

**ARTICLE 16. - OFF-STREET PARKING AND LOADING AREAS**

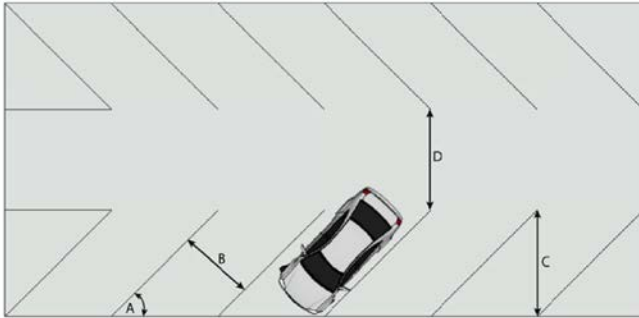
**Sec. 18-127. - Plot plan for parking area required.**

No application for a building permit, use permit, or occupancy permit for a commercial or an industrial building or use in any commercial transitional or industrial zone shall be approved, unless there is included with the plan for such building, improvement or use, a plot plan showing the required open space designated as an automobile parking compound for off-street parking purposes in accordance with section 18-130 together with the exact location and detail drawings of any ornamental masonry wall which may be required by other sections of this chapter; and no use permit or occupancy permit shall be issued unless the required facilities, and ornamental masonry wall, if required, have been provided in accordance with those shown on the approved plan.

**Sec. 18-128. - Dimensions of off-street parking spaces and aisles.**

All off-street parking spaces and adjacent aisles provided in compliance with the requirements of this article for non-single family detached residential lots shall at least conform to the following minimum dimensions:

A. Parking Angle (degrees)	B. Stall Width (in feet)	C. Stall Length (in feet)	D. Aisle Width, One-way/Two-way (in feet)
0 (parallel)	8	22	16/22
45	9	19	16/20
60	9	20	18/20
90	9	18	23/23



A - Parking Angle B - Stall Width C - Stall Length D - Aisle Width

**Sec. 18-128.1. - Compact parking spaces.**

For purposes of computation under this chapter, one compact automobile parking space shall be eight feet wide by 16 feet long.

**Sec. 18-129. - Space allocation for parking.**

All garage or other space allocated for the parking of vehicles within buildings or in basements or open space on the roofs of buildings, shall be considered part of the required off-street parking requirements.

**Sec. 18-130. - Requirements.**

Required off-street parking space or spaces are to be made available to and provided for the use of the occupant or occupants and, if applicable, patrons or customers of such uses. [Parking spaces equipped with electric charging stations, which are not fee based, and are available to all patrons or customers, can be included in required off-street parking tabulation.](#) ~~For a use not specifically listed below, At the determination of the zoning administrator is authorized to apply the parking requirement specified for the listed use that is deemed most similar to the proposed use or establish a different parking requirement on the basis of parking data provided by the applicant and the department., adequate parking space to park vehicles belonging to and which are a part of the business activity within a building shall be provided and such space(s) shall be in addition to space requirements required by this chapter.~~

Off-street parking space(s) shall be provided as follows:

**Commented [PC1]:** DPZ staff recommendation to include language on how to determine parking requirements for unlisted uses based on Fairfax City Zoning Code.

Use	Minimum Required Off-street Parking Spaces	Notes/Additional Requirements
Detached single-family dwellings	Each detached single-family residential dwelling unit constructed subsequent to the effective date of the ordinance from which this section is derived shall provide on the same lot, not less than 2 parking spaces. Acceptable off-street parking shall consist of driveways and garages or carports.	1 additional space for every bedroom over 3 bedrooms. Maximum requirement of 4 spaces. See Note 1
Boardinghouse, guest house or tourist home	1 permanently constructed and maintained space per guest room	
Professional and real estate offices in RM-2 or T zones	1 space per 200 square feet of area devoted to such use	
Clubs or comparable ones	1 space per 300 square feet of gross floor area in any building used for such purpose	
School auditoriums (public and private), general auditorium and similar places of assembly	1 space per 4 seats in such facility or structure	
Churches or other places of worship	1 space per 6 seats provided in the main sanctuary	
Hospitals and welfare	1 space per 800 square feet of gross floor area of the	<a href="#">Ambulance areas: Hospitals and welfare institutions must</a>

institutions	building	<a href="#">designate a covered area, on-site, for ambulances.</a>
Commercial building (except as provided for in other uses listed)	1 space per 200 square feet of floor area on all floors	Floor area does not include stairs, <del>and elevators</del> or storage areas related to on-site businesses. <b>See Note 3</b>
Bowling alleys	3 spaces per alley	
Theaters	2 spaces per 5 seats	
Indoor skating arenas	1 space per 100 square feet	
Industrial buildings	1 space per 3 employees on maximum shift	
Hotels and motels	1 space per rental room	
Furniture stores	1 space per 500 square feet of floor area plus 1 space per employee on maximum shift	
Restaurants	1 space per <del>4 seats</del> 200 square feet	<a href="#">The first 1,000 square feet of seasonal outdoor dining area does not require off-street parking spaces, any area over 1,000 square feet shall be parked at 1 space per 200 square feet</a> <b>See Note 3</b>
Minute car wash stations	Space for 30 cars waiting for service	
Townhouses and two-family dwelling	2 spaces per dwelling unit	Plus 1 space per 5 dwelling units for visitor parking. See Note 1

**Commented [PC2]:** DPZ staff recommendation per 9/9/19 Town Council work session.

Multiple family residential dwelling units <a href="#">and cottage housing</a> (excluding townhouses), efficiency units	1 space per dwelling unit	<a href="#">Plus 1 space per 5 dwelling units for visitor parking for cottage housing.</a> See Note 1
Multiple family residential dwelling units <a href="#">and cottage housing</a> (excluding townhouses), one bedroom	1.5 spaces per dwelling unit	<a href="#">Plus 1 space per 5 dwelling units for visitor parking for cottage housing.</a> See Note 1
Multiple family residential dwelling units <a href="#">and cottage housing</a> (excluding townhouses), two or more bedrooms	2 spaces per dwelling unit	<a href="#">Plus 1 space per 5 dwelling units for visitor parking for cottage housing.</a> See Note 1
Amusement enterprises or video arcades	1 space per 2 mechanical or electronic amusement devices in addition to required parking for primary use of building	One parking space for each two mechanical or electronic amusement devices and one secure and conveniently located bicycle rack capable of storing at least five bicycles for each three mechanical or electronic amusement devices
Child care centers, nursery schools and day care	1 space per room used for care facility plus 1 space per 500 gross floor area of building	
Civic and quasi-public uses	1 space per 300 square feet of gross floor area in any building used for such purpose	See Note 2

Banks	1 space per 200 square feet of floor area plus sufficient space for 10 stacking spaces for first drive-through window and 5 spaces for each additional window	See Note 2
Restaurant, with drive-through window	1 space per <del>4 seats</del> 200 square feet and 10 stacking spaces per drive-through	5 stacking spaces need to be made available for the ordering station. See Note 2
Vehicle drive-through services	1 space per 200 square feet of total floor area plus sufficient area for 10 stacking spaces for the first bay and 5 stacking spaces for each additional bay	The bay area may be included in such calculations at rate of one bay to one parking space. All drive-through stacking aisles shall be designed so as not to impede pedestrian or vehicular circulation on the site or in any abutting right-of-way. See Note 2
Swimming pool	1 space per 6 persons legally allowed in pool at one time plus 1 space per employee on maximum shift	
Tennis club	2 spaces per court plus 1 space per employee on maximum shift	
Outdoor regulation playing fields	25 spaces per regulation playing field	Baseball, softball, football or soccer fields consistently used for regulation games of pre-teen to adult leagues
Outdoor playing field complexes (three or more regulation playing fields in one	75% of required number of spaces for outdoor regulation playing fields	Shared parking facilities: Recreational and athletic facilities may jointly use the parking spaces of neighboring

location)		<p>establishments and properties when each of the following conditions is satisfied: a. Such parking spaces are located not more than 400 feet in distance therefrom; b. The aforesaid establishments and properties are not normally open, used, or operated during the peak demand for parking by such recreational and athletic facilities; and c. In the case of privately owned parking facilities, written permission for use of such parking spaces is first obtained from the owners of each of the affected properties, and copies of all such agreements are filed with the office of zoning administrator for the Town.</p>
Community recreation centers	<p>1 space per 4 seats in auditoriums and assembly rooms (1 seat per 15 square feet of gross floor area), 1 space per 4 recreation participants in game rooms and gymnasiums (1 participant per 30 square feet of gross floor area), 1 space per 200 square feet of permanent office space</p>	

Note 1: For the purposes of constructing future additions, alteration, extensions, renovations and restorations, no single-family detached, townhouse, two-family, or multiple-family residential structure in existence on the effective date of the ordinance from which this original section is derived shall be deemed to be nonconforming due to lack of compliance herewith.

Note 2: For civic and quasi-public uses, banks, restaurants with drive-through window, and vehicle drive-through services, no such structure in existence on the effective date of the ordinance from which the original sections were derived shall be deemed to be nonconforming due to lack of compliance herewith.

Note 3: Shared parking is encouraged for a development and/or building with different uses having different peak hours of operation. See section 18-130.2.

Commented [PC3]: DPZ staff recommendation per 9/9/19 Town Council work session discussion.

### Sec. 18-130.1. - Accessible parking spaces.

Accessible parking spaces shall be provided in off-street parking facilities as required by the most recent American Disabilities Act (ADA) Standards for Accessible Design.

### Sec. 18-130.2. - Shared parking.

An applicant for a building permit is encouraged to request a modification of the off-street parking requirements for a development and/or building with different uses having different peak hours of operation, per section 18-256 – Modification of requirements. A request for a modification of requirements for shared parking must include an analysis that clearly demonstrates the feasibility of shared parking. It shall address, at a minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking and traffic loads for all uses that will be sharing parking spaces.

Commented [PC4]: DPZ staff recommendation per 9/9/19 Town Council work session discussion.

### Sec. 18-131. - Location of parking facilities.

There shall be no parking or drive aisles between the building setback line front building wall and the street line main primary street face of curb within the C-1, C-1A, C-2, and C-M zoning districts, and as set forth in section 18-101 for the CMP zoning district; nor within five feet of the side yard and side street property lines within the RM-2, RTH, C-1, C-1A, C-2 and C-M zoning districts. All automobile parking areas for commercial and industrial uses shall be located on the site or conveniently near, and in no case more than 400 feet from the principal building or use to which such parking facilities are appurtenant. Any off-site parking will require a Town approved and recorded agreement with the property owner. This off-site parking agreement(s) shall include an illustration of off-site parking spaces.



## Sec. 18-132. - Loading space.

Every hospital, institution, commercial or industrial building hereafter erected shall provide indoor or outdoor space for the loading and unloading of goods and materials. Such space shall be at least 25 feet in depth; such space, if located within a building, shall be at least 15 feet in height; such space also shall have a width of at least 15 feet for every 50 feet or fraction thereof of building width.

For the purpose of these regulations there shall be two general categories of off-street loading dimensions: standard loading spaces and semi-trailer loading spaces. These loading requirements are to apply to the C-1, C-1A, C-1B, C-2, CM, T, and MAC zones.

A. Standard Loading Space Dimensions. Standard loading spaces shall be a minimum 15 feet in width and 30 feet in length and provide a minimum vertical clearance of 15 feet; provided, however, that when loading spaces are located alongside each other, additional loading spaces need only be a minimum of 12 feet in width.

B. Semi-Trailer Loading Space Dimensions. Semi-Trailer loading spaces shall be a minimum of 15 feet in width and 55 feet in length and provide a minimum vertical clearance of 15 feet.

C. Location of Off-Street Loading Spaces. No off-street loading area shall be located within any required front yard. Furthermore, no off-street loading area shall be used to satisfy requirements for parking or stacking spaces. All loading areas shall be located and designed in a manner which does not interfere with the free circulation of vehicles within parking or stacking areas.

### D. Type of Use and Minimum Number of Loading Spaces Required

Multi-family uses (not including townhouses or cottage houses): One standard loading space.

Hospitals, urgent care facilities, nursing homes, and similar health care uses: One standard loading space for the first 10,000 square feet of gross floor area plus one space for each additional 100,000 square feet of floor area.

Offices, and Similar Uses: One standard loading space for 20,000 square feet of gross floor area, plus one space for each additional 30,000 square feet.

Commercial Recreation Uses: One standard loading space.

Restaurants (if standalone): One standard loading space for the first 10,000 square feet of gross floor area, plus one space for each additional 25,000 square feet.

Restaurants with drive-through service: One semi-trailer loading space

Grocery Stores (regardless of whether or not located in shopping center) : One semi-trailer loading space for the first 30,000 square feet of gross floor area, plus one additional space for each additional 30,000 square feet.

Retail Sales (including shopping centers and mixed-use retail) and restaurants included in shopping centers and mixed-use retail: One standard loading space for the first 15,000 square feet of gross floor area, plus one space for each additional 25,000 square feet.

Service Stations and Any Accessory Retail Fuel Sales: One semi-trailer loading area for discharging fuel; however, such space need not be marked on the pavement, provided the location of such area will not unduly interfere with the on-site circulation pattern.

Wholesale Trade Establishments: One semi-trailer loading area

**Commented [DM5]:** Based on Town of Leesburg standards but modified.

### **Sec. 18-133. - Loading space in rear yard.**

A loading space may occupy a required rear yard or any part thereof.

### **Sec. 18-134. - Improvements applicable to parking areas and loading spaces.**

All private or public parking areas and loading spaces constructed, excluding regular maintenance, after the effective date of the original ordinance from which this section is derived shall be developed as follows:

- A. All parking areas in the single-family residential zoning districts shall be constructed of permanent materials, with an asphalt, concrete, or grid paver surface, meeting the specifications of the Town. Ingress and egress to a public street shall be provided by means of a driveway meeting these same specifications and maintaining a width of not less than 12 nor more than 25 feet at the street right-of-way line.
- B. All parking areas in the townhouse, two-family, multiple-family residential, commercial and industrial zoning districts shall be constructed of permanent materials, with an asphalt or concrete surface, meeting the specifications of the Town. Ingress and egress to a public street shall be provided by means of entrances and exits meeting these same specifications and maintaining a width of not less than 25 feet nor more than 35 feet at street right-of-way line. All

parking areas shall also be provided with bumper guards as deemed necessary by the director of public works in order to protect a building from vehicular bumpers, or a public sidewalk from overhanging bumpers, to prevent vehicles from rolling down embankments or onto adjacent property, or to provide protection against other hazards peculiar to the topography or site development of a particular parcel of ground. Curb stops may be substituted for bumper guards where their use is considered adequate by the director of public works.

~~C. Whenever any such private or public parking lot abuts or adjoins any public street, a landscaping strip at least five feet in width, continuous except for entrances and exits, shall be provided immediately inside the line separating such parking lot from the adjoining street.~~

**Commented [DM6]:** This was moved below to be closer to interior landscaping standards.

C. Adjoining commercial surface parking facilities shall be required to provide and maintain a parking lot cross-access inter-parcel connection, with a width of at least 23 feet, and ingress/egress easement(s) between the parcels. In no circumstance shall a fence, structures, or other barrier(s) discouraging cross-access connections be permitted between commercial surface parking facilities.

D. Surface Parking Lot perimeter landscaping: Whenever any such private or public parking lot abuts or adjoins any public street, a landscaping strip at least ten feet in width, continuous except for entrances and exits, shall be provided immediately inside the line separating such parking lot from the adjoining street.

**Commented [DM7]:** This was increased from five feet to ten feet to allow for more substantive planting and landscaping to screen parking.

E. Surface Parking lot interior landscaping: The construction or enlargement of any parking lot with ten or more spaces shall provide landscaping within the interior of the parking lot in accordance with the standards in this subsection.

1. Design:

a. ~~At least five percent (5%) of the gross area of the parking lot shall be comprised of landscape area. The gross area of the parking lot shall include all paved areas within the lot including areas for ingress/egress.~~

**Commented [DM8]:** Town of Leesburg and City of Falls Church use this standard.

b. Minimum landscape area: No landscape area shall be less than 162 square feet with a minimum width of nine (9) feet.

c. A ratio of one tree per ten parking spaces shall be provided.

d. A ratio of four shrubs per ten parking spaces shall be provided.

e. Canopy or shade trees, to be approved by the Town arborist, shall be distributed throughout the parking lot for the purpose of

heat abatement. Each surface parking space shall be located within 70 feet of the trunk of a shade or canopy tree.

1. Planting area size: Each landscaping island shall contain sufficient area to accommodate the root growth of the plant material used. At a minimum, each landscaping island shall include 300 cubic feet of soil per tree to be located in the island. The size of the planting area, size of plant material at maturity, and placement of plant material shall allow for a two-and-one-half-foot bumper overhang from the face of the curb or edge of the island.

2. Exterior lighting: Light poles should not be placed in landscape islands. If a light pole is located within 20 feet of a required tree, the tree cannot be counted toward the minimum canopy coverage requirement.

4-3. Protection of planting areas: Planting areas shall be protected from vehicle damage by the installation of curbing, wheel stops, or other comparable methods. This standard shall not prohibit the use of planting areas as stormwater management devices.

DE. Per sections 18-256 and 18-257, any request for modifications of the requirements applicable to parking areas and loading spaces listed under subsections 18-134.B, and 18-134.C must be approved by council, after receiving recommendation from the planning commission.

**Commented [DM9]:** Town of Leesburg uses this standard.

#### **Sec. 18-135. - Additional improvements required.**

Where off-street parking areas adjoin a lot in a detached residential zone, said parking areas shall be screened in accordance with the provisions of section 18-172. Any lights used to illuminate said parking areas shall not exceed ten feet in height above grade and shall be so arranged and hooded as to confine all direct light rays entirely within the boundary lines of the parking areas.

#### **Sec. 18-136. - Additional protective conditions.**

Additional protective conditions may be required in connection with off-street parking adjacent to residential zones, when, in the judgment of the Town council, such are deemed necessary for the protection, convenience, and quiet of surrounding residential properties.

**Sec. 18-137. - Non-availability of parking area.**

At any time that a required parking area shall cease to be available for such use, except as a result of government action, the occupancy or use permit for the principal use to which such parking area is appurtenant shall be revoked and declared null and void, until such time as other acceptable off-street parking space is provided.

**Sec. 18-137.1. - Transitional parking.**

In addition to other provisions of article 16 of this chapter, the following requirements shall apply without modification to all land used for transitional parking pursuant to section 18-13, and shall, in addition to special conditions imposed by the board of zoning appeals, be deemed to constitute conditions of any use permit granted for any such transitional parking lot:

- (a) No commercial enterprise, sales, repair, work or servicing of any kind shall be conducted or permitted on any part of any transitional parking lot.
- (b) No fee shall be charged for parking thereon and all parking thereon shall be restricted to the employees and patrons of the commercial establishment or establishments for which the transitional parking use permit was granted.
- (c) No signs of any kind except those necessary for orderly parking and traffic movement shall be erected.
- (d) The paved parking area shall be interrupted with landscape planting. For every 3,000 square feet of pavement there shall be 180 square feet of internal landscape planting of trees and shrubs.
- (e) All such transitional parking lots shall be screened from all adjacent property in any residential zone and from that portion of the lot between the front or side yard setback line and any street by a brick wall or other ornamental masonry wall of equally acceptable aesthetic quality which does not require painting, erected to a height of at least six feet above grade, located at and running parallel to the boundary of any such transitional parking lot.
- (f) All transitional parking lots shall be cleaned of trash, garbage, and debris at least once each week throughout the year. All grass located in or on such lots shall be mowed at least once each week between May 1 and November 15 of each year and all trimmings removed from paved surfaces. All shrubs shall be kept neatly trimmed. Dead trees and shrubs and deteriorated pavement and masonry shall be replaced as required by the director of public works of the Town.
- (g) There shall be no repairing, painting, reconstruction or refurbishing of any vehicle, other equipment or materials, nor any dismounting or installation of equipment on any vehicle other than equipment or materials, parked or located on any transitional parking lot.

- (h) No vehicle exceeding three-quarters ton load-carrying capability, and no buses, shall be parked overnight on any transitional parking lot.
- (i) The owners, operators, lessees, occupants, tenants, persons having care or custody of or using, managing or having control of, and fiduciaries holding title to, or having the care, custody, control or management of the land used for any transitional parking lot, or the commercial properties or operations for the benefit of which such transitional parking lot use permit is granted, shall jointly and severally be responsible for maintaining and operating such transitional parking lot in accordance with the provisions of this article.
- (j) Artificial lighting shall conform to the provisions relating thereto contained in section 18-69. When filing an application for any transitional parking lot use permit, the applicant shall submit a site plan showing all details of layout planting, screening, walls, storm drainage, lighting and other relevant features as required by the director of public works of the Town. Conditions, in addition to those required by this section necessary for the protection, maintenance of value and quiet enjoyment of surrounding residential properties, and the peaceful, undisturbed use of said surrounding property by its occupants, may be imposed, and the use permit made subject thereto by the board of zoning appeals of the Town. Upon the failure of any person enumerated in subsection (i) of this section to operate or maintain any transitional parking lot in compliance with the conditions and specifications set forth in this section, the director of public works of the Town shall after ten days written notice to such person of failure to comply, cause such parking lot to be brought into conformance with such conditions and specifications and bill the owner of the land for the cost thereof. If such bill not be paid within 30 days of its mailing to the person enumerated in subsection (i) of this section, it shall be added to the Town real estate tax on the land and constitute a lien on such land to the same extent as the real estate tax is a lien.
- (k) All such parking lots shall display thereon signs approved in design by the director of public works in such number and at such locations as designated by the director of public works restricting the use of such parking lots to lawful parking of vehicles by patrons of the adjoining commercial establishments and prohibit trespassing, disorderly conduct and all unlawful acts on and uses of such parking lots.