

# **arking** **Reimagined**

Summary of Adopted Changes

# Actions

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



# Major Changes to Ordinance

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

# Rightsized and Simplified Base Parking Rates

Use	Current Minimum Parking Requirement	Proposed Minimum Parking Requirement
<b>Drive-Through Financial Institution</b>	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. <b>Stacking spaces:</b> 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	4 spaces per 1,000 square feet of gross floor area
<b>Specialized Instruction Center</b>	2 spaces per each 3 employees on majorshift, plus a sufficient number of spaces to accommodate all persons anticipated to be on-site at any one time under normal operating conditions	2 spaces per each 3 employees



## Subsection 6100.1 Applicability

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

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

## 6100.1.D: Parking Tabulations

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

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

# Parking calculator

## Off-Street Parking

Use Category

Select a Use Category

Tiered Framework District

Select a Tiered District

Use Type

Select Use Type

Calculate

Clear

## Results



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

# Subsection 6100.5 - Tiered framework area example

## Revitalization Areas

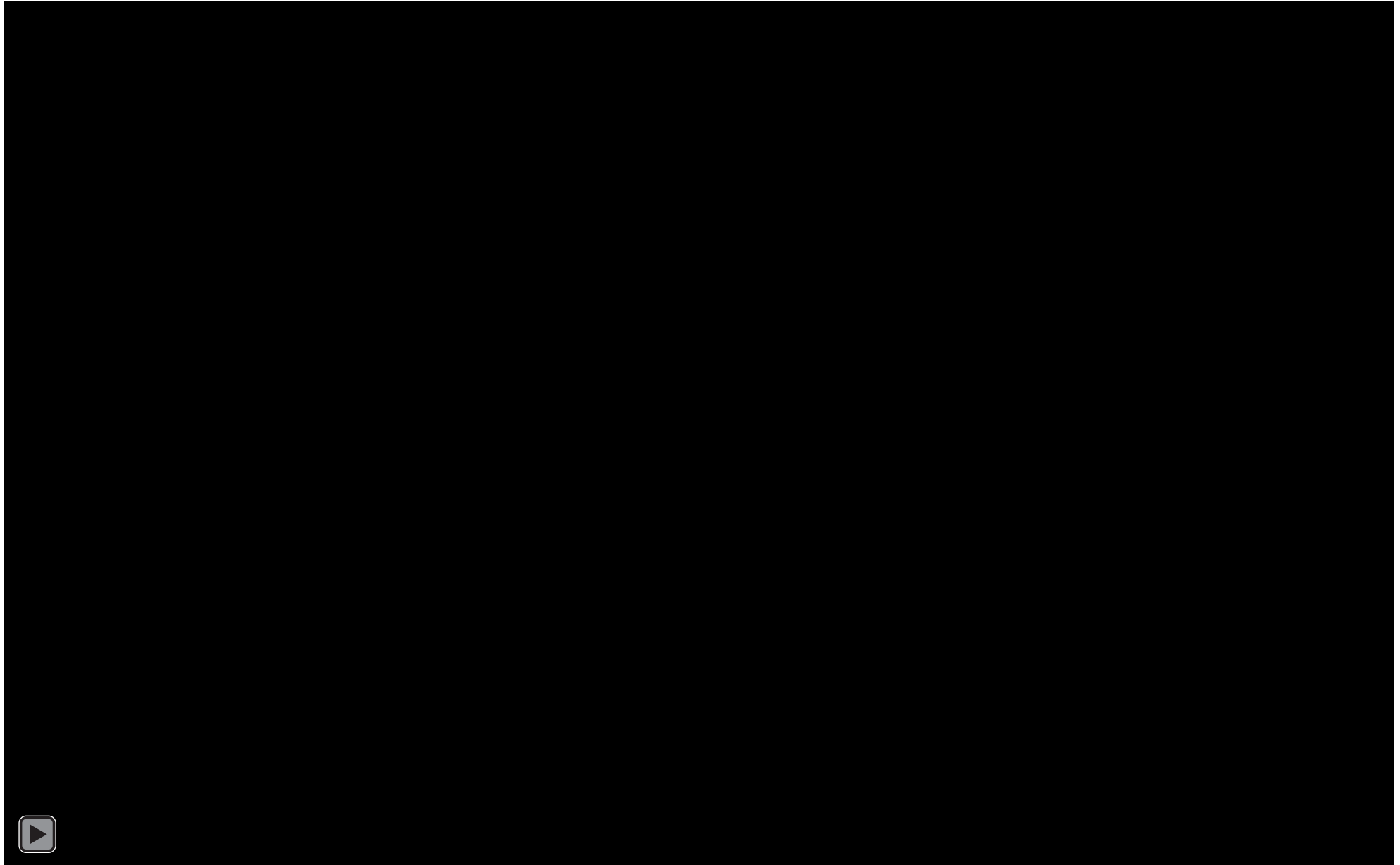
For properties located within an area designated as a Commercial Revitalization District, as defined in Section 3012, or an area identified in the Comprehensive Plan as a Community Business Center (CBC), Commercial Revitalization Area (CRA), Urban Core of the Fairfax Center Area, or Suburban Neighborhood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

**TABLE 6100.6: Revitalization Area Parking Requirements**

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



# GIS tier map



# Bicycle parking requirements

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





# Vehicle Loading

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



## Next steps

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

