

may be expected at any one time, but with a minimum of one (1) space per 1000 square feet of gross floor area

6. Mixed Waste Reclamation Facilities and Recycling Centers:

One (1) space per one (1) employee on major shift, plus one (1) space per company vehicle

7. Truck Rental Establishment:

One (1) space per 500 square feet of enclosed sales/rental floor area, plus one (1) space per 2500 square feet of open sales/rental display lot area, plus one (1) space per employee, but never less than five (5) spaces. Provided however, when the enclosed office/sales/rental area or employees are shared with another use for which parking has been provided, only the open sales/rental display area shall be separately parked.

### **11-106 Minimum Required Spaces for Other Uses**

Minimum off-street spaces accessory to the uses hereinafter designated shall be provided as follows:

1. Airport, Airpark or Airfield:

One (1) space per employee, plus (1) space for each vehicle used in connection with the facility, plus sufficient space to accommodate the largest number of vehicles that may be expected at any one time

2. Child Care Center or Nursery School:

- A. 0.19 space per child for a center or school which has a maximum daily enrollment of 99 children or less
- B. 0.16 space per child for a center or school which has a maximum daily enrollment of 100 or more children

3. Church, Chapel, Temple, Synagogue or Other Such Place of Worship:

One (1) space per four (4) seats in the principal place of worship; provided that the number of spaces thus required may be reduced by the Director, subject to conditions the Director deems appropriate, by not more than fifty (50) percent if the place of worship is generally located within 500 feet of any public parking lot or any commercial parking lot where sufficient spaces are available by permission of the owner(s) without charge, during the time of services to make up the additional spaces required.

For places of worship with child care centers, nursery schools and/or schools of general or special education, the Director may, subject to conditions the Director deems appropriate, reduce the total number of parking spaces required by the strict application of this Part for such child care centers, nursery schools and/or schools

## OFF-STREET PARKING AND LOADING, PRIVATE STREETS

of general or special education when the Director has determined that fewer spaces than those required will adequately serve all the uses on-site due to the sum of the hourly parking demand for such uses.

4. College or University:

Based on a review by the Director of each proposal including such factors as 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; but in no instance less than one (1) space per faculty and staff member and other full-time employee, 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

5. Cultural Center, Museum or Similar Facility:

One (1) space per 300 square feet of gross floor area

6. Country Club:

One (1) space per four (4) members based on maximum anticipated membership

7. School of Special Education:

Two (2) spaces per each three (3) employees, plus a sufficient number of spaces to accommodate all persons who may be at the establishment at any one time under normal operating conditions

8. Funeral Chapel, Funeral Home:

One (1) space per four (4) seats in the main chapel or parlor, plus one (1) space per two (2) employees, plus one (1) space for each vehicle used in connection with the business

9. Heliport:

One (1) space per employee, plus one (1) space for each vehicle used in connection with the facility, plus sufficient space to accommodate the largest number of visitors that may be expected at any one time

10. Helistop:

A minimum of five (5) spaces for commercial helistops and a minimum of two (2) spaces for non-commercial helistops

11. Hospital:

Two and nine-tenths (2.9) spaces per bed licensed by the Commonwealth of Virginia, plus additional or fewer spaces as deemed necessary based on specific analysis for each site

## FAIRFAX COUNTY ZONING ORDINANCE

12. Institution providing Intensive Special Medical/Mental Care or Welfare Institution:

One (1) space per two (2) patients, based on the occupancy load, plus one (1) space per employee or staff member on a major shift
13. Library:

Seven (7) spaces per 1000 square feet of gross floor area
14. Parks:
  - A. Neighborhood Parks:
    - (1) The Director shall determine the parking for residential neighborhood parks, which parks are designed to serve surrounding residential developments, where access is primarily by foot or bicycle, and which may contain facilities such as tot lots, playgrounds, picnic tables, multi-use courts, tennis courts, gardens, open play areas and trails. The review shall consider factors such as whether access to the park is provided solely from a local street, collector street, minor or principal arterial street; the extent to which pedestrian access is afforded to the park and the reasonableness of the walking distance to the park from the surrounding development; the location of the park in relation to the surrounding development and the density of the surrounding development the park is predominately intended to serve; and the extent of the proposed recreation uses or facilities. However, if tennis courts are provided, a minimum of two (2) spaces per tennis court shall be required.
    - (2) For urban parks no parking shall be 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 adopted comprehensive plan, are oriented to pedestrian and/or bicycle use by the resident work force and adjacent residents, and provide open space and pedestrian oriented amenities.
  - B. 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.
15. Private, Civic, Fraternal Club or Lodge:

One (1) space per three (3) members based on maximum anticipated membership
16. Public Utility Establishment:

One (1) space per 1.5 employees on the major shift, plus one (1) space per company vehicle

## OFF-STREET PARKING AND LOADING, PRIVATE STREETS

17. School, Elementary or Intermediate, Public or Private School of General Education:

Based on a review by the Director of each proposal including such factors as 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 one (1) space per faculty and staff member and other full-time employee, plus four (4) spaces for visitors

18. School, High School, Public or Private School of General Education:

Based on a review by the Director of each proposal including such factors as 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 three-tenths (0.3) space per student, based on the maximum number of students attending classes at any one time

19. Swimming Pool, Community:

One (1) space for every seven (7) persons lawfully permitted in the pool at one time, plus one (1) space per employee, subject to a lesser number determined by the Director which is in accordance with that number of members who are within a reasonable walking distance of the pool

20. Tennis Club:

Four (4) spaces per court, plus such additional spaces as may be required herein for affiliated uses such as restaurants

21. Public Uses not set forth above:

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, 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. In no instance, however, shall the number of spaces required for government office use be less than that required herein for general office use

FAIRFAX COUNTY ZONING ORDINANCE

**11-107 Minimum Required Spaces for Transit Station Areas**

For any development within an area designated in the adopted comprehensive plan as a Transit Station Area, minimum off-street parking spaces accessory to the uses hereinafter designated will be provided as follows:

1. Dwelling, Multiple Family:

- A. 0 or 1 bedroom: One and three-tenths (1.3) spaces per unit
- B. 2 bedrooms: One and five-tenths (1.5) spaces per unit
- C. 3 or more bedrooms: One and six-tenths (1.6) spaces per unit

2. Office:

- A. Two (2.0) spaces per 1,000 square feet of gross floor area for a building located a distance of 0-1/4 mile from a metro station entrance along an accessible route
- B. Two and three-tenths (2.3) spaces per 1000 square feet of gross floor area for a building located a distance of greater than 1/4 mile from a metro station entrance along an accessible route

3. Restaurant: Parking rates set forth in Sect. 11-104.

4. Commercial and Related Uses:

All commercial and related uses set forth in Sect. 11-104 and not contained in this section:  
Eighty (80) percent of the parking rate set forth in Sect. 11-104

All other uses located in a designated Transit Station Area that do not have a parking rate set forth in this section will be subject to the parking rates set forth in Sections 11-103, 11-105 and 11-106.

## OFF-STREET PARKING AND LOADING, PRIVATE STREETS

### **PART 2 11-200 OFF-STREET LOADING**

#### **11-201 Applicability**

In any R, C or I district, all structures built and all uses established hereafter shall provide accessory off-street loading spaces in accordance with the following regulations. In the PDH, PDC, PRC and PRM Districts, the provisions of this Part shall have general application as determined by the Director. In the PTC District off-street loading shall be provided in accordance with Sect. 6-509 and provisions of this Part shall be used as a guide. When an existing structure or use is expanded, accessory off-street loading spaces shall be provided in accordance with the following minimum requirements for the entire structure or use, as expanded or enlarged.

#### **11-202 General Provisions**

1. All required off-street loading spaces shall be located on the same lot as the use served; provided that the Director may waive such location requirement in those instances where the provisions of Par. 2 are satisfied.
2. Required off-street loading spaces may be provided cooperatively for two or more uses, subject to arrangements that will assure the permanent availability of such spaces to the satisfaction of the Director.
3. All required off-street loading spaces and their appurtenant aisles and driveways shall be deemed to be required space on the lot on which the same are situated and shall not be encroached upon or reduced in any manner except upon approval by the Director in accordance with the following circumstances:
  - A. Such space may be reduced by the amount to which other space, conforming to the provisions of this Ordinance, is provided for the use that is involved, or
  - B. Such space may be reduced in an amount which is justified by a reduction in the need for such space by reason of a reduction in size or change in the nature of the use to which such is appurtenant, or
  - C. Such space may be reduced for an existing structure or use to provide an accessibility improvement.
4. No loading space or berth shall be located within forty (40) feet of the nearest point of intersection of the edges of the travelway or the curbs of any two streets.
5. No loading space or berth shall be located in a required front yard.
6. No required off-street loading area shall be used to satisfy the space requirement for any off-street parking facilities, and no loading area shall be so located as to interfere with the free circulation of vehicles in any off-street parking area.
7. No motor vehicle repair work, except emergency service, shall be permitted in association with any required off-street loading facility.

## FAIRFAX COUNTY ZONING ORDINANCE

8. All off-street loading space shall be provided with safe and convenient access to a street. If any such space is located contiguous to a street, the street side thereof shall be curbed, and ingress and egress shall be provided only through driveway openings through the curb of such dimension, location and construction as may be approved by the Director in accordance with the provisions of the Public Facilities Manual.
9. All off-street loading areas, including aisles and driveways, shall be constructed and maintained with a dustless surface in accordance with construction standards presented in the Public Facilities Manual; however, the Director may approve a modification or waiver of the dustless surface requirement in accordance with the Public Facilities Manual.
10. All off-street loading areas shall comply with such geometric design standards as may be defined by Land Development Services; but in no event shall the required dimensions be less than fifteen (15) feet wide, twenty-five (25) feet long and fifteen (15) feet high, except that where one (1) such loading space has been provided, any additional loading space lying alongside, contiguous to, and not separated from such first loading space need not be wider than twelve (12) feet.
11. All lighting fixtures used to illuminate off-street loading areas shall be designed to comply with the outdoor lighting performance standards set forth in Part 9 of Article 14.
12. Where a given use or building contains a combination of uses as set forth in the following Section, loading facilities shall be provided on the basis of the sum of the required spaces for each use.
13. If there is uncertainty with respect to the amount of loading space required by the provisions of this Ordinance as a result of an indefiniteness as to the proposed use of a building or land, the maximum requirement for the general type of use that is involved shall govern.
14. Uses for which off-street loading facilities are required by this Part, but which are located in buildings that have a gross floor area that is less than the minimum above which off-street loading facilities are required, shall be provided with adequate receiving facilities as determined by the Director.
15. Notwithstanding the standards set forth in Sect. 203 below, in no instance shall more than five (5) off-street loading spaces be required for a given use or building except as may be determined by the Director.
16. Where the required number of loading spaces is not set forth for a particular use in the following Section, and where there is no similar type of use listed, the Zoning Administrator shall determine the basis of the number of spaces to be provided.



## OFF-STREET PARKING AND LOADING, PRIVATE STREETS

### 11-203 Minimum Required Spaces

Minimum off-street loading spaces accessory to the uses hereinafter designated shall be provided in accordance with the following schedule:

Standard A: One (1) space for the first 5,000 square feet of gross floor area, plus one (1) space for each additional 30,000 square feet or major fraction thereof.

Standard B: One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 15,000 square feet or major fraction thereof.

Standard C: One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 20,000 square feet or major fraction thereof.

Standard D: One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 25,000 square feet or major fraction thereof.

Standard E: One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 30,000 square feet or major fraction thereof.

Standard F: One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 100,000 square feet or major fraction thereof.

Standard G: One (1) space for the first 25,000 square feet of gross floor area, plus one (1) space for each additional 100,000 square feet or major fraction thereof.

1. Bowling Alley and other Similar Commercial Recreational Establishment: Standard F.
2. Business Service and Supply Service Establishment: Standard C.
3. College or University: Standard F.
4. Dwelling, Multiple Family: Standard G.
5. Financial Institution or Drive-In Financial Institution: Standard C.
6. Funeral Chapel, Funeral Home: Standard F.
7. Heavy Equipment and Specialized Vehicle Sale, Rental and Service Establishment: Standard A.
8. Hospital: Standard F.
9. Hotel, Motel: Standard F.
10. Manufacturing establishment or establishment for production, processing, assembly, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods or products, and business offices accessory thereto: Standard A.

## FAIRFAX COUNTY ZONING ORDINANCE

11. Mixed Waste Reclamation Facilities and Recycling Centers: Standard A.
12. Nursing, Convalescent, Assisted Living, Congregate Living or Independent Living Facility: Standard F.
13. Office: Standard C.
14. Personal Service Establishment: Standard B.
15. Repair Service Establishment: Standard C.
16. Restaurant, Carryout Restaurant, Restaurant with Drive-through or Commercial Recreation Restaurant: Standard D.
17. Retail Sales Establishment: Standard B.
18. School: Standard F.
19. Scientific Research and Development Establishment: Standard C.
20. Vehicle Light Service Establishment: Standard B.
21. Vehicle Major Service Establishment: Standard A.
22. Vehicle Sale, Rental and Ancillary Service Establishment: Standard A.
23. Warehousing Establishment: Standard A.
24. Wholesale Trade Establishment: Standard E.

## OFF-STREET PARKING AND LOADING, PRIVATE STREETS

### **PART 3 11-300 PRIVATE STREETS**

#### **11-301 Applicability**

Private streets may be allowed in commercial and industrial districts, and multiple family dwelling developments. With the approval of the Director, private streets may be allowed in single family attached dwelling developments; single family detached dwelling developments in the P, R-5, R-8 and R-12 Districts; and for single family attached dwelling units when located in a single family detached affordable dwelling unit development in the R-2, R-3 and R-4 Districts. Single family detached dwelling developments which are not subject to the provisions of Chapter 101 of The Code, The Subdivision Ordinance, may also have private streets, but such shall not have to meet the standards set forth in this Part.

#### **11-302 Limitations**

1. Private streets within a development shall be limited to those streets which are not required or designed to provide access to adjacent properties as determined by the Director.
2. The length and geometric design of the street shall be subject to the approval of the Director who shall consider means of access to adjoining properties, traffic movement and volume through the development, access for emergency and maintenance vehicles, parking, economy of development, proposed provisions for maintenance and preservation of natural features of the property; provided, however, no private street in a residential development that is to be owned and maintained by a nonprofit organization as provided for in Part 7 of Article 2 shall exceed 600 feet in length unless approved by the Director.

#### **11-303 Standards**

Private streets shall be designed and constructed in accordance with the standards presented in the Public Facilities Manual.

#### **11-304 Ingress and Egress Easements**

Ingress and egress easements for public emergency and maintenance vehicles shall be granted to the County over all private streets within a development.

#### **11-305 Ownership, Care and Maintenance**

In no event shall a private street within a residential development be approved except in strict accordance with the provisions of Part 7 of Article 2, Common Open Space and Common Improvement Regulations.

FAIRFAX COUNTY ZONING ORDINANCE