

ZONING ORDINANCE COMMITTEE

July 21, 2021

ELECTRONIC MEETING

9:00 AM TO 11:00 AM

NOTICE OF ELECTRONIC MEETING: Due to the ongoing COVID-19 pandemic, this [Zoning Ordinance Committee](#) meeting will be conducted as an Electronic Meeting pursuant to the adopted Continuity Ordinance adopted by the Board of Supervisors on March 16, 2021. Members of the public are strongly encouraged to view and participate in the meeting by electronic or other means, in furtherance of the Governor's Executive Orders and social distancing directives. This meeting will be conducted in the WebEx Events platform. Login/call-in information will be posted to www.loudoun.gov/remoteparticipation prior to the meeting.

1. Call to Order/Review Agenda
2. Public Input
3. Disclosures
4. Approval of Action Report for July 7, 2021
5. Status Updates on Other Zoning Ordinance Amendments (ZOAM):
 - a) ZOAM-2020-0002: Cluster Subdivision Regulations.
Staff presenting at the Transportation and Land Use Committee on July 21, 2021, to include a brief background, a summary of stakeholder comments received during first round of outreach, review upcoming project milestones, and update/comment on Board questions.
 - b) ZOAM-2018-0001: Short-term Residential Rentals.
Referral comments due on July 16. ZOC meeting to discuss draft text scheduled for August 4.
6. Zoning Ordinance Rewriteⁱ (ZOAM-2020-0001)
 - a) Parking – Continued Discussion
 - b) Resolution of Intent to Amend
7. New Business
8. Upcoming Meetings
 - a) Electronic meeting. Wednesday, August 4, 2021, 9:00 AM.

9. Adjourn

ⁱ View project documents at www.loudoun.gov/lola.

ACTION REPORT
ZONING ORDINANCE COMMITTEE
July 7, 2021

The content of any statements, updates, or discussions associated with the items and actions noted below can be obtained by listening to the meeting via the following link: https://loudoun.granicus.com/MediaPlayer.php?view_id=78&clip_id=6714

CALL TO ORDER/REVIEW AGENDA (ADDITIONS/DELETIONS)

Chair Kevin Ruedisueli moved that the Zoning Ordinance Committee convene the July 7, 2021, meeting as an electronic meeting pursuant to the Continuity Ordinance adopted by the Board of Supervisors on March 16, 2021 and certify that all items on the agenda for this meeting are necessary or appropriate to assure the continuity of government during the COVID-19 Pandemic Disaster. (Seconded by Maura Walsh-Copeland. The motion passed via roll call vote 16-3: Packie Crown, John Merrithew, and Tia Walbridge absent for the vote.)

ZOC Action: By consensus, moved agenda item Zoning Ordinance Rewrite ahead of New Business.

PUBLIC INPUT

Christopher Burns, Chair of the Loudoun County Brewers Association, provided written comments.

Related documents:

<https://www.loudoun.gov/2898/Zoning-Ordinance-Committee>

DISCLOSURES

None.

APPROVAL OF ACTION REPORT

Committee Member Charles Houston moved that the Zoning Ordinance Committee approve the Action Report for June 16, 2021. (Seconded by Michael Capretti. The motion passed via roll call vote 15-0-2-2: Packie Crown and Tia Walbridge absent for the vote; Kevin Ruedisueli and Eric Zicht abstained.)

ZOC Action: Chair Ruedisueli requested his name be removed from Meeting Attendance "ZOC Members Present," clarifying he was absent that day.

STATUS UPDATES ON OTHER ZONING ORDINANCE AMENDMENTS (ZOAM)

Deputy Director James David provided the following updates:

- a) ZOAM-2020-0002: Cluster Subdivision Regulations
Staff presenting at the Transportation and Land Use Committee on July 21, 2021, to include a brief background, a summary of stakeholder comments received during first round of outreach, review upcoming project milestones, and update/comment on Board questions.

ZOC Action: None.

Staff contacts: Mark Stultz and Jacob Hambrick

- b) ZOAM-2018-0001: Short-term Residential Rentals
Staff finalizing the first draft. Request for referral comments scheduled for distribution in July (to include ZOC); ZOC meeting to discuss draft text in August.

Deputy Director David confirmed stakeholder outreach was occurring throughout July. Committee Member Ben Keethler stated the Loudoun Coalition of Homeowners and Condominium Associations had not yet been contacted and would appreciate staff following up.

ZOC Action: None.

Staff contacts: Mark Stultz and Ethan Strickler

ZONING ORDINANCE REWRITE

Deputy Director David and Senior Planner Rory Toth facilitated discussion on draft Parking Standards. ZOC comments generally included: concern over the level of detail, lack of definitions, effects of by-right development and change of use, market-driven parking limits, sections like Applicability being more appropriate in the Facilities Standards Manual, questioning the need for special parking spaces, parking ratios, the parking modifications process, the lack of looking at what is unique to Loudoun, data center parking, zoning enforcement areas of concern, proffers, electric vehicle chargers and their location, bike requirements, recreational vehicles, affordable housing, urban areas and viable modes of transportation.

Link to full discussion:

https://loudoun.granicus.com/MediaPlayer.php?view_id=78&clip_id=6714

(Time stamp 17:43)

Committee Member Crown asked for a comparison of the Revised 1993 Zoning Ordinance Parking Standards and those proposed in the Zoning Ordinance Rewrite.

ZOC Action: None.

Staff contacts: James David and Ryan Reed

NEW BUSINESS

Committee members requested future discussion on utilizing a sunset clause for zoning, asked the Chair to establish a process for committee decision-making, and inquired about having access to the text in enCodePlus the Monday before the agenda packet was released.

UPCOMING MEETINGS

Electronic meeting. Wednesday, July 21, 2021, at 9:00 AM.

MEETING ADJOURNED

Chair Ruedisueli adjourned the July 7, 2021, Zoning Ordinance Committee meeting.

MEETING ATTENDANCE

PLANNING COMMISSIONER PRESENT:

John Merrithew, Sterling District

ZOC MEMBERS PRESENT:

Kevin Ruedisueli, Subject Matter Expert - Architect, **Chair**

Michael Capretti, Citizen-At-Large, **Vice-Chair**

Jean Ault, Subject Matter Expert – Urban Land Use Planner

Gem Bingol, Environmental Organization

Rich Brittingham, Dulles Area Association of Realtors

Jeff Browning, Rural Economic Development Council

Sam Chapman, Citizen-At-Large

Packie Crown, Citizen-At-Large

Colleen Gillis, Loudoun County Chamber of Commerce

Charles Houston, Citizen-At-Large

Ben Keethler, Homeowner/Condominium Association

Matt Lawrence, Northern Virginia Building Industry Association

Bridge Littleton, Coalition of Loudoun Towns

Joe Paciulli, Economic Development Advisory Commission

Ross Stevens, Commercial Real Estate Development Association

Maura Walsh-Copeland, Preservation/Conservation Organization

Eric Zicht, Citizen-At-Large

ZOC MEMBERS ABSENT:
Tia Walbridge, Farm Bureau

MEMORANDUM

To: Zoning Ordinance Committee
From: James David, Deputy Director
Date: 07/14/2021
Re: July 21, 2021 ZOC Meeting
Continued review of Sections 5.05 – Parking Standards; Draft ROIA

The Zoning Ordinance Committee (ZOC) is continuing review of Zoning Ordinance Rewrite (ZO Rewrite) draft Sections 5.05.01 thru 5.05.14 that contain draft parking standards (Attachment 1, Draft Parking Standards). This is consistent with the ZOC bylaws that state, “at the discretion of the Planning Commission, County staff, or Board of Supervisors (Board), ZOC may be asked to provide input on proposed amendments prior to the initiation of the referral process.” The following excerpt from the ZOC bylaws provides guidance on how to review draft Zoning Ordinance (ZO) text.

Recommendations may include, but are not limited to:

- a. Correcting errors and inconsistencies;
- b. Clarifying regulations;
- c. Simplifying the Zoning Ordinance to make it more user friendly;
- d. Keeping the Zoning Ordinance current to reflect changes in the state code, the market, economic, fiscal and land use conditions and the emergence of new uses;
- e. Addressing a specific issue;
- f. Identifying when proposed Zoning Ordinance amendments are inconsistent with the Comprehensive Plan and may require a Comprehensive Plan amendment (Board of Supervisors, October 6, 2020).

Please keep in mind that the ZO Rewrite team is at the beginning stages of socializing draft concepts and text in a public forum, and the ZOC is the first stop of many as we progress towards Board review and adoption hopefully next year. ZOC review of these draft documents will not only provide essential input regarding proposed revisions but will also help to capture unintentional errors and omissions in these draft documents.

At the July 7, 2021 ZOC meeting, ZOC made it through preliminary discussion on Sections 5.05.01 through 5.05.09. The ZOC should consider starting where they left off with Section 5.05.10 – Loading at the July 21, 2021 ZOC meeting.

What has changed since the last draft?

Revisions have been made to most sections and subsections of Chapter 5.05 Parking

Standards based on ZOC comments,¹ public feedback, and additional staff analysis and document clean-up (Attachment 2, Draft Parking Standards Mark Up – July 14). The following list highlights revisions in response to ZOC discussion at the July 7, 2021 meeting:

- Minimum parking ratios increased for most residential uses,
- Further defined parking specific metrics,
- Parking ratio methodology revised for “Equestrian event facility,”
- Clarified that parking for sites with multiple principal uses is cumulative,
- Removed minimum parking ratio for “Data center,”
- Added bicycle parking for “Parking facility” and “Transit facilities,”
- Increased time Recreational Vehicles can be temporarily parked in a driveway from 24 to 48 hours, and
- Added flexibility to Parking Adjustments application criteria to make it less onerous on smaller users.

Outstanding ZOC comments from July 7, 2021 meeting

Staff is still contemplating ZOC member suggestions to eliminate parking reductions for affordable housing units. The Loudoun County 2019 General Plan (2019 GP) encourages zoning regulations that lower costs for affordable housing construction. Proposed Section 5.05.09.1 – Affordable Housing Reductions responds to this policy intent by allowing affordable housing unit developments to apply for reduced parking rates, which will help reduce project costs.

Some ZOC members did not agree with maximum parking ratios. Staff continues to support parking maximums for some uses because they implement 2019 GP and Loudoun County 2019 Countywide Transportation Plan (2019 CTP) goals and policies that call for providing parking in a reasonable proportion to one or more use’s needs, minimizing negative environmental and urban design impacts that can result from excessive parking, and supporting mass transit and alternative modes of transportation.²

Some ZOC members called for more local Loudoun parking studies. County staff researched previous legislative approvals (including proffers), recent parking studies submitted with legislative applications, as well as lists of parking issues compiled by staff over several years. Staff also relied on input from the community, and current staff members that have been administering parking regulations for quite some time. Conducting additional parking studies for the breadth of uses included in the ZO

¹ Per May 5, 2021 ZOC discussion, ZOC enCodePlus comment deadline is noon on the Monday prior to a scheduled meeting.

² See 2019 CTP Policy 5.4.8 Parking Standards; 2019 GP Housing Policy 1, Strategy 1.2, Action B Reduced Parking Requirements; 2019 GP Ch. 3, Sustainability Section, and Groundwater Resource Strategy 2.6, Action I Reduce Impervious Surfaces.

Rewrite is not feasible given resource and time constraints. ZOC members are encouraged to identify specific uses they feel merit additional study.

In addition, the Institute of Transportation Engineers (ITE) Parking Generation Manual was used as a guiding document in preparing proposed new parking standards. The ITE Parking Generation Manual identifies many uses accompanied by industry-standard parking requirements. Research of adjacent jurisdictions such as Fairfax, Montgomery, Prince George's, and Prince William Counties was conducted and considered in combination with the expertise of project consultant White & Smith, LLC.

Lastly, proposed changes to parking standards in the ZO Rewrite may lead to revisions in the Facilities Standards Manual (FSM). A future Development Ordinance Amendment (DOAM) would be taken forward subsequent to the ZO Rewrite that considers needed changes in the FSM.

Draft Resolution of Intent to Amend

Also included with the July 21, 2021 ZOC agenda packet is a draft Resolution of Intent to Amend (ROIA) for the entire ZO Rewrite (Attachment 3, Draft ROIA). The draft ROIA is consistent with the Zoning Ordinance Overhaul Project Plan endorsed by the Board at their September 19, 2019 Board Business Meeting.³ The draft ROIA formally describes the Board's stated intent to amend, replace or delete sections of the Revised 1993 Loudoun County Zoning Ordinance to implement the Loudoun County 2019 Comprehensive Plan, modernize and simplify ordinance language, make improvements based on public input, and incorporate changes pursuant to Code of Virginia revisions.

Adopting a ROIA for the ZO Rewrite is a requirement stipulated in Section 6-1202 of the existing ZO. In addition to outlining a broad scope for ZO Rewrite amendments, the draft ROIA also serves as a mechanism for the Board to refer the ZO Rewrite to the Planning Commission when it is ready and reiterate previous Board direction for staff to prepare – and ZOC to comment on – draft amendments. The ZOC should review the draft ROIA and provide any feedback to staff on whether revisions are needed.

Next Steps after July 21st ZOC Meeting

An abbreviated version of the ZOC Work Plan is shown below. This is the second ZOC review of the Parking Standards. If the ZOC determines they are ready to move on to the next section of the draft Zoning Ordinance, staff is prepared to bring draft Use Specific Standards forward for review and comment in mid-August. Please be advised that the workplan schedule is tentative and subject to change.

³ [Item 14 Zoning Ordinance Overhaul Project Plan, September 19, 2019 BOSBM](#)

Tentative Zoning Ordinance Committee Work Plan

Topic	Meeting Date	Packet Distribution
Use Matrix	5-May	30-Apr
Cancel	19-May	-
Use Matrix	2-Jun	26-May
Use Matrix	16-Jun	9-Jun
Parking; ROIA	7-Jul	30-Jun
Parking; ROIA	21-Jul	14-Jul
No ZO Rewrite Item	4-Aug	-
Use Specific Standards	18-Aug	11-Aug
Use Specific Standards	1-Sep	25-Aug
Overlay Districts (except VCOD)	15-Sep	8-Sep
Overlay Districts (except VCOD)	6-Oct	29-Sep
Zoning Districts (including VCOD)	20-Oct	13-Oct
Zoning Districts (including VCOD)	3-Nov	27-Oct
Development Standards	17-Nov	10-Nov
Development Standards	1-Dec	24-Nov
Signs	15-Dec	8-Dec
Signs	5-Jan	29-Dec
Affordable Dwelling Units	19-Jan	12-Jan
Affordable Dwelling Units	2-Feb	26-Jan
Procedures	16-Feb	9-Feb
Procedures	2-Mar	23-Feb
Nonconformities; Officials, Boards and Commissions, Definitions and Rules of Interpretation	16-Mar	9-Mar
Nonconformities; Officials, Boards and Commissions, Definitions and Rules of Interpretation	6-Apr	30-Mar
NOTE: EnCode changes to be released to public on February 25, 2022		
NOTE2: ZOC Work Plan subject to change		
NOTE3: Second look at each draft chapter as needed (denoted in blue)		

Attachments

1. Draft Parking Standards
2. Draft Parking Standards Mark Up – July 14
3. Draft ROIA

5.05 Parking Standards

5.05.01 Purpose

The purpose of these regulations is to establish parking, stacking, and loading regulations for new uses, buildings, structures, parking areas, and redeveloped sites. This Section is consistent with and supports the principles and directives of the *Loudoun County 2019 General Plan* and *2019 Countywide Transportation Plan*. Specifically, this Section:

- A. Maximizes the safety and functionality of parking areas;
- B. Minimizes conflicts between pedestrians and vehicles within parking lots and surrounding land uses;
- C. Provides parking and loading facilities in a reasonable proportion to one or more use's needs;
- D. Reduces minimum parking requirements to coincide with common usage rather than peak demand and establish maximum parking requirements where appropriate;
- E. Provides tailored parking rates responsive to different development contexts;
- F. Minimizes the negative environmental and urban design impacts that can result from excessive parking, driveways, and drive aisles within parking areas;
- G. Supports mass transit and alternative modes of transportation;
- H. Provides transportation demand management (TDM) strategies to reduce traffic congestion.

5.05.02 Applicability

- A. **General Requirement.** Any new building, structure, use, redeveloped site, or enlarged or expanded existing building, must meet this Section's parking requirements and require permanent parking and off-street loading unless specified in this Section. Where multiple principal uses are permitted to be located on a property, the minimum required parking spaces for such uses is calculated cumulatively for each principal use. Parking spaces may be provided in a garage or properly surfaced parking area. In residential districts, County and VDOT approved streets and travelways designed to accommodate on-street parking may satisfy the one parking space per dwelling requirement unless for residential uses in Villages which follow the regulations prescribed in Section 5.05.13.
- B. **Application to Addition or Change in Use.** When a change in intensity of use of any building or structure would increase the required parking by 10 or more spaces or 10%, whichever is greater, cumulatively from the date of this Ordinance, through an addition or change in the number of dwelling units, gross floor area or other specified units of measurements, the increment of additional required parking shall comply with this Section unless an adjustment is permitted per Subsection 5.05.09. If fewer than ten 10 spaces or 10%, whichever is greater, are required by a change or series of changes in use, the Zoning Administrator may waive up to the incremental required number of parking spaces, after determining that the waiver is not detrimental to the public welfare.
- C. **Review of Parking and Loading Facilities Plan.** Each application for a subdivision, site plan, zoning permit, or certificate of occupancy shall include information as to the location and dimensions of parking and loading spaces; and the means of ingress and egress to those spaces. This information shall be in sufficient detail to determine if the requirements of this Ordinance are met and shall contain the information as is required by applicable provisions of the Land Subdivision and Development Ordinance and the Facilities Standards Manual.
- D. **Procedures for Reduction of Parking.** Reductions in parking and loading spaces may be permitted where spaces are no longer required by these regulations or alternative spaces meeting the requirements of these regulations are provided. Parking reductions may be applied by following the requirements, standards, and procedures in Section 5.05.09.

- E. **Exceptions.** This Section's regulations shall not apply to parking, stacking, or loading spaces for uses or structures approved by the county in a valid preliminary or final site plan or a valid preliminary or final subdivision plat prior to the date of adoption of this Section, regardless of whether those spaces have been constructed or otherwise established.
- F. **Inoperable Vehicles.**
 - 1. No repair, maintenance or restoration of motor vehicles is permitted on any residential lot or common area serving such lot located within any residential zoning district, as defined in Section 2.02 of this Ordinance, unless the vehicle is owned by and registered in the name of an occupant of the dwelling constituting the principal use for such lot.
 - 2. No inoperable vehicle shall be parked or stored outside a building for more than 1 week on a lot of less than 10 acres in area in any residential district. Not more than 1 inoperable vehicle may be parked outdoors at a time on any lot greater than 10 acres in area in any residential district. Any vehicle not displaying current license plates and inspection validation certificate as required by Virginia law shall be construed as an inoperable vehicle. Not more than 1 inoperable item of major recreational equipment shall be parked outdoors on any lot of less than 10 acres in area in any residential district.
 - 3. Inoperable vehicles on lots greater than 10 acres may be parked or stored in an open or enclosed space in the rear of the property. Inoperable vehicles must comply with the required rear and side yard setbacks.

5.05.03 Parking Ratios

Number of Parking Spaces Required.

A. Metrics and Interpretations for Computation.

- 1. **Floor Area.** Gross Floor Area, (GFA).
- 2. **Building Capacity.** The capacity of the building expressed in number of persons shall be determined by the Uniform Statewide Building Code adopted by the County of Loudoun.
- 3. **Fraction of a Space.** When the calculation of the number of required parking and loading spaces results in a requirement of a fractional space, any fraction up to and including 0.5 shall be disregarded, and fractions of over 0.5 shall be interpreted as 1 whole parking or loading space.
- 4. **Commercial Vehicles.** In addition to the requirements in the tables below, 1 off-street parking space shall be required for each commercial vehicle which is directly associated with permitted and special exception uses, and which is to be parked on the premises during normal business hours. Required loading spaces may be credited as part of the total space needed for commercial vehicles.
- 5. **Minimum.** The number of parking spaces a site must provide.
- 6. **Maximum.** The number of parking spaces a site must not exceed.
- 7. **Parking Specific Metrics.**
 - a. Dwelling Unit
 - 1. Example: 1/DU
 - 2. Interpretation: 1 space for each dwelling unit
 - b. Bedrooms
 - 1. Example: 1 + (0.75) bedrooms
 - 2. Interpretation: 1 space plus 0.75 times all bedrooms
 - c. Guest House
 - 1. Example: 1/guest house
 - 2. Interpretation: 1 space for each guest house

- d. Stall
 - 1. Example: 1/stall
 - 2. Interpretation: 1 space for each stall
- e. Fuel Pump
 - 1. Example: 1/2 fuel pumps
 - 2. Interpretation: 1 space for every 2 fuel pumps
- f. Residence
 - 1. Example: 1/residence
 - 2. Interpretation: 1 space for each residence
- g. Acres
 - 1. Example: 10/5 acres
 - 2. Interpretation: 10 spaces for every 5 acres
- h. Square feet
 - 1. Example: 1/1000 sf
 - 2. Interpretation: 1 space for every 1000 gross square feet
- i. Employee
 - 1. Example: 1/employee on site
 - 2. Interpretation: 1 space for every employee working on site
- j. Maximum Occupancy
 - 1. Example: 0.33/per person in maximum occupancy, plus one per employee
 - 2. Interpretation: 0.33 spaces per person in maximum permitted occupancy of the building plus one per employee working on site.

8. Bicycle Specific Metrics.

- a. Unit
 - 1. Example: 1/40 units
 - 2. Interpretation: 1 space for every 40 units
- b. Gross Floor Area
 - 1. Example: 1/1000 square feet
 - 2. Interpretation: 1 space per every 1000
- c. parking Space
 - 1. Example: 1/10 parking spaces
 - 2. Interpretation: 1 per 10 parking spaces

9. Electric Vehicle Specific Metrics.

- a. Percentage (%)
 - 1. Example: 3% of 100 required parking spaces
 - 2. Interpretation: 3 electric vehicle spaces required for 100 required parking spaces

B. Use Groups. To calculate parking, bicycle, and loading requirements, uses are grouped as:

1. Residential Uses.

- a. Household Living
- b. Group Living

2. **Lodging Uses.**
3. **Commercial/Mixed Uses.**
 - a. Animal Services
 - b. Day Care
 - c. Financial Services
 - d. Food and Beverage Sales/Service
 - e. Office, Business and Professional
 - f. Personal/Business Services
 - g. Retail
 - h. Automotive
4. **Public/Civic/Institutional Uses.**
 - a. Assembly
 - b. Death Care Services
 - c. Government/Non-Profit
 - d. Education
 - e. Medical
 - f. Arts, Entertainment, and Recreation
5. **Industrial/Production Uses.**
 - a. Manufacturing and Employment
 - b. Warehousing, Storage, and Distribution
6. **Infrastructure Uses.**
 - a. Transportation/Parking
 - b. Utilities
 - c. Communications Facilities
 - d. Waste-related
7. **Agriculture Uses.**
8. **Accessory Uses.**
9. **Miscellaneous Uses.**
- C. **Parking Requirements by Use and Policy Area.** The computation of off-street parking for each permitted use shall follow the parking requirements prescribed in zoning districts located within Urban, Suburban, Transition, JLMA, and Rural Policy Areas, and Village Parking, with the following tables (Table 5.05.03-1 through Table 5.05.03-5) and Table 5.05.13-1, subject to the adjustments allowed in this Section. Ratios identified with an asterisk (*) follow the requirements in Section 5.05.14 Specific Residential Design Type Parking. Ratios identified with a double asterisk (**) follow the requirements in Section 5.05.09.A Parking Adjustments.
 1. Urban

Table 5.05.03-1
Urban Policy Area Parking Ratios
Note: NR = Not Required

URBAN	Minimum	Maximum
Residential		
Household Living:		
Accessory dwelling	1/DU	2/DU
Dwelling, single-family attached	*	*
Dwelling, multifamily	*	*
Dwelling, single-family detached	2/DU	3/DU
Live/work dwelling	1/DU	2.5/DU
Religious housing	1/DU	2/DU
Group Living:		
Rooming and Boarding	1 + (0.25) bedrooms	1 + (0.75) bedrooms
Congregate housing	1 + (0.25) bedrooms	1 + (0.75) bedrooms
Continuing care facility	0.75/1000 sf	2/1000 sf
Lodging		
Hotel / Motel	0.5/guest room	0.75/guest room
Commercial / Mixed-Use		
Animal Services:		
Animal hospital	1/1000 sf	2/1000 sf
Day Care:		
Adult day care	1.5/1000 sf	2.5/1000 sf
Child day care	1.5/1000 sf	2.5/1000 sf
Child day home	1.5/1000 sf	2.5/1000 sf
Financial Services:		
Bank or financial institution	1/1000 sf	2/1000 sf
Food and Beverage Sales / Service:		
Banquet/Event Facility	5/1000 sf	8/1000 sf
Craft beverage manufacturing	1/1000 sf	2.5/1000 sf
Farm market (off-site production)	1/5 acres	10/5 acres
Food preparation	0.5/1000 sf	2/1000 sf
Food store	0.5/1000 sf	2/1000 sf
Mobile vendor	NR	NR
Restaurant, carry-out only	2/1000 sf	6/1000 sf
Restaurant, sit-down	4/1000 sf	8/1000 sf
Restaurant, fast-food, excluding drive-through facilities	2/1000 sf	6/1000 sf
Snack or beverage bars	0.5/1000 sf	2/1000 sf
Office, Business and Professional:		
Office	0.5/1000 sf	2/1000 sf
Personal / Business services:		
Building maintenance services	0.5/1000 sf	2/1000 sf
Business support services	0.5/1000 sf	2/1000 sf
Personal services	0.5/1000 sf	2/1000 sf
Postal services	0.5/1000 sf	3/1000 sf
Retail:		

Table 5.05.03-1
Urban Policy Area Parking Ratios
Note: NR = Not Required

URBAN	Minimum	Maximum
Residential		
Household Living:		
Auction	0.5/1000 sf	2/1000 sf
Convenience store	1/1000 sf	3/1000 sf
Convenience store (with gasoline sales)	1/1000 sf	3/1000 sf
Retail, general	0.5/1000 sf	2/1000 sf
Automotive:		
Vehicle service station	1/2 fuel pumps	NR
Public/Civic/Institutional		
Assembly:		
Civic, social, and fraternal meeting place	0.5/1000 sf	2/1000 sf
Community center	2/1000 sf	6/1000 sf
Convention or exhibition facility	2/1000 sf	4/1000 sf
Religious land use	4/1000 sf	8/1000 sf
Death Care Services:		
Crematorium	0.5/1000 sf	2/1000 sf
Funeral services	0.5/1000 sf	2/1000 sf
Mausoleum	0.5/1000 sf	2/1000 sf
Government / Non-Profit:		
Government (general)	0.5/1000 sf	2/1000 sf
Public safety	1/1000 sf	2/1000 sf
Education:		
Business / technical school	1/1000 sf	3/1000 sf
Colleges or universities	1/1000 sf	3/1000 sf
Educational institution	1/1000 sf	3/1000 sf
Library	1/1000 sf	2.5/1000 sf
Personal instructional services	1/1000 sf	3/1000 sf
School	1/1000 sf	3/1000 sf
Training facility	1/1000 sf	3/1000 sf
Vocational school	1/1000 sf	3/1000 sf
Medical:		
Clinic, dental or medical	1.5/1000 sf	3/1000 sf
Medical care facility	1.5/1000 sf	3/1000 sf
Arts, Entertainment, and Recreation:		
Amphitheater	4/1000 sf	8/1000 sf
Art Studio	0.5/1000 sf	1/1000 sf
Civic Space	TBD	TBD
Cultural facility	1/1000 sf	2.5/1000 sf
Dinner theater	2.5/1000 sf	5/1000 sf
Entertainment facility	3/1000 sf	5/1000 sf
Health and fitness center	1.5/1000 sf	4/1000 sf
Recreation, indoor	3/1000 sf	5/1000 sf
Recreation, outdoor or major	4/1000 sf	8/1000 sf

Table 5.05.03-1 Urban Policy Area Parking Ratios Note: NR = Not Required		
URBAN	Minimum	Maximum
Residential		
Household Living:		
Theater	3/1000 sf	5/1000 sf
Industrial / Production		
Manufacturing and Employment:		
Data center	NR	2.5/1000 sf
Flex building	0.5/1000 sf	1/1000 sf
Media Production	0.5/1000 sf	1/1000 sf
Research and Development	1/1000 sf	2.5/1000 sf
Warehousing, Storage and Distribution:		
Mini-warehouse	0.25/1000 sf	1/1000 sf
Infrastructure		
Transportation / Parking:		
Ground passenger transportation (e.g. taxi, charter bus)	1/1000 sf	4/1000 sf
Heliport or helistop	**	**
Parking facility	**	**
Transit facilities	NR	NR
Utilities:		
Solar facility, site-specific	NR	NR
Utility, Minor	NR	1/1000 sf
Communications facilities:		
Communications facility	1/employee on site	NR
Telecommunications facility	1/employee on site	NR
Waste-related:		
Recycling collection center	1/1000 sf	NR
Agriculture		
Farm distribution hub	2/hub	NR
Community garden	2/garden	NR
Farm co-ops	2/co-op	NR
Miscellaneous		
Temporary Uses	**	**

2. Suburban

Table 5.05.03-2 Suburban Policy Area Parking Ratios Note: NR = Not Required		
SUBURBAN	Minimum	Maximum
Residential		
Household Living:		
Accessory dwelling	1/DU	2/DU
Caretaker or guard	NR	NR
Dwelling, single-family attached	*	*

Table 5.05.03-2
Suburban Policy Area Parking Ratios
Note: NR = Not Required

SUBURBAN	Minimum	Maximum
Dwelling, multifamily	*	*
Dwelling, single-family detached	2/DU	3/DU
Live/work dwelling	1/DU	2.5/DU
Manufactured home	1/DU	2/DU
Manufactured housing land lease community	1/DU	2/DU
Religious housing	1/DU	2/DU
Tenant dwelling	1/DU	2/DU
Group Living:		
Rooming and Boarding	1 + (0.25) bedrooms	1 + (1.00) all bedrooms
Congregate housing	1 + (0.25) bedrooms	1 + (1.00) all bedrooms
Continuing care facility	0.75/1000 sf	2/1000 sf
Lodging		
Bed and breakfast homestay	1 + (0.25) bedrooms	1 + (1.00) all bedrooms
Bed and breakfast inn	1 + (0.25) bedrooms	1 + (1.00) all bedrooms
Campground	5/campground	NR
Country Inn	1 + (0.25) bedrooms	1 + (1.00) all bedrooms
Guest farm or ranch	1 + (0.25) bedrooms	1 + (1.00) all bedrooms
Hotel / Motel	0.5/guest room	1.25/guest room
Rural resort	0.5/guest room	1.5/guest room
Commercial / Mixed-Use		
Animal Services:		
Animal hospital	2/1000 sf	4/1000 sf
Kennel	2/1000 sf	4/1000 sf
Kennel, indoor	2/1000 sf	4/1000 sf
Veterinary service	2/1000 sf	4/1000 sf
Day Care:		
Adult day care	2.5/1000 sf	4/1000 sf
Child day care	2.5/1000 sf	4/1000 sf
Child day home	2.5/1000 sf	4/1000 sf
Financial Services:		
Bank or financial institution	2/1000 sf	2.5/1000 sf
Alternative lending institution	2/1000 sf	2.5/1000 sf
Food and Beverage Sales / Service:		
Banquet/Event Facility	5/1000 sf	8/1000 sf
Craft beverage manufacturing	2.5/1000 sf	4/1000 sf
Farm market	10/5 acres	NR
Farm market (off-site production)	10/5 acres	NR
Food preparation	2/1000 sf	4/1000 sf
Food store	2/1000 sf	4/1000 sf
Mobile vendor	NR	NR
Restaurant, carry-out only	3/1000 sf	8/1000 sf
Restaurant, sit-down	8/1000 sf	15/1000 sf
Restaurant, fast food with drive-through facility	6/1000 sf	20/1000 sf

Table 5.05.03-2
Suburban Policy Area Parking Ratios
Note: NR = Not Required

SUBURBAN	Minimum	Maximum
Restaurant, fast-food, excluding drive-through facilities	6/1000 sf	20/1000 sf
Snack or beverage bars	2/1000 sf	5/1000 sf
Office, Business and Professional:		
Office	2/1000 sf	4/1000 sf
Small business, agricultural and rural	2/1000 sf	4/1000 sf
Personal / Business services:		
Building maintenance services	2/1000 sf	3.5/1000 sf
Business support services	2/1000 sf	3.5/1000 sf
Dry cleaning plant	2/1000 sf	3.5/1000 sf
Farm machinery	2/1000 sf	3.5/1000 sf
Maintenance and repair services	2/1000 sf	3.5/1000 sf
Personal services	2/1000 sf	3.5/1000 sf
Postal services	3/1000 sf	4/1000 sf
Retail:		
Auction	2/1000 sf	3.5/1000 sf
Convenience store	3/1000 sf	4/1000 sf
Convenience store (with gasoline sales)	3/1000 sf	4/1000 sf
Feed and farm supply center	2/1000 sf	3.5/1000 sf
Machinery and equipment sales and services	2/1000 sf	3.5/1000 sf
Nonstore retailers	2/1000 sf	4/1000 sf
Nursery, Commercial	2/1000 sf	3.5/1000 sf
Retail, general	2/1000 sf	4/1000 sf
Automotive:		
Car Wash	NR	1/stall
Vehicle repair, heavy	2/1000 sf	3.5/1000 sf
Vehicle repair, light	2/1000 sf	3.5/1000 sf
Vehicle sales	2/1000 sf	3.5/1000 sf
Vehicle service station	1/2 fuel pumps	1.5/2 fuel pumps
Vehicle wholesale auction	2/1000 sf	4/1000 sf
Public/Civic/Institutional		
Assembly:		
Civic, social, and fraternal meeting place	2/1000 sf	8/1000 sf
Community center	6/1000 sf	8/1000 sf
Convention or exhibition facility	4/1000 sf	8/1000 sf
Religious land use	8/1000 sf	10/1000 sf
Death Care Services:		
Cemetery	5/cemetery	NR
Crematorium	2/1000 sf	3.5/1000 sf
Funeral services	2/1000 sf	3.5/1000 sf
Mausoleum	2/1000 sf	3.5/1000 sf
Government / Non-Profit:		
Government (general)	2/1000 sf	4/1000 sf
Public utility service center	2/1000 sf	3.5/1000 sf

Table 5.05.03-2
Suburban Policy Area Parking Ratios
Note: NR = Not Required

SUBURBAN	Minimum	Maximum
Public safety	2/1000 sf	3.5/1000 sf
Education:		
Agricultural education or research	3/1000 sf	4/1000 sf
Business / technical school	3/1000 sf	4/1000 sf
Colleges or universities	3/1000 sf	4/1000 sf
Educational institution	3/1000 sf	4/1000 sf
Library	2.5/1000 sf	4/1000 sf
Personal instructional services	3/1000 sf	4/1000 sf
Rural retreat	2.5/1000 sf	4/1000 sf
School	3/1000 sf	4/1000 sf
Training facility	4/1000 sf	5/1000 sf
Vocational school	3/1000 sf	5/1000 sf
Medical:		
Clinic, dental or medical	2/1000 sf	4/1000 sf
Medical care facility	2/1000 sf	4/1000 sf
Arts, Entertainment, and Recreation:		
Amphitheater	4/1000 sf	8/1000 sf
Art Studio	1/1000 sf	2.5/1000 sf
Civic Space	TBD	NR
Cultural facility	2.5/1000 sf	4/1000 sf
Dinner theater	5/1000 sf	8/1000 sf
Entertainment facility	5/1000 sf	8/1000 sf
Equestrian event facility	0.33 permitted capacity plus 1/employee	NR
Health and fitness center	4/1000 sf	5.5/1000 sf
Recreation, indoor	5/1000 sf	8/1000 sf
Recreation, outdoor or major	8/1000 sf	10/1000 sf
Shooting range, indoor	2/1000 sf	4/1000 sf
Theater	5/1000 sf	8/1000 sf
Industrial / Production		
Manufacturing and Employment:		
Agricultural processing	1/1000 sf	2/1000 sf
Contractor	1/1000 sf	2/1000 sf
Data center	NR	2.5/1000 sf
Extractive industries	1/1000 sf	2/1000 sf
Flex building	1/1000 sf	2.5/1000 sf
Manufacturing, General	1/1000 sf	2/1000 sf
Manufacturing, Intensive	1/1000 sf	2/1000 sf
Manufacturing, Light	1/1000 sf	2/1000 sf
Media Production	1/1000 sf	2/1000 sf
Research and Development	2/1000 sf	3.5/1000 sf
Sawmill	1/1000 sf	2/1000 sf
Wood, metal and stone crafts	1/1000 sf	2/1000 sf
Warehousing, Storage and Distribution:		

Table 5.05.03-2
Suburban Policy Area Parking Ratios
Note: NR = Not Required

SUBURBAN	Minimum	Maximum
Building and landscaping materials supplier	0.5/1000 sf	2/1000 sf
Energy Storage	0.5/1000 sf	2/1000 sf
Freight	0.5/1000 sf	2/1000 sf
Industrial storage	0.5/1000 sf	2/1000 sf
Mini-warehouse	0.5/1000 sf	2/1000 sf
Oil and gas storage	0.5/1000 sf	2/1000 sf
Outdoor storage	NR	NR
Outdoor storage, vehicles	0.5/1000 sf	2/1000 sf
Vehicle storage and impoundment	NR	NR
Wholesale distribution, warehousing and storage	0.5/1000 sf	2/1000 sf
Infrastructure		
Transportation / Parking:		
Airport	**	**
Ground passenger transportation (e.g. taxi, charter bus)	1/1000 sf	4/1000 sf
Heliport or helistop	**	**
Parking facility	**	**
Transit facilities	NR	NR
Utilities:		
Solar facility, site-specific	NR	NR
Solar facility, commercial	NR	NR
Utility, Minor	1/1000 sf	NR
Utility, Major	1/1000 sf	NR
Communications facilities:		
Communications facility	1/employee on site	NR
Telecommunications facility	1/employee on site	NR
Testing station	NR	NR
Waste-related:		
Composting facility	NR	NR
Junkyard	0.5/1000 sf	NR
Recycling collection center	1/1000 sf	NR
Remediation Services	0.5/1000 sf	NR
Solid waste facility	0.5/1000 sf	NR
Vegetative waste management facility	0.5/1000 sf	NR
Agriculture		
Agriculture	NR	NR
Farm distribution hub	2/hub	NR
Community garden	2/garden	NR
Horticulture	NR	NR
Nursery, Production	1/employee on site	NR
Farm co-ops	2/co-op	NR
Pet farm	1/1000 sf of visitor area	NR
Stable or Livery	1/4 stalls	NR
Stable, private	1/4 stalls	NR

Table 5.05.03-2 Suburban Policy Area Parking Ratios Note: NR = Not Required		
SUBURBAN	Minimum	Maximum
Wayside stand	10/stand	NR
Winery, Virginia farm	2/winery	NR
Miscellaneous		
Temporary Uses	**	**

3. Transition

Table 5.05.03-3 Transition Policy Area Parking Ratios Note: NR = Not Required		
TRANSITION	Minimum	Maximum
Residential		
Household Living:		
Accessory dwelling	NR	2/DU
Caretaker or guard	NR	1/residence
Dwelling, single-family attached	*	*
Dwelling, multifamily	*	*
Dwelling, single-family detached	2/DU	NR
Live/work dwelling	1/DU	2.5/DU
Manufactured home	1/DU	4/DU
Religious housing	1/DU	2/DU
Tenant dwelling	1/DU	2/DU
Group Living:		
Congregate housing	1 + (0.25) bedrooms	1 + (1.00) all bedrooms
Continuing care facility	0.75/1000 sf	2/1000 sf
Lodging		
Bed and breakfast homestay	1 + (0.25) bedrooms	1 + (1.00) all bedrooms
Bed and breakfast inn	1 + (0.25) bedrooms	1 + (1.00) all bedrooms
Campground	5/campground	NR
Country Inn	1 + (0.25) bedrooms	1 + (1.00) all bedrooms
Rural resort	0.5/guest room	1.5/guest room
Commercial / Mixed-Use		
Animal Services:		
Animal care business	2/1000 sf	NR
Animal hospital	2/1000 sf	NR
Kennel	2/1000 sf	NR
Kennel, indoor	2/1000 sf	NR
Veterinary service	2/1000 sf	NR
Day Care:		
Adult day care	2.5/1000 sf	NR
Child day care	2.5/1000 sf	NR
Child day home	2.5/1000 sf	NR
Financial Services:		

Table 5.05.03-3
Transition Policy Area Parking Ratios
 Note: NR = Not Required

TRANSITION	Minimum	Maximum
Bank or financial institution	2/1000 sf	NR
Food and Beverage Sales / Service:		
Banquet/Event Facility	5/1000 sf	NR
Craft beverage manufacturing	4/1000 sf	NR
Farm market	10/5 acres	NR
Farm market (off-site production)	10/5 acres	NR
Food preparation	2/1000 sf	NR
Food store	2/1000 sf	NR
Restaurant, carry-out only	8/1000 sf	NR
Restaurant, sit-down	8/1000 sf	NR
Restaurant, fast-food, excluding drive-through facilities	8/1000 sf	NR
Snack or beverage bars	2/1000 sf	NR
Office, Business & Professional:		
Office	2/1000 sf	NR
Small business, agricultural and rural	2/1000 sf	NR
Personal / Business services:		
Building maintenance services	2/1000 sf	NR
Business support services	2/1000 sf	NR
Dry cleaning plant	2/1000 sf	NR
Farm machinery	2/1000 sf	NR
Maintenance and repair services	2/1000 sf	NR
Personal services	2/1000 sf	NR
Postal services	2/1000 sf	NR
Retail:		
Auction	2/1000 sf	NR
Convenience store	4/1000 sf	NR
Convenience store (with gasoline sales)	4/1000 sf	NR
Feed and farm supply center	2/1000 sf	NR
Machinery and equipment sales and services	2/1000 sf	NR
Nonstore retailers	2/1000 sf	NR
Nursery, Commercial	2/1000 sf	NR
Retail, general	2/1000 sf	NR
Automotive:		
Car Wash	NR	1/stall
Vehicle repair, heavy	2/1000 sf	NR
Vehicle repair, light	2/1000 sf	NR
Vehicle sales	2/1000 sf	NR
Vehicle service station	1/2 fuel pumps	NR
Public/Civic/Institutional		
Assembly:		
Civic, social, and fraternal meeting place	2/1000 sf	NR
Community center	6/1000 sf	NR
Religious land use	8/1000 sf	NR

Table 5.05.03-3
Transition Policy Area Parking Ratios
Note: NR = Not Required

TRANSITION	Minimum	Maximum
Death Care Services:		
Cemetery	5/cemetery	NR
Crematorium	2/1000 sf	NR
Funeral services	2/1000 sf	NR
Mausoleum	2/1000 sf	NR
Government / Non-Profit:		
Government (general)	2/1000 sf	NR
Public utility service center	2/1000 sf	NR
Public safety	2/1000 sf	NR
Education:		
Agricultural education or research	3/1000 sf	NR
Business / technical school	3/1000 sf	NR
Colleges or universities	3/1000 sf	NR
Educational institution	3/1000 sf	NR
Library	2.5/1000 sf	NR
Personal instructional services	3/1000 sf	NR
Rural retreat	2.5/1000 sf	NR
School	3/1000 sf	NR
Training facility	4/1000 sf	NR
Vocational school	3/1000 sf	NR
Medical:		
Clinic, dental or medical	2/1000 sf	NR
Medical care facility	2/1000 sf	NR
Arts, Entertainment, and Recreation:		
Adult entertainment	4/1000 sf	NR
Agricultural cultural center	3/1000 sf	NR
Agritainment	3/1000 sf	NR
Amphitheater	8/1000 sf	NR
Art Studio	2.5/1000 sf	NR
Civic Space	TBD	NR
Cultural facility	2.5/1000 sf	NR
Cultural tourism	2.5/1000 sf	NR
Dinner theater	5/1000 sf	NR
Entertainment facility	5/1000 sf	NR
Equestrian event facility	0.33 permitted capacity plus 1/employee	NR
Health and fitness center	4/1000 sf	NR
Recreation, indoor	5/1000 sf	NR
Recreation, outdoor or major	8/1000 sf	NR
Shooting range, indoor	2/1000 sf	NR
Theater	5/1000 sf	NR
Industrial / Production		
Manufacturing and Employment:		
Agricultural processing	1/1000 sf	NR

Table 5.05.03-3
Transition Policy Area Parking Ratios
Note: NR = Not Required

TRANSITION	Minimum	Maximum
Contractor	1/1000 sf	NR
Data center	NR	NR
Extractive industries	1/1000 sf	NR
Flex building	1/1000 sf	NR
Manufacturing, General	1/1000 sf	NR
Manufacturing, Intensive	1/1000 sf	NR
Manufacturing, Light	1/1000 sf	NR
Media Production	1/1000 sf	NR
Research and Development	2/1000 sf	NR
Sawmill	1/1000 sf	NR
Warehousing, Storage and Distribution:		
Building and landscaping materials supplier	1/1000 sf	NR
Energy Storage	NR	NR
Industrial storage	0.5/1000 sf	NR
Mini-warehouse	0.5/1000 sf	NR
Oil and gas storage	NR	NR
Outdoor storage	NR	NR
Outdoor storage, vehicles	0.5/1000 sf	NR
Vehicle storage and impoundment	NR	NR
Wholesale distribution, warehousing, and storage	0.5/1000 sf	NR
Infrastructure		
Transportation / Parking:		
Airport	**	**
Ground passenger transportation (e.g. taxi, charter bus)	1/1000 sf	NR
Heliport or helistop	**	**
Parking facility	**	**
Transit facilities	NR	NR
Utilities:		
Solar facility, site-specific	NR	NR
Solar facility, commercial	NR	NR
Utility, Minor	1/1000 sf	NR
Utility, Major	1/1000 sf	NR
Communications facilities:		
Communications facility	1/employee on site	NR
Telecommunications facility	1/employee on site	NR
Waste-related:		
Composting facility	0.5/1000 sf	NR
Junkyard	0.5/1000 sf	NR
Recycling collection center	1/1000 sf	NR
Remediation Services	0.5/1000 sf	NR
Solid waste facility	0.5/1000 sf	NR
Stockpiling	0.5/1000 sf	NR
Vegetative waste management facility	0.5/1000 sf	NR

Table 5.05.03-3 Transition Policy Area Parking Ratios Note: NR = Not Required		
TRANSITION	Minimum	Maximum
Agriculture		
Agriculture	NR	NR
Farm distribution hub	2/hub	NR
Community garden	2/garden	NR
Custom operators	1/operator	NR
Horticulture	NR	NR
Nursery, Production	1/employee on site	NR
Farm co-ops	2/co-op	NR
Pet farm	1/1000 sf of visitor area	NR
Stable or Livery	1/4 stalls	NR
Stable, private	1/4 stalls	NR
Wayside stand	10/stand	NR
Winery, Virginia farm	2/winery	NR
Miscellaneous		
Temporary Uses	**	**

4. Rural

Table 5.05.03-4 Rural Policy Area Parking Ratios Note: NR = Not Required		
RURAL	Minimum	Maximum
Residential		
Household Living:		
Accessory dwelling	NR	NR
Caretaker or guard	NR	NR
Dwelling, multifamily	*	*
Dwelling, single-family detached	2/DU	NR
Live/work dwelling	1/DU	2/DU
Manufactured home	1/DU	4/DU
Portable dwelling/ trailer construction	1/DU	2/DU
Religious housing	1/DU	2/DU
Tenant dwelling	1/DU	2.5/DU
Group Living:		
Rooming and Boarding	1 + (0.75) bedrooms	NR
Congregate housing	1 + (0.75) bedrooms	NR
Continuing care facility	2/1000 sf	NR
Lodging		
Bed and breakfast homestay	1 + (0.75) bedrooms	NR
Bed and breakfast inn	1 + (0.75) bedrooms	NR
Campground	5/campground	NR
Country inn	1 + (0.75) bedrooms	NR
Guest farm or ranch	1 + (0.5) bedrooms	NR

Table 5.05.03-4
Rural Policy Area Parking Ratios
 Note: NR = Not Required

RURAL	Minimum	Maximum
Hotel / Motel	1/guest room	NR
Rural resort	1.25/guest room	NR
Commercial / Mixed-Use		
Animal Services:		
Animal care business	2/1000 sf	NR
Animal hospital	2/1000 sf	NR
Kennel	2/1000 sf	NR
Kennel, indoor	2/1000 sf	NR
Veterinary service	2/1000 sf	NR
Day Care:		
Adult day care	2.5/1000 sf	NR
Child day care	2.5/1000 sf	NR
Child day home	2.5/1000 sf	NR
Financial Services:		
Bank or financial institution	2/1000 sf	NR
Food and Beverage Sales / Service:		
Banquet/Event Facility	5/1000 sf	NR
Farm market	10/5 acres	NR
Farm market (off-site production)	10/5 acres	NR
Food preparation	2/1000 sf	NR
Food store	2/1000 sf	NR
Restaurant, carry-out only	8/1000 sf	NR
Restaurant, sit-down	8/1000 sf	NR
Snack or beverage bars	2/1000 sf	NR
Office, Business and Professional:		
Office	2/1000 sf	NR
Small business, agricultural and rural	2/1000 sf	NR
Personal / Business services:		
Building maintenance services	2/1000 sf	NR
Business support services	2/1000 sf	NR
Farm machinery	2/1000 sf	NR
Maintenance and repair services	2/1000 sf	NR
Personal services	2/1000 sf	NR
Postal services	3/1000 sf	NR
Retail:		
Auction	2/1000 sf	NR
Convenience store	4/1000 sf	NR
Convenience store (with gasoline sales)	4/1000 sf	NR
Feed and farm supply center	2/1000 sf	NR
Nursery, Commercial	2/1000 sf	NR
Retail, general	2/1000 sf	NR
Automotive:		

Table 5.05.03-4
Rural Policy Area Parking Ratios
 Note: NR = Not Required

RURAL	Minimum	Maximum
Car Wash	1/stall	NR
Vehicle repair, light	2/1000 sf	NR
Vehicle service station	1/2 fuel pumps	NR
Public/Civic/Institutional		
Assembly:		
Civic, social, and fraternal meeting place	2/1000 sf	NR
Community center	6/1000 sf	NR
Religious land use	8/1000 sf	NR
Death Care Services:		
Cemetery	5/cemetery	NR
Crematorium	2/1000 sf	NR
Funeral services	2/1000 sf	NR
Mausoleum	2/1000 sf	NR
Government / Non-Profit:		
Government (general)	2/1000 sf	NR
Public safety	2/1000 sf	NR
Education:		
Agricultural education or research	3/1000 sf	NR
Library	2.5/1000 sf	NR
Personal instructional services	3/1000 sf	NR
Rural retreat	2.5/1000 sf	NR
School	3/1000 sf	NR
Training facility	4/1000 sf	NR
Vocational school	3/1000 sf	NR
Medical:		
Clinic, dental or medical	2/1000 sf	NR
Arts, Entertainment, and Recreation:		
Agricultural cultural center	3/1000 sf	NR
Agritainment	3/1000 sf	NR
Amphitheater	8/1000 sf	NR
Art Studio	2.5/1000 sf	NR
Civic space	TBD	NR
Cultural facility	2.5/1000 sf	NR
Cultural tourism	2.5/1000 sf	NR
Equestrian event facility	0.33 permitted capacity plus 1/employee	NR
Recreation, indoor	5/1000 sf	NR
Recreation, outdoor or major	8/1000 sf	NR
Theater	5/1000 sf	NR
Industrial / Production		
Manufacturing and Employment:		
Agricultural processing	1/1000 sf	NR
Extractive industries	1/1000 sf	NR
Sawmill	1/1000 sf	NR

Table 5.05.03-4
Rural Policy Area Parking Ratios
Note: NR = Not Required

RURAL	Minimum	Maximum
Infrastructure		
Transportation / Parking:		
Airport	**	**
Marina	**	**
Parking facility	**	**
Transit facilities	NR	NR
Utilities:		
Solar facility, site-specific	NR	NR
Utility, Minor	1/1000 sf	NR
Utility, Major	1/1000 sf	NR
Communications facilities:		
Communications facility	1/employee on site	NR
Telecommunications facility	1/employee on site	NR
Waste-related:		
Composting facility	0.5/1000 sf	NR
Recycling collection center	1/1000 sf	NR
Stockpiling	0.5/1000 sf	NR
Vegetative waste management facility	0.5/1000 sf	NR
Agriculture		
Agriculture	NR	NR
Farm distribution hub	2/hub	NR
Auction facility, livestock	2/1000 sf	NR
Brewery, limited	2/1000 sf	NR
Community garden	2/garden	NR
Custom operators	1/operator	NR
Horticulture	NR	NR
Nursery, Production	1/employee on site	NR
Farm co-ops	2/co-op	NR
Feedlot	NR	NR
Pet farm	1/1,000 sf of visitor area	NR
Stable or Livery	1/4 stalls	NR
Stable, private	1/4 stalls	NR
Wayside stand	10/stand	NR
Winery, commercial	2/winery	NR
Winery, Virginia farm	2/winery	NR
Miscellaneous		
Temporary Uses	**	**

5. JLMA

Table 5.05.03-5
Joint Land Management Area (JLMA) Policy Area Parking Ratios
Note: NR = Not Required

JLMA	Minimum	Maximum
Residential		
Household Living:		
Accessory dwelling	TBD	TBD
Caretaker or guard	NR	NR
Dwelling, single-family detached	2/DU	3/DU
Manufactured home	1/DU	4/DU
Religious housing	1/DU	2/DU
Tenant dwelling	1/DU	2.5/DU
Group Living:		
Rooming and Boarding	1 + (0.75) bedrooms	NR
Congregate housing	1 + (0.75) bedrooms	NR
Continuing care facility	2/1000 sf	NR
Lodging		
Bed and breakfast homestay	1 + (0.75) bedrooms	NR
Bed and breakfast inn	1 + (0.75) bedrooms	NR
Campground	5/campground	NR
Country Inn	1 + (0.75) bedrooms	NR
Guest farm or ranch	1 + (0.5) bedrooms	NR
Hotel / Motel	0.5/guest room	1.25/guest room
Rural resort	1/guest room	1.25/guest room
Commercial / Mixed-Use		
Animal Services:		
Animal care business	2/1000 sf	NR
Animal hospital	2/1000 sf	NR
Kennel	2/1000 sf	NR
Kennel, indoor	2/1000 sf	NR
Veterinary service	2/1000 sf	NR
Day Care:		
Adult day care	2.5/1000 sf	NR
Child day care	2.5/1000 sf	NR
Child day home	2.5/1000 sf	NR
Financial Services:		
Bank or financial institution	2/1000 sf	NR
Food and Beverage Sales / Service:		
Banquet/Event Facility	5/1000 sf	NR
Craft beverage manufacturing	4/1000 sf	NR
Farm market	10/5 acres	NR
Farm market (off-site production)	10/5 acres	NR
Food preparation	2/1000 sf	NR
Restaurant, carry-out only	8/1000 sf	NR
Restaurant, sit-down	8/1000 sf	NR
Restaurant, fast-food, excluding drive-through facilities	8/1000 sf	NR
Snack or beverage bars	2/1000 sf	NR

Table 5.05.03-5
Joint Land Management Area (JLMA) Policy Area Parking Ratios
Note: NR = Not Required

JLMA	Minimum	Maximum
Office, Business & Professional:		
Office	2/1000 sf	NR
Small business, agricultural and rural	2/1000 sf	NR
Personal / Business services:		
Building maintenance services	2/1000 sf	NR
Business support services	2/1000 sf	NR
Dry cleaning plant	2/1000 sf	NR
Farm machinery	2/1000 sf	NR
Maintenance and repair services	2/1000 sf	NR
Personal services	2/1000 sf	NR
Postal services	2/1000 sf	NR
Retail:		
Auction	2/1000 sf	NR
Convenience store	4/1000 sf	NR
Convenience store (with gasoline sales)	4/1000 sf	NR
Feed and farm supply center	2/1000 sf	NR
Machinery and equipment sales and services	2/1000 sf	NR
Nonstore retailers	2/1000 sf	NR
Nursery, Commercial	2/1000 sf	NR
Retail, general	2/1000 sf	NR
Automotive:		
Car Wash	1/stall	NR
Vehicle repair, heavy	2/1000 sf	NR
Vehicle repair, light	2/1000 sf	NR
Vehicle sales	2/1000 sf	NR
Vehicle service station	1/2 fuel pumps	NR
Vehicle wholesale auction	2/1000 sf	NR
Public/Civic/Institutional		
Assembly:		
Civic, social, and fraternal meeting place	2/1000 sf	NR
Community center	6/1000 sf	NR
Convention or exhibition facility	4/1000 sf	NR
Religious land use	8/1000 sf	NR
Death Care Services:		
Cemetery	5/cemetery	NR
Crematorium	2/1000 sf	NR
Funeral services	2/1000 sf	NR
Mausoleum	2/1000 sf	NR
Government / Non-Profit:		
Government (general)	2/1000 sf	NR
Public utility service center	2/1000 sf	NR
Public safety	2/1000 sf	NR
Education:		

Table 5.05.03-5
Joint Land Management Area (JLMA) Policy Area Parking Ratios
 Note: NR = Not Required

JLMA	Minimum	Maximum
Agricultural education or research	3/1000 sf	NR
Business / technical school	3/1000 sf	NR
Colleges or universities	3/1000 sf	NR
Educational institution	3/1000 sf	NR
Library	2.5/1000 sf	NR
Personal instructional services	3/1000 sf	NR
Rural retreat	2.5/1000 sf	NR
School	3/1000 sf	NR
Training facility	4/1000 sf	NR
Vocational school	3/1000 sf	NR
Medical:		
Clinic, dental or medical	2/1000 sf	NR
Medical care facility	2/1000 sf	NR
Arts, Entertainment, and Recreation:		
Adult entertainment	4/1000 sf	NR
Agricultural cultural center	3/1000 sf	NR
Agritainment	3/1000 sf	NR
Amphitheater	8/1000 sf	NR
Art Studio	2.5/1000 sf	NR
Civic Space	TBD	NR
Cultural facility	2.5/1000 sf	NR
Cultural tourism	2.5/1000 sf	NR
Dinner theater	5/1000 sf	NR
Equestrian event facility	0.33 permitted capacity plus 1/employee	NR
Health and fitness center	4/1000 sf	NR
Recreation, indoor	5/1000 sf	NR
Recreation, outdoor or major	8/1000 sf	NR
Shooting range, indoor	2/1000 sf	NR
Theater	5/1000 sf	NR
Industrial / Production		
Manufacturing and Employment:		
Agricultural processing	1/1000 sf	NR
Contractor	1/1000 sf	NR
Data center	NR	NR
Extractive industries	1/1000 sf	NR
Flex building	1/1000 sf	NR
Manufacturing, General	1/1000 sf	NR
Manufacturing, Intensive	1/1000 sf	NR
Manufacturing, Light	1/1000 sf	NR
Media Production	1/1000 sf	NR
Research and Development	2/1000 sf	NR
Sawmill	1/1000 sf	NR
Warehousing, Storage and Distribution:		

**Table 5.05.03-5
Joint Land Management Area (JLMA) Policy Area Parking Ratios
Note: NR = Not Required**

JLMA	Minimum	Maximum
Building and landscaping materials supplier	1/1000 sf	NR
Energy Storage	NR	NR
Freight	NR	NR
Industrial storage	0.5/1000 sf	NR
Mini-warehouse	0.5/1000 sf	NR
Oil and gas storage	NR	NR
Outdoor storage	NR	NR
Outdoor storage, vehicles	0.5/1000 sf	NR
Vehicle storage and impoundment	NR	NR
Wholesale distribution, warehousing, and storage	0.5/1000 sf	NR
Infrastructure		
Transportation / Parking:		
Airport	**	**
Ground passenger transportation (e.g. taxi, charter bus)	1/1000 sf	NR
Heliport or helistop	**	**
Parking facility	**	**
Transit facilities	NR	NR
Utilities:		
Solar facility, site-specific	NR	NR
Solar facility, commercial	NR	NR
Utility, Minor	1/1000 sf	NR
Utility, Major	1/1000 sf	NR
Communications facilities:		
Communications facility	1/employee on site	NR
Telecommunications facility	1/employee on site	NR
Waste-related:		
Composting facility	1/1000 sf	NR
Junkyard	0.5/1000 sf	NR
Recycling collection center	0.5/1000 sf	NR
Remediation Services	0.5/1000 sf	NR
Solid waste facility	0.5/1000 sf	NR
Stockpiling	0.5/1000 sf	NR
Vegetative waste management facility	0.5/1000 sf	NR
Agriculture		
Agriculture	NR	NR
Auction facility, livestock	2/1000 sf	NR
Community garden	2/garden	NR
Custom operators	1/operator	NR
Horticulture	NR	NR
Nursery, Production	1/employee on site	NR
Farm co-ops	2/co-op	NR
Feedlot	NR	NR
Pet farm	1/1000 sf of visitor area	NR

Table 5.05.03-5 Joint Land Management Area (JLMA) Policy Area Parking Ratios Note: NR = Not Required		
JLMA	Minimum	Maximum
Stable or Livery	1/4 stalls	NR
Stable, private	1/4 stalls	NR
Wayside stand	10/stand	NR
Winery, Virginia farm	2/winery	NR
Miscellaneous		
Temporary Uses	**	**

D. Additional Rules for Computing Parking Requirements.

- Uses Not Listed.** The Zoning Administrator shall determine in writing the required parking and loading facilities for uses not specifically listed in the tables above. Such determination by the Zoning Administrator shall be in writing and shall be appealable to the Board of Zoning Appeals.
- Accessory Uses.** Storage, stock, kitchen, office and other areas accessory to the principle use of a building, or portion of a building, are to be included in the calculation of floor area of the principal use, unless noted otherwise herein.
- Alterations, Expansions and Changes in Use.** For alterations, expansions, or changes in use, prior to the issuance of a zoning or occupancy permit, the Zoning Administrator shall determine in writing, based on information submitted by the applicant, the impact of the proposed change on the parking requirement for the building, and the adequacy of the parking provided.

- E. New Construction or Expansion.** This section applies only to new construction or expansion of an existing use. In the case of an expansion of an existing use, only the expansion shall be required to meet these regulations. Existing use and parking areas are exempt from this section.

5.05.04 Bicycle Parking

Bicycle

. Bicycle parking is required for use categories in zoning districts within Urban and Suburban Policy Areas to encourage the use of bicycles by providing secure and convenient places to park bicycles. These regulations ensure adequate short and long-term bicycle parking by different uses.

- Measurements.** Bicycle spaces are measured as the ability for a facility to store one bicycle. One bicycle space equals one stored bicycle.
- Required minimums.** The required minimum number of bicycle parking spaces for each use category is shown in Table 5.05.04-1 and Table 5.05.04-2. No bicycle parking is required for uses not listed.
 - Urban

Table 5.05.04-1 Urban Policy Area Bicycle Parking Ratios Note: NR = Not Required		
URBAN	Long-Term	Short-Term
Residential		
Household Living:		
Accessory dwelling	NR	NR
Dwelling, single-family attached	NR	NR

Table 5.05.04-1
Urban Policy Area Bicycle Parking Ratios
 Note: NR = Not Required

URBAN	Long-Term	Short-Term
Dwelling, multifamily	1/40 Units	1/20 Units
Dwelling, single-family detached	NR	NR
Live/work dwelling	NR	NR
Religious housing	NR	NR
Group Living:		
Rooming and Boarding	NR	NR
Congregate housing	NR	NR
Continuing care facility	NR	NR
Lodging		
Hotel / Motel	1/50 guest rooms	1/25 guest rooms
Commercial / Mixed-Use		
Animal Services:		
Animal hospital	NR	1/1000 sf
Day Care:		
Adult day care	NR	2/1000 sf
Child day care	NR	2/1000 sf
Child day home	NR	NR
Financial Services:		
Bank or financial institution	NR	2/1000 sf
Food and Beverage Sales / Service:		
Banquet/Event Facility	NR	TBD
Craft beverage manufacturing	NR	2/1000 sf
Farm market (off-site production)	NR	NR
Food preparation	NR	NR
Food store	NR	1/1000 sf
Mobile vendor	NR	NR
Restaurant, carry-out only	NR	2/1000 sf
Restaurant, sit-down	NR	2/1000 sf
Restaurant, fast-food, excluding drive-through facilities	NR	2/1000 sf
Snack or beverage bars	NR	1/1000 sf
Office, Business and Professional:		
Office	0.25/1000 sf	2/1000 sf
Personal / Business services:		
Building maintenance services	NR	1/1000 sf
Business support services	NR	1/1000 sf
Personal services	NR	2/1000 sf
Postal services	NR	2/1000 sf
Retail:		
Auction	NR	NR
Convenience store	0.25/1000 sf	2/1000 sf
Convenience store (with gasoline sales)	0.25/1000 sf	2/1000 sf
Retail, general	0.25/1000 sf	2/1000 sf
Automotive:		

Table 5.05.04-1
Urban Policy Area Bicycle Parking Ratios
 Note: NR = Not Required

URBAN	Long-Term	Short-Term
Vehicle service station	NR	NR
Public/Civic/Institutional		
Assembly:		
Civic, social, and fraternal meeting place	0.25/1000 sf	2/1000 sf
Community center	0.5/1000 sf	4/1000 sf
Convention or exhibition facility	0.25/1000 sf	2/1000 sf
Religious land use	0.25/1000 sf	2/1000 sf
Death Care Services:		
Crematorium	NR	NR
Funeral services	NR	NR
Mausoleum	NR	NR
Government / Non-Profit:		
Government (general)	0.5/1000 sf	NR
Public safety	NR	NR
Education:		
Business / technical school	NR	NR
Colleges or universities	0.5/1000 sf	4/1000 sf
Educational institution	0.5/1000 sf	4/1000 sf
Library	0.5/1000 sf	4/1000 sf
Personal instructional services	NR	2/1000 sf
School	0.5/1000 sf	4/1000 sf
Training facility	NR	NR
Vocational school	NR	NR
Medical:		
Clinic, dental or medical	NR	1/1000 sf
Medical care facility	0.5/1000 sf	4/1000 sf
Arts, Entertainment, and Recreation:		
Amphitheater	NR	4/1000 sf
Art Studio	NR	1/1000 sf
Civic Space	0.5/1000 sf	2/1000 sf
Cultural facility	NR	4/1000 sf
Dinner theater	NR	2/1000 sf
Entertainment facility	0.25/1000 sf	4/1000 sf
Health and fitness center	0.25/1000 sf	4/1000 sf
Recreation, indoor	0.25/1000 sf	4/1000 sf
Recreation, outdoor or major	0.25/1000 sf	4/1000 sf
Theater	NR	2/1000 sf
Industrial / Production		
Manufacturing and Employment:		
Data center	NR	NR
Flex building	NR	NR
Media Production	NR	NR
Research and Development	NR	NR

Table 5.05.04-1 Urban Policy Area Bicycle Parking Ratios Note: NR = Not Required		
URBAN	Long-Term	Short-Term
Warehousing, Storage and Distribution:		
Mini-warehouse	NR	NR
Infrastructure		
Transportation / Parking:		
Ground passenger transportation (e.g. taxi, charter bus)	NR	NR
Heliport or helistop	NR	NR
Parking facility	1/10 spaces	1/20 spaces
Transit facilities	1/10 spaces sf	1/20 spaces
Utilities:		
Solar facility, site-specific	NR	NR
Utility, Minor	NR	NR
Communications facilities:		
Communications facility	NR	NR
Telecommunications facility	NR	NR
Waste-related:		
Recycling collection center	NR	NR
Agriculture		
Farm distribution hub	NR	NR
Community garden	NR	NR
Farm co-ops	NR	NR
Miscellaneous		
Temporary Uses	NR	NR

2. Suburban

Table 5.05.04-2 Suburban Policy Area Bicycle Parking Ratios Note: NR = Not Required		
SUBURBAN	Long-Term	Short-Term
Residential		
Household Living:		
Accessory dwelling	NR	NR
Caretaker or guard	NR	NR
Dwelling, single-family attached	NR	NR
Dwelling, multifamily	1/40 Units	1/20 Units
Dwelling, single-family detached	NR	NR
Live/work dwelling	NR	NR
Manufactured home	NR	NR
Manufactured housing land lease community	NR	NR
Religious housing	NR	NR
Tenant dwelling	NR	NR
Group Living:		
Rooming and Boarding	NR	NR

Table 5.05.04-2
Suburban Policy Area Bicycle Parking Ratios
Note: NR = Not Required

SUBURBAN	Long-Term	Short-Term
Congregate housing	NR	NR
Continuing care facility	NR	NR
Lodging		
Bed and breakfast homestay	NR	NR
Bed and breakfast inn	NR	NR
Campground	NR	NR
Country Inn	NR	NR
Guest farm or ranch	NR	NR
Hotel / Motel	1/50 guest rooms	1/25 guest rooms
Rural resort	NR	NR
Commercial / Mixed-Use		
Animal Services:		
Animal hospital	NR	1/1000 sf
Kennel	NR	NR
Kennel, indoor	NR	1/1000 sf
Veterinary service	NR	NR
Day Care:		
Adult day care	NR	1/1000 sf
Child day care	NR	1/1000 sf
Child day home	NR	NR
Financial Services:		
Bank or financial institution	NR	1/1000 sf
Alternative lending institution	NR	1/1000 sf
Food and Beverage Sales / Service:		
Banquet/Event Facility	NR	2/1000 sf
Craft beverage manufacturing	NR	1/1000 sf
Farm market	NR	NR
Farm market (off-site production)	NR	NR
Food preparation	NR	NR
Food store	NR	1/1000 sf
Mobile vendor	NR	NR
Restaurant, carry-out only	NR	1/1000 sf
Restaurant, sit-down	NR	1/1000 sf
Restaurant, fast food with drive-through facility	NR	1/1000 sf
Restaurant, fast-food, excluding drive-through facilities	NR	1/1000 sf
Snack or beverage bars	NR	1/1000 sf
Office, Business and Professional:		
Office	NR	1/1000 sf
Small business, agricultural and rural	NR	NR
Personal / Business services:		
Building maintenance services	NR	NR
Business support services	NR	NR
Dry cleaning plant	NR	NR

Table 5.05.04-2
Suburban Policy Area Bicycle Parking Ratios
Note: NR = Not Required

SUBURBAN	Long-Term	Short-Term
Farm machinery	NR	NR
Maintenance and repair services	NR	NR
Personal services	NR	1/1000 sf
Postal services	NR	1/1000 sf
Retail:		
Auction	NR	NR
Convenience store	0.25/ 1000 sf	1/1000 sf
Convenience store (with gasoline sales)	0.25/1000 sf	1/1000 sf
Feed and farm supply center	NR	NR
Machinery and equipment sales and services	NR	NR
Nonstore retailers	NR	NR
Nursery, Commercial	NR	NR
Retail, general	NR	1/1000 sf
Automotive:		
Car Wash	NR	NR
Vehicle repair, heavy	NR	NR
Vehicle repair, light	NR	NR
Vehicle sales	NR	NR
Vehicle service station	NR	NR
Vehicle wholesale auction	NR	NR
Public/Civic/Institutional		
Assembly:		
Civic, social, and fraternal meeting place	0.5/1000 sf	1/1000 sf
Community center	0.5/1000 sf	2/1000 sf
Convention or exhibition facility	NR	2/1000 sf
Religious land use	NR	2/1000 sf
Death Care Services:		
Cemetery	NR	NR
Crematorium	NR	NR
Funeral services	NR	NR
Mausoleum	NR	NR
Government / Non-Profit:		
Government (general)	0.5/1000 sf	NR
Public utility service center	NR	NR
Public safety	NR	NR
Education:		
Agricultural education or research	NR	NR
Business / technical school	NR	NR
Colleges or universities	NR	2/1000 sf
Educational institution	NR	2/1000 sf
Library	NR	2/1000 sf
Personal instructional services	NR	2/1000 sf
Rural retreat	NR	NR

Table 5.05.04-2
Suburban Policy Area Bicycle Parking Ratios
 Note: NR = Not Required

SUBURBAN	Long-Term	Short-Term
School	0.5/1000 sf	2/1000 sf
Training facility	NR	NR
Vocational school	NR	NR
Medical:		
Clinic, dental or medical	NR	1/1000 sf
Medical care facility	0.5/1000 sf	2/1000 sf
Arts, Entertainment, and Recreation:		
Amphitheater	NR	2/1000 sf
Art Studio	NR	1/1000 sf
Civic Space	NR	1/1000 sf
Cultural facility	NR	2/1000 sf
Dinner theater	NR	1/1000 sf
Entertainment facility	NR	2/1000 sf
Equestrian event facility	NR	NR
Health and fitness center	NR	2/1000 sf
Recreation, indoor	NR	2/1000 sf
Recreation, outdoor or major	NR	2/1000 sf
Shooting range, indoor	NR	NR
Theater	NR	1/1000 sf
Industrial / Production		
Manufacturing and Employment:		
Agricultural processing	NR	NR
Contractor	NR	NR
Data center	NR	NR
Extractive industries	NR	NR
Flex building	NR	NR
Manufacturing, General	NR	NR
Manufacturing, Intensive	NR	NR
Manufacturing, Light	NR	NR
Media Production	NR	NR
Research and Development	NR	NR
Sawmill	NR	NR
Wood, metal and stone crafts	NR	NR
Warehousing, Storage and Distribution:		
Building and landscaping materials supplier	NR	NR
Energy Storage	NR	NR
Freight	NR	NR
Industrial storage	NR	NR
Mini-warehouse	NR	NR
Oil and gas storage	NR	NR
Outdoor storage	NR	NR
Outdoor storage, vehicles	NR	NR
Vehicle storage and impoundment	NR	NR

Table 5.05.04-2
Suburban Policy Area Bicycle Parking Ratios
Note: NR = Not Required

SUBURBAN	Long-Term	Short-Term
Wholesale distribution, warehousing and storage	NR	NR
Infrastructure		
Transportation / Parking:		
Airport	NR	NR
Ground passenger transportation (e.g. taxi, charter bus)	NR	NR
Heliport or helistop	NR	NR
Parking facility	NR	NR
Transit facilities	NR	NR
Utilities:		
Solar facility, site-specific	NR	NR
Solar facility, commercial	NR	NR
Utility, Minor	NR	NR
Utility, Major	NR	NR
Communications facilities:		
Communications facility	NR	NR
Telecommunications facility	NR	NR
Testing station	NR	NR
Waste-related:		
Composting facility	NR	NR
Junkyard	NR	NR
Recycling collection center	NR	NR
Remediation Services	NR	NR
Solid waste facility	NR	NR
Vegetative waste management facility	NR	NR
Agriculture		
Agriculture	NR	NR
Farm distribution hub	NR	NR
Community garden	NR	NR
Horticulture	NR	NR
Nursery, Production	NR	NR
Farm co-ops	NR	NR
Pet farm	NR	NR
Stable or Livery	NR	NR
Stable, private	NR	NR
Wayside stand	NR	NR
Winery, Virginia farm	NR	NR
Miscellaneous		
Temporary Uses	NR	NR

C. **Bicycle Parking Standards.** These standards ensure that required bicycle parking is designed so people of all ages and abilities can access the bicycle parking and securely lock their bicycle without inconvenience.

1. Bicycle Parking Facility types.

- a. U-Rack. A “U-shaped” bicycle facility affixed to pavement that stores up to two bicycles which are locked from the outside.
- b. Bollard Rack. A bicycle facility affixed to pavement that stores up to two bicycles which are locked from the outside.
- c. Grid Rack. A dual sided bicycle facility affixed to pavement that stores multiple (1 to 20) bicycles which are locked from the outside.
- d. Low Profile Rack. A low-lying bicycle facility affixed to pavement that stores multiple (1 to 20) bicycles which are locked from the outside.
- e. Bicycle Locker. A locker or box in which up to two bicycles can be placed and locked.
- f. Bicycle Cage. A caged bicycle storage facility inside a parking garage that stores multiple bicycles.
- g. Secure Parking Area. A weather-protected, standalone bicycle parking structure or building extension with shared racks and access control.

D. Bicycle Racks.

1. A bicycle rack must:

- a. allow a bicycle frame and one wheel to be locked to the rack with a high-security lock;
- b. allow a bicycle to be securely held with its frame supported in at least one place;
- c. be durable and securely anchored;
- d. have a locking surface thin enough to allow standard u-locks to be used, but thick enough so the rack cannot be cut with bolt cutters; and
- e. not include any elements within the interior space.

E. Long-Term Bicycle Parking. Long-term bicycle parking is located within secure, weather protected facilities and is intended for building and site occupants and others who need bicycle parking for several hours or longer.

1. Location, Access, and Security.

- a. Each long-term bicycle parking space must be provided within a building, covered parking garage, or secure parking area located near the building or structure and the street or other bicycle right-of-way.
- b. Facilities for long-term bicycle parking include: bicycle rooms on the ground floor of a residential/commercial building, bicycle rooms in a parking garage, bicycle cages in a parking garage, and secure parking areas.
- c. When a development project includes multiple buildings, the total number of bicycle parking spaces required will be calculated for the entire project and distributed proportionally to each building based on its share of the total parking space requirement. When the long-term bicycle parking for multiple buildings is co-located, it must be within 200 feet of an entrance to each of the participating buildings.
- d. Each space must be available and accessible for all building tenants during the building's hours of operations. For residential tenants, each space must be accessible 24 hours a day, 7 days a week.
- e. A long-term bicycle parking space in a garage:
 1. must be clearly marked as a long-term bicycle parking space;
 2. must be located no lower than the first complete parking level below grade, and no higher than the first complete parking level above grade;
 3. must be in a well-lit, visible location near the main entrance or elevators;
 4. should be separated from vehicle parking by a barrier that minimizes the possibility of a parked bicycle being hit by a car; and

- 5. must be outfitted with a rack to lock the bicycle.
 - f. If a long-term bicycle parking space is in an enclosed area, the facility must not be accessible to anyone without authorized access.
 - g. Each facility must be well-maintained and well lit.
 - h. If the bicycle storage area requires the use of doors, doors must be fully automatic or automatically open with the push of a button.
- F. **Short-Term Bicycle Parking.** Short-term bicycle parking must be in publicly accessible, highly visible locations that serve the main entrance of a building. Short-term bicycle parking must be visible to pedestrians and bicyclists on the street and is intended for building and site visitors.
- 1. Location, Access, and Security.
 - a. Each short-term bicycle parking space must be:
 - 1. available to the public;
 - 2. located in a convenient, well-lit area that is clearly visible to both a visitor to the building and a person who is on the sidewalk that accesses the building's main entrance; and
 - 3. within 100 feet of:
 - a. the main entrance of each building within the development, and closer than the nearest non-accessible vehicle parking space; or
 - b. at least one main entrance of a building with more than one main entrance; unless the applicable deciding body approves an alternative location during the site plan process; and
 - 4. outfitted with a rack to which a bicycle can be locked.
 - b. Each parking facility is prohibited from obstructing pedestrian traffic or interfering with the use of the pedestrian area.

5.05.05 Electric Vehicle Parking

- A. **Electric Vehicle Infrastructure and Parking.** New or expanded development in zoning districts within Urban and Suburban Policy Areas must provide electric vehicle infrastructure and parking. Development in districts in other Policy Areas are not required to provide electric vehicle infrastructure.
- B. **Required Facilities.** Each of the land uses identified in Table 5.05.05-1 and Table 5.05.05-2, require electric vehicle infrastructure. Minimum percentages of electric vehicle parking are calculated based on the minimum number of required parking spaces for a use. For purposes of these tables, electric vehicle requirements shall apply when the development is 10,000 square feet or more and one of the following occurs:
 - 1. A new building or a new off-street parking facility is developed;
 - 2. The parking capacity of an existing building, site, or parking facility is increased by more than 50%.
- C. **Urban Electric Vehicle Parking**

Table 5.05.05-1 Urban Policy Area EV Parking Percentages Note: NR = Not Required	
URBAN	Required Percentage (%)
Residential	
Household Living:	
Accessory dwelling	NR
Dwelling, single-family attached	NR

Table 5.05.05-1
Urban Policy Area EV Parking Percentages
 Note: NR = Not Required

URBAN	Required Percentage (%)
Dwelling, multifamily	8%
Dwelling, single-family detached	NR
Live/work dwelling	NR
Religious housing	NR
Group Living:	
Rooming and Boarding	NR
Congregate housing	NR
Continuing care facility	NR
Lodging	
Hotel / Motel	3%
Commercial / Mixed-Use	
Animal Services:	
Animal hospital	NR
Day Care:	
Adult day care	NR
Child day care	NR
Child day home	NR
Financial Services:	
Bank or financial institution	NR
Food and Beverage Sales / Service:	
Banquet/Event Facility	1%
Craft beverage manufacturing	NR
Farm market (off-site production)	NR
Food preparation	NR
Food store	1%
Mobile vendor	NR
Restaurant, carry-out only	NR
Restaurant, sit-down	1%
Restaurant, fast-food, excluding drive-through facilities	NR
Snack or beverage bars	NR
Office, Business and Professional:	
Office	3%
Personal / Business services:	
Building maintenance services	NR
Business support services	NR
Personal services	1%
Postal services	NR
Retail:	
Auction	NR
Convenience store	1%
Convenience store (with gasoline sales)	1%
Retail, general	1%
Automotive:	

Table 5.05.05-1
Urban Policy Area EV Parking Percentages
 Note: NR = Not Required

URBAN	Required Percentage (%)
Vehicle service station	2%
Public/Civic/Institutional	
Assembly:	
Civic, social, and fraternal meeting place	1%
Community center	2%
Convention or exhibition facility	3%
Religious land use	NR
Death Care Services:	
Crematorium	NR
Funeral services	NR
Mausoleum	NR
Government / Non-Profit:	
Government (general)	NR
Public safety	NR
Education:	
Business / technical school	NR
Colleges or universities	2%
Educational institution	2%
Library	2%
Personal instructional services	2%
School	2%
Training facility	NR
Vocational school	NR
Medical:	
Clinic, dental or medical	NR
Medical care facility	3%
Arts, Entertainment, and Recreation:	
Amphitheater	2%
Art Studio	NR
Civic Space	NR
Cultural facility	NR
Dinner theater	1%
Entertainment facility	1%
Health and fitness center	1%
Recreation, indoor	1%
Recreation, outdoor or major	1%
Theater	1%
Industrial / Production	
Manufacturing and Employment:	
Data center	NR
Flex building	NR
Media Production	NR
Research and Development	NR

Table 5.05.05-1 Urban Policy Area EV Parking Percentages Note: NR = Not Required	
URBAN	Required Percentage (%)
Warehousing, Storage and Distribution:	
Mini-warehouse	NR
Infrastructure	
Transportation / Parking:	
Ground passenger transportation (e.g. taxi, charter bus)	NR
Heliport or helistop	NR
Parking facility	NR
Transit facilities	NR
Utilities:	
Solar facility, site-specific	NR
Utility, Minor	NR
Communications facilities:	
Communications facility	NR
Telecommunications facility	NR
Waste-related:	
Recycling collection center	NR
Agriculture	
Farm distribution hub	NR
Community garden	NR
Farm co-ops	NR
Miscellaneous	
Temporary Uses	NR

D. Suburban Electric Vehicle Parking

Table 5.05.05-2 Suburban Policy Area EV Parking Percentages Note: NR = Not Required	
SUBURBAN	Required Percentage (%)
Residential	
Household Living:	
Accessory dwelling	NR
Caretaker or guard	NR
Dwelling, single-family attached	NR
Dwelling, multifamily	8%
Dwelling, single-family detached	NR
Live/work dwelling	NR
Manufactured home	NR
Manufactured housing land lease community	NR
Religious housing	NR
Tenant dwelling	NR
Group Living:	
Rooming and Boarding	NR

Table 5.05.05-2
Suburban Policy Area EV Parking Percentages
 Note: NR = Not Required

SUBURBAN	Required Percentage (%)
Congregate housing	NR
Continuing care facility	NR
Lodging	
Bed and breakfast homestay	NR
Bed and breakfast inn	NR
Campground	NR
Country Inn	NR
Guest farm or ranch	NR
Hotel / Motel	2%
Rural resort	2%
Commercial / Mixed-Use	
Animal Services:	
Animal hospital	NR
Kennel	NR
Kennel, indoor	NR
Veterinary service	NR
Day Care:	
Adult day care	NR
Child day care	NR
Child day home	NR
Financial Services:	
Bank or financial institution	NR
Alternative lending institution	NR
Food and Beverage Sales / Service:	
Banquet/Event Facility	1%
Craft beverage manufacturing	NR
Farm market	NR
Farm market (off-site production)	NR
Food preparation	NR
Food store	1%
Mobile vendor	NR
Restaurant, carry-out only	NR
Restaurant, sit-down	1%
Restaurant, fast food with drive-through facility	NR
Restaurant, fast-food, excluding drive-through facilities	NR
Snack or beverage bars	NR
Office, Business and Professional:	
Office	3%
Small business, agricultural and rural	NR
Personal / Business services:	
Building maintenance services	NR
Business support services	NR
Dry cleaning plant	NR

Table 5.05.05-2
Suburban Policy Area EV Parking Percentages
 Note: NR = Not Required

SUBURBAN	Required Percentage (%)
Farm machinery	NR
Maintenance and repair services	NR
Personal services	NR
Postal services	NR
Retail:	
Auction	NR
Convenience store	1%
Convenience store (with gasoline sales)	1%
Feed and farm supply center	NR
Machinery and equipment sales and services	NR
Nonstore retailers	NR
Nursery, Commercial	NR
Retail, general	1%
Automotive:	
Car Wash	NR
Vehicle repair, heavy	NR
Vehicle repair, light	NR
Vehicle sales	NR
Vehicle service station	2%
Vehicle wholesale auction	NR
Public/Civic/Institutional	
Assembly:	
Civic, social, and fraternal meeting place	1%
Community center	2%
Convention or exhibition facility	2%
Religious land use	NR
Death Care Services:	
Cemetery	NR
Crematorium	NR
Funeral services	NR
Mausoleum	NR
Government / Non-Profit:	
Government (general)	NR
Public utility service center	NR
Public safety	NR
Education:	
Agricultural education or research	NR
Business / technical school	NR
Colleges or universities	2%
Educational institution	2%
Library	2%
Personal instructional services	NR
Rural retreat	NR

Table 5.05.05-2
Suburban Policy Area EV Parking Percentages
 Note: NR = Not Required

SUBURBAN	Required Percentage (%)
School	2%
Training facility	NR
Vocational school	NR
Medical:	
Clinic, dental or medical	NR
Medical care facility	3%
Arts, Entertainment, and Recreation:	
Amphitheater	2%
Art Studio	NR
Civic Space	NR
Cultural facility	NR
Dinner theater	NR
Entertainment facility	1%
Equestrian event facility	NR
Health and fitness center	1%
Recreation, indoor	1%
Recreation, outdoor or major	1%
Shooting range, indoor	NR
Theater	1%
Industrial / Production	
Manufacturing and Employment:	
Agricultural processing	NR
Contractor	NR
Data center	NR
Extractive industries	NR
Flex building	NR
Manufacturing, General	NR
Manufacturing, Intensive	NR
Manufacturing, Light	NR
Media Production	NR
Research and Development	NR
Sawmill	NR
Wood, metal and stone crafts	NR
Warehousing, Storage and Distribution:	
Building and landscaping materials supplier	NR
Energy Storage	NR
Freight	NR
Industrial storage	NR
Mini-warehouse	NR
Oil and gas storage	NR
Outdoor storage	NR
Outdoor storage, vehicles	NR
Vehicle storage and impoundment	NR

Table 5.05.05-2
Suburban Policy Area EV Parking Percentages
Note: NR = Not Required

SUBURBAN	Required Percentage (%)
Wholesale distribution, warehousing and storage	NR
Infrastructure	
Transportation / Parking:	
Airport	NR
Ground passenger transportation (e.g. taxi, charter bus)	NR
Heliport or helistop	NR
Parking facility	NR
Transit facilities	NR
Utilities:	
Solar facility, site-specific	NR
Solar facility, commercial	NR
Utility, Minor	NR
Utility, Major	NR
Communications facilities:	
Communications facility	NR
Telecommunications facility	NR
Testing station	NR
Waste-related:	
Composting facility	NR
Junkyard	NR
Recycling collection center	NR
Remediation Services	NR
Solid waste facility	NR
Vegetative waste management facility	NR
Agriculture	
Agriculture	NR
Farm distribution hub	NR
Community garden	NR
Horticulture	NR
Nursery, Production	NR
Farm co-ops	NR
Pet farm	NR
Stable or Livery	NR
Stable, private	NR
Wayside stand	NR
Winery, Virginia farm	NR
Miscellaneous	
Temporary Uses	NR

E. General Station Requirements.

1. Size. An electric vehicle charging station parking space must meet the size of a parking space as required by the Facilities Standards Manual.

2. Installation and Equipment. Electric vehicle charging station installation and equipment must comply with the rules and regulations under the County's building and fire codes, and Facilities Standards Manual.
- F. **Accessible Facilities.** Accessible electric vehicle charging stations must be located within 75 feet of the building or facility entrance and connect to a barrier-free accessible route of travel.

5.05.06 Motorcycle/Scooter Parking

- A. **Applicability.** Any development with more than 50 parking spaces in zoning districts within Urban and Suburban Policy Areas requires motorcycle/scooter parking.
- B. **Minimum.** Parking facilities must provide at least 2% of the number of required vehicle spaces for motorcycles/scooters.
- C. **Maximum.** Parking facilities must not provide any more than 8% of the number of vehicle spaces for motorcycles/scooters.

5.05.07 Car-Share Parking

- A. **Car-Share Parking.** Any development with more than 50 parking spaces in zoning districts within the Urban Policy Area require car-share parking spaces.
- B. **Minimum.**
 1. A parking facility with 51 to 149 parking spaces must have a minimum of 1 car-share parking space.
 2. One additional car-share parking space is required for each 100 parking spaces more than 149, up to a maximum requirement of 5.
- C. **Locational Relief.** One car-share space located within 100 feet of an entrance is equal to 2 required parking spaces for residential uses or 3 required parking spaces for non-residential uses.

5.05.08 Oversized Vehicle Parking

- A. **Generally.** Oversized vehicles can create congestion issues if they are not parked effectively. This subsection identifies oversized vehicle types and the ways to park those vehicles without adversely impacting residential districts.
- B. **Definitions/Abbreviations.**
 1. *Business Vehicle:* A vehicle associated with a business. Business vehicles shall not exceed a rated capacity of one and one half (1.5) tons, and shall not have more than two axles.
 2. *Commercial Vehicle:*
 - a. Any solid waste collection vehicle, tractor truck or tractor truck/semitrailer or tractor truck/trailer combination, dump truck, concrete mixer truck, towing and recovery vehicle with a registered gross weight of 12,000 pounds or more, and any heavy construction equipment, even if any of the foregoing are parked on a truck, trailer, or semitrailer;
 - b. Any trailer, semitrailer, or other vehicle in which food or beverages are stored or sold;
 - c. Any trailer or semitrailer used for transporting landscaping or lawn-care equipment whether or not such trailer or semitrailer is attached to another vehicle;
 - d. Any vehicle licensed for use as a contract carrier or limousine;

- e. Any vehicle more than 21 feet in length or more than eight feet in height including appurtenances attached to the vehicle or with a width of 102 inches or more, or with a gross weight of 12,000 or more pounds;
- f. Any trailer, semitrailer, or double axle utility trailer, regardless of whether a state safety inspection is required, except those designed to be used as a camper trailer or boat trailer or a single axle utility trailer, regardless of whether such trailer or semitrailer is attached to another vehicle; or
- g. Any vehicle of any size that is being used in the transportation of hazardous materials as defined in § 46.2-314.4 of the Code of Virginia;
- h. Any vehicle with three or more axles.

3. *Major Recreational Equipment:* Travel trailers, pick- up campers, motorized dwellings, tent trailers, boats and boat trailers, houseboats and the like and cases or boxes used for transporting such recreational equipment, whether occupied by such equipment or not.

4. *Oversized Vehicle:* Any vehicle type mentioned in this subsection, excluding inoperable motor vehicles.

C. **Vehicle Types Illustrated.** The following images represent the different oversized vehicle types. These images are not representative of ALL oversized vehicles, but provide examples of oversized vehicles pertaining to business vehicles, commercial vehicles, and major recreational equipment.



1. Business Vehicles.



2. Commercial Vehicles.



3. Major Recreational Equipment.

D. Requirements.

1. Generally. Oversized vehicle parking in residential districts is prohibited except where specified.
2. Business Vehicles. Business vehicles may be parked anywhere on any paved surface on site. Business vehicles may also be parked on-street.

3. **Commercial Vehicles.** Commercial vehicles shall be parked in an enclosed garage, accessory building, approved off-street parking area or behind the nearest portion of buildings to streets and is used by a resident of the premises. This regulation shall not prohibit commercial vehicles or containers from loading and unloading in any residential district.
 4. **Major Recreational Equipment.** No major recreational equipment or any container constructed for the transportation or storage of that equipment shall be parked or stored on any road, lot, or dedicated open space in a residential district except in a car port or enclosed building or behind the nearest portion of a building to a street. However, that equipment may be parked anywhere on residential premises for a period not exceeding 48 hours. No equipment shall be used for living, sleeping, or housekeeping purposes.
- E. **Oversized Vehicle Parking Matrix.** Oversized vehicle parking in Policy Areas shall follow the requirements prescribed in Table 5.05.08-1.

Lot Size ↓ Policy Area →	Vehicle Type ↓														
	Business					Commercial					Recreational				
	UPA	SPA	TPA	RPA	JLMA	UPA	SPA	TPA	RPA	JLMA	UPA	SPA	TPA	RPA	JLMA
0 to 0.5 acre	1	1	1	2	1	0	0	0	0	0	0	1	1	1	1
0.5 acre to 2 acres	1	2	2	3	2	0	0	0	0	0	0	2	2	2	2
2+ acres	N/A	3	3	4	3	N/A	0	1	2	0	N/A	2	3	4	2

5.05.09 Parking Adjustments

- A. **Adjustments to Parking Requirements.** The Zoning Administrator may approve a reduction in minimum required parking spaces, an increase in maximum amount of parking spaces allowed, or determine the required parking spaces for a use that does not have a specified parking ratio listed in Section 5.05.03. Applications for a parking adjustment shall include the following information, and in the case of special exception, shall also meet the requirements of Section 7.09.
1. A parking scoping meeting held between the Applicant and Staff to specify the parking information required in the Applicant's parking study.
 2. Parking adjustments completed pursuant to Sections 5.05.09 A-M, require a parking study (completed by a qualified professional with demonstrated experience in transportation planning, traffic engineering, or comparable field), signed and dated as agreed upon with Zoning Administration) which substantiates the need for an adjusted number of parking spaces. Parking adjustment requests for 10 spaces or less do not require a parking study and must be submitted via zoning determination to the Zoning Administrator.
 3. A plan showing how the parking spaces shall be provided on the site.
 4. Any pertinent information applicable to the specific parking adjustment request. This includes, but is not limited to the following information below.
 - a. Parking location.
 - b. Type of parking (on-street, structured parking, off-street, etc.).
 - c. Percentage of parking to be provided in a parking structure, on-street, off-street, by shared parking, or by any other means.
 - d. Any applicable supplemental data, graphics, or best practices as agreed upon in the signed parking scoping document.

- B. Shared Parking and Loading Facilities.** Shared parking allows parking spaces to be shared among two or more uses that typically experience peak parking demands at different times and is located on the same lot or on lots within 500 feet in non-Urban Policy Areas or 1/4 mile in the Urban Policy Area. Because parking spaces are shared, the total number of parking spaces that would otherwise be required may be reduced. In addition to all other applicable requirements of this section, the following requirements apply to shared parking:
- 1. Authority to reduce parking.** The Zoning Administrator may reduce the total minimum number of required parking spaces, provided that each use participating in the shared parking experiences peak parking demands at different times. The zoning administrator shall base this decision on the criteria established for each parking reduction.
 - 2. Parking Study.** As agreed upon in the signed parking scoping document, the Zoning Administrator may require the applicant to submit a parking study to determine the peak parking demand periods or other information needed to determine the viability of shared parking.
- C. Captive Market.** Parking requirements for retail and restaurant uses may be reduced where it can be determined that some portion of the patronage of these businesses comes from other uses (i.e., employees of area offices patronizing restaurants) located within the same building or a maximum walking distance of 400 feet. A parking study may be required to demonstrate the captive market.
- D. On-Street Parking.** On-street parking consists of parking spaces located in a public or private right-of way.
- 1. Generally.** Each parking space that is in a public or private right-of-way abutting the lot may count as required parking space for the purpose of meeting the requirements in Section 5.05.03. Each parking space must be on a paved area abutting the travelway, and if the parking space is in a public right-of-way it must not be prohibited by the Virginia Department of Transportation or Loudoun County Fire Marshal.
 - 2. Credit for On-Street Parking.** In coordination with the Department of Transportation and Capital Infrastructure and the Virginia Department of Transportation, the Zoning Administrator may allow on-street parking spaces, located within 400 feet of the subject principal use, to be credited to meet the off-street parking spaces for a particular development required by Section 5.05.03. This credit for on-street parking must be included on the Site Plan for the development to identify the particular development receiving credit.
- E. Availability of Public Parking.** Parking requirements may be reduced if a property has available to it a sufficient supply of existing under-utilized public parking spaces in off-street public parking lots, and where the applicant adequately demonstrates that such availability will continue in the future.
- F. Structured Parking Reductions.** Parking reductions may be reduced for providing parking in an above-grade or below-grade parking structure in addition to any reduction in this Section.
- 1. Above-grade parking structure reduction.** For every 100 spaces placed in an above-grade parking structure, a 5% reduction in required parking spaces may be applied.
 - 2. Below-grade parking structure reduction.** For every 100 spaces placed in a below-grade parking structure a 10% reduction in required parking spaces may be applied.
- G. Transportation Demand Management Plan (TDM) Reduction.** Any non-residential development (including multi-family dwellings) exceeding 10,000 square feet may use a transportation demand management (TDM) plan to reduce parking rates. A TDM plan is a parking study that shows parking demand to reduce single-vehicle occupancy transportation by incorporating alternative transportation modes, flex peak times, and pedestrian activity.
- 1. Requirements.** A TDM plan complies with the principles of the Loudoun County 2019 General Plan.
 - a. A qualified professional with demonstrated experience in transportation planning, traffic engineering, or comparable field must prepare the TDM plan.**
 - b. A TDM plan must determine:**

1. The anticipated travel demand for the development.
 2. How the anticipated travel demand for the development will be met on-site or off-site, including:
 - a. Number of on-street parking spaces, off-street parking spaces, or shared parking arrangements.
 - b. Number of short-term and long-term bicycle parking spaces.
 - c. Accommodations for pedestrians, cyclists, motorists, transit riders, and the mobility-impaired.
 3. The strategies that will be used to reduce single-occupancy vehicle trips, reduce vehicle miles traveled by site users, and promote transportation alternatives such as walking, bicycling, ridesharing, and transit.
 4. The transportation objectives sought from TDM implementation.
2. **TDM Strategies.** TDM strategies may include, but are not limited to the following:
- a. Walking, cycling, ridesharing, and transit promotion and education.
 - b. Shared parking arrangements.
 - c. Enhanced bicycle parking and services.
 - d. Carpooling benefits.
 - e. Free or subsidized transit passes, shuttles, or enhanced transit facilities.
 - f. Provisions for alternative work schedules.
 - g. Roadway improvements adjacent to the site that will help encourage transportation alternatives.
3. **TDM Decision.** In making a final decision, the Zoning Administrator must find the following:
- a. The project includes performance objectives to minimize single-occupancy vehicle trips and maximize the utilization of transportation alternatives to the extent practicable, considering the opportunities and constraints of the site and the nature of the development.
 - b. The project meets the anticipated transportation demand without adversely impacting public infrastructure, such as transit and on-street parking facilities, and the surrounding neighborhood.
- H. **Proximity Reductions.** Any non-residential development (including multi-family dwellings) may apply for reduced parking rates for proximity to transit, usable public open space, and affordable housing (as designated by the County's affordable housing types and definitions).
1. Requirements. Parking may be reduced at 5%, 10%, or 15% intervals depending on the criteria established in Table 5.05.09-1. Development must satisfy all three conditions to receive a parking reduction, and must illustrate proximity on a site plan.

Proximity ↓	Reduction		
	5%	10%	15%
To Transit	1/2 mile	1/4 mile	1/8 mile
To Usable Public Open Space	1/2 mile	1/4 mile	1/8 mile
To Affordable Housing	1 mile	1/2 mile	1/4 mile

2. Proximity Measurement. Proximity is determined by a true walking distance – where there are sidewalks and walking paths that create a walking route – and not by an “as the crow flies” buffer. The site plan must

show the true walking distance to proximity to transit, opens space, and affordable housing.



- I. **Affordable Housing Reductions.** Any development providing affordable housing units may apply for reduced parking rates. These reductions apply to all of the County's designated affordable housing types and definitions.
 1. Requirements. Parking may be reduced at 5%, 10%, or 15% depending on housing unit income restrictions.
 - a. 5% Reduction: Housing Units affordable at or below 60% AMI.
 - b. 10% Reduction: Housing Units affordable at or below 50% AMI.
 - c. 15% Reduction: Housing Units affordable at or below 30% AMI.
 2. Measurement. Reductions are determined by units at varying Area Media Income (AMI) levels. The site plan must show the number of affordable housing units with AMI levels.

Note: Reductions are applied to the number of affordable housing units within a development. For example, if a 100 housing unit development provides 75 affordable housing units and 25 market rate housing units, then reductions only apply to the 75 affordable housing units. The 25 market rate housing units are not eligible for this specific reduction and use the parking ratios prescribed in Sections 5.05.03, 5.05.13, and 5.05.14.

- J. **Elderly Housing Reduction.** Any development providing elderly housing units may apply a 5% parking reduction for each 50 required parking spaces.
- K. **Alternative Transportation Reductions.**
 - 6. **Transit.**
 - a. **Bus Stop.** A reduction of up to 20% of the required parking may be granted for any use, building, or complex within 1,000 feet of any regularly scheduled bus stop.
 - b. **Metrorail Station.** A reduction of up to 25% of the required parking may be granted for any use or building within 1,000 feet of any regularly scheduled Metrorail station.
 - 7. **Carpooling/Vanpooling.** A reduction of up to 20% of required parking may be granted for any building or complex exceeding 50,000 square feet GFA that institutes and maintains a carpooling/vanpooling program, including use of ride-sharing programs such as Uber and Lyft.
 - 8. **Shuttle Service.** A reduction of up to 10% of required parking may be granted for any building or complex that provides and maintains a regular shuttle service.
- L. **Maximum Reduction.** A combination of the reductions allowed pursuant to this Section may be granted provided that the total reduction of required parking does not exceed 35%.
- M. **Special Exceptions.** Any person who can present circumstances to justify a total parking reduction exceeding 35% may apply for a special exception to the Board of Supervisors. Applications for such a reduction shall include the information required by this Section and shall also meet the requirements of Section 7.09.

5.05.10 Loading

- A. **Applicability.** The required number of off-street loading spaces is determined by gross floor area (GFA). Outdoor storage, sales, or display areas must be added to GFA if these areas contain materials that are received or distributed by trucks. If a development has 2 or more uses, the off-street loading space requirement is the highest number of spaces required of any one use.
- B. **Required Loading.** Required loading spaces will follow the standards prescribed in Table 5.05.10-1.

Table 5.05.10-1 Loading Ratios

Gross Floor Area Square Footage	Minimum Number of Spaces
0-10,000 sf	0
10,001 - 75,000 sf	1
75,001 - 150,000 sf	2
150,001 - 300,000 sf	3
> 300,000 sf	1 for each 100,000 sf

C. Loading Standards.

- 1. Location
 - a. A loading space must be located within the same site as the building or use served.
 - b. A loading space is prohibited from projecting into a sidewalk, street, or public right-of-way.
 - c. A loading space is prohibited from being located between the front building line and the lot line.
 - d. A loading space is prohibited in required buffer yards.

5.05.11 Parking Location and Design

- A. **Generally.** All parking facilities shall:
1. Conform to the Facilities Standards Manual; and
 2. Be provided on the same lot or parcel of land being served, or on a separate lot or parcel of land within five hundred (500) feet of the principal entrance of the building being served.
- B. **Requirements For Multiple Property Ownership.** Wherever required off-street parking facilities are proposed to be provided elsewhere than on the lot or parcel of land on which the principal use served is located, when such facilities are collectively or jointly provided and used, and/or when the parcels or lots are owned by different parties, the facilities shall be in the same possession, either by deed or long term lease, as the property occupied by the principal use. A certified true copy of the recorded deed or long term lease must be filed with the County of Loudoun prior to site plan or subdivision approval. There shall further be a covenant on the separate parcel or lot guaranteeing the maintenance of the required off-street parking facilities during the existence of said principal use. Said covenant shall:
1. Be executed by the owner of said lot or parcel of land and the parties having beneficial use thereof;
 2. Be enforceable by either the parties having beneficial use thereof or both;
 3. Be enforceable against the owner, the parties having beneficial use, and their heirs, successors and assigns or both; and
 4. Be first recorded in the Office of the Clerk of the Circuit Court.
- C. **General Off-Street Parking Design Requirements.**
1. Generally. All off-street parking facilities must have access from alleys or from streets at locations which accommodate safe pedestrian circulation.
- D. **Compact/Walkable/Urban (CWU) Non-residential Off-Street Parking Design Requirements.** To encourage a pedestrian-friendly environment and reduce vehicle trips within Compact/Walkable/Urban (CWU) development contexts, non-residential off-street parking requires unique design. Compact/Walkable/Urban (CWU) development contexts include, but are not limited to the Urban Mixed Use, Urban Transit Center, and Suburban Mixed Use Districts.
1. Generally.
 - a. All off-street parking must be located on the lot being served, or on a separate lot or parcel 500 feet from the primary pedestrian entrance of the building that it serves.
 - b. Access for off-street parking shall generally be achieved by means of alleys, off-street vehicular connections between adjacent parking lots, and side streets.
 - c. All off-street parking areas and parking lots are designed to have low visibility as much as feasible. Consequently, parking is prohibited at the visual termination of roads and streets and must not be the principal use of corner lots.
 - d. Structured parking is required to meet 70% of the parking requirements for the construction of new buildings in the Urban Transit Center Zoning District.
 - e. Off-street surface parking lots are specifically prohibited in the Urban Transit Center District within 1/4 mile of the transit station to encourage parking structures.
 - f. All off-street surface parking lots in the Suburban Mixed Use and Urban Transit Center District outside 1/4 mile of the transit station, other than short-term drop-off/delivery parking, require landscaping and must not interfere with pedestrian activity.

- a. The recycling drop-off center must be in a location so vehicular ingress and egress does not pose traffic hazards. This use requires on-site parking and follows the requirements in Section 5.05.03, or the anticipated peak customer load as determined by the Zoning Administrator. Stacking and parking spaces must not be located within the road right-of-way or setbacks.
- b. Occupation of any parking spaces by the recycling drop-off center may not reduce required parking spaces for the principal use below the required minimum number, unless the following conditions exist:
 1. A parking study shows that existing parking capacity is not fully utilized during the hours of operation of the principal use and the recycling drop-off center, or
 2. Hours of normal operation of the principal use do not overlap those of the recycling drop-off center.

5.05.12 Residential Parking Limitations

A. Limitations on Parking and Paved Parking Surfaces Within Residential Yards.

The following requirements apply to single family detached dwellings in the Suburban Policy Area. .

1. All parking for vehicles in any yard shall be on a paved parking surface, provided, however, that this shall not be deemed to preclude temporary parking on an unpaved surface in a yard for active loading and unloading.
2. The maximum amount of paved parking surface in a front yard shall not exceed:
 - a. 30% of the front yard area in the Suburban Policy Area.
 - b. Limitations may be exceeded for a paved surface that is:
 1. Directly contiguous with, and providing primary access to, 2 side-by-side parking spaces as long as the dimensions of the paved surface access area are not more than 25 feet long and 18 feet wide; or
 2. Located on a lot which has its primary access from a collector or arterial road, and comprises 2 side-by-side parking spaces and a vehicular turn-around area, as long as the dimensions of the paved surface area are not more than 25 feet long and 18 feet wide, and the area of the turn-around does not exceed 162 square feet; or
 3. A driveway on a pipestem lot.
3. The maximum amount of paved parking surface in a rear yard shall not exceed 25% of the rear yard area in Suburban Policy Areas.
4. The maximum amount of paved parking surface in a side yard must not exceed:
 - a. 25% of the side yard area in a zoning district located in the Suburban Policy Area.
5. For the purposes of this Section, “paved parking surface” shall mean the area of a lot that is used for the parking of vehicles, inclusive of the driveway for accessing that parking, which is surfaced with asphalt, poured or precast concrete, brick, stone, gravel, or any other impervious surface, or grasscrete or other similar pervious surface. A fully enclosed garage is not considered a paved parking surface.
6. The Zoning Administrator may modify the requirements of Section 5.05.12.2 if an applicant can demonstrate that the requirements of this Section cannot be met, while meeting the amount of parking required by Section 5.05.03, because of:
 - a. The exceptional size and/or shape of the lot;
 - b. Environmental or engineering constraints on the lot;
 - c. Special accessibility needs; or
 - d. Other extraordinary situations or conditions of the lot.

The Zoning Administrator may attach conditions to any modification to ensure that the results of the modification comply with the purpose and intent of this Section.

5.05.13 Village Parking

Villages are unique small, pedestrian-scale, rural communities and require context-sensitive parking and loading regulations that preserve village character. This subsection prescribes Village parking and loading regulations.

Note: For the purposes of this Section, Villages are those listed in the Village Conservation Overlay District.

- A. **Village Parking Ratios.** Village parking follows the standards prescribed in Table 5.05.13-1. Ratios identified with an asterisk (*) follow the requirements in Section 5.05.14 Specific Residential Design Type Parking. Ratios identified with a double asterisk (**) follow the requirements in Section 5.05.09.A Parking Adjustments.

Table 5.05.13-1 Village Parking Ratios Note: NR = Not Required		
VILLAGE	Minimum	Maximum
Residential		
Household Living:		
Accessory dwelling	1/DU	2/DU
Caretaker or guard	NR	NR
Dwelling, multifamily	*	*
Dwelling, single-family detached	1/DU	3/DU
Live/work dwelling	1/DU	2/DU
Manufactured home	1/DU	2/DU
Religious housing	1/DU	2/DU
Tenant dwelling	1/DU	2.5/DU
Group Living:		
Congregate housing	1 + (0.75) bedrooms	NR
Continuing care facility	2/1000 sf	4/1000 sf
Lodging		
Bed and breakfast homestay	1 + (0.75) bedrooms	NR
Bed and breakfast inn	1 + (0.75) bedrooms	NR
Campground	5/campground	NR
Country inn	1 + (0.75) bedrooms	NR
Guest farm or ranch	1 + (0.5) bedrooms	NR
Hotel / Motel	1/guest room	1.5/guest room
Rural resort	1.25/guest room	1.75/guest room
Commercial / Mixed-Use		
Animal Services:		
Animal care business	2/1000 sf	4/1000 sf
Animal hospital	2/1000 sf	4/1000 sf
Kennel	2/1000 sf	4/1000 sf
Veterinary service	2/1000 sf	4/1000 sf
Day Care:		
Adult day care	2.5/1000 sf	4/1000 sf
Child day care	2.5/1000 sf	4/1000 sf
Child day home	2.5/1000 sf	4/1000 sf

Table 5.05.13-1
Village Parking Ratios
Note: NR = Not Required

VILLAGE	Minimum	Maximum
Financial Services:		
Bank or financial institution	2/1000 sf	4/1000 sf
Food and Beverage Sales / Service:		
Banquet/Event Facility	5/1000 sf	8/1000 sf
Farm market	10/5 acres	NR
Farm market (off-site production)	10/5 acres	NR
Food preparation	2/1000 sf	3.5/1000 sf
Food store	2/1000 sf	4/1000 sf
Restaurant, carry-out only	3/1000 sf	8/1000 sf
Restaurant, sit-down	8/1000 sf	15/1000 sf
Snack or beverage bars	2/1000 sf	5/1000 sf
Office, Business and Professional:		
Office	2/1000 sf	4/1000 sf
Small business, agricultural and rural	2/1000 sf	4/1000 sf
Personal / Business services:		
Building maintenance services	2/1000 sf	3.5/1000 sf
Business support services	2/1000 sf	3.5/1000 sf
Farm machinery	2/1000 sf	3.5/1000 sf
Maintenance and repair services	2/1000 sf	3.5/1000 sf
Personal services	2/1000 sf	4/1000 sf
Postal services	3/1000 sf	4/1000 sf
Retail:		
Auction	2/1000 sf	3.5/1000 sf
Convenience store	2/1000 sf	4/1000 sf
Convenience store (with gasoline sales)	2/1000 sf	4/1000 sf
Feed and farm supply center	2/1000 sf	4/1000 sf
Nursery, Commercial	2/1000 sf	3.5/1000 sf
Retail, general	2/1000 sf	4/1000 sf
Automotive:		
Car Wash	1/stall	NR
Vehicle repair, light	2/1000 sf	3.5/1000 sf
Vehicle service station	1/2 fuel pumps	NR
Public/Civic/Institutional		
Assembly:		
Civic, social, and fraternal meeting place	2/1000 sf	8/1000 sf
Community center	6/1000 sf	8/1000 sf
Religious land use	6/1000 sf	8/1000 sf
Death Care Services:		
Cemetery	5/cemetery	NR
Crematorium	2/1000 sf	3.5/1000 sf
Funeral services	2/1000 sf	3.5/1000 sf
Mausoleum	2/1000 sf	3.5/1000 sf
Government / Non-Profit:		

Table 5.05.13-1
Village Parking Ratios
Note: NR = Not Required

VILLAGE	Minimum	Maximum
Government (general)	2/1000 sf	NR
Public safety	2/1000 sf	NR
Education:		
Agricultural education or research	3/1000 sf	4/1000 sf
Library	2.5/1000 sf	4/1000 sf
Personal instructional services	3/1000 sf	4/1000 sf
Rural retreat	2.5/1000 sf	4/1000 sf
School	2.5/1000 sf	4/1000 sf
Training facility	2.5/1000 sf	4/1000 sf
Vocational school	2.5/1000 sf	4/1000 sf
Medical:		
Clinic, dental or medical	2/1000 sf	4/1000 sf
Arts, Entertainment, and Recreation:		
Agricultural cultural center	3/1000 sf	NR
Agritainment	3/1000 sf	NR
Amphitheater	4/1000 sf	8/1000 sf
Art Studio	1/1000 sf	2.5/1000 sf
Civic space	TBD	NR
Cultural facility	2.5/1000 sf	4/1000 sf
Cultural tourism	2.5/1000 sf	4/1000 sf
Equestrian event facility	5/1000 sf	NR
Recreation, indoor	5/1000 sf	8/1000 sf
Recreation, outdoor or major	8/1000 sf	10/1000 sf
Theater	5/1000 sf	8/1000 sf
Industrial / Production		
Manufacturing and Employment:		
Agricultural processing	1/1000 sf	2/1000 sf
Extractive industries	1/1000 sf	2/1000 sf
Sawmill	1/1000 sf	2/1000 sf
Infrastructure		
Transportation / Parking:		
Airport	**	**
Marina	**	**
Parking facility	**	**
Transit facilities	NR	NR
Utilities:		
Solar facility, site-specific	NR	NR
Utility, Minor	1/1000 sf	NR
Utility, Major	1/1000 sf	NR
Communications facilities:		
Communications facility	1/employee on site	NR
Telecommunications facility	1/employee on site	NR
Waste-related:		

Table 5.05.13-1 Village Parking Ratios Note: NR = Not Required		
VILLAGE	Minimum	Maximum
Composting facility	0.5/1000 sf	NR
Recycling collection center	1/1000 sf	NR
Vegetative waste management facility	0.5/1000 sf	NR
Agriculture		
Agriculture	NR	NR
Farm distribution hub	2/hub	NR
Auction facility, livestock	2/1000 sf	NR
Brewery, limited	2/1000 sf	NR
Community garden	2/garden	NR
Custom operators	1/operator	NR
Horticulture	NR	NR
Nursery, Production	1/employee on site	NR
Farm co-ops	2/co-op	NR
Pet farm	1/1000 sf of visitor area	NR
Stable or Livery	1/4 stalls	NR
Stable, private	1/4 stalls	NR
Wayside stand	10/stand	NR
Winery, commercial	2/winery	NR
Winery, Virginia farm	2/winery	NR
Miscellaneous		
Temporary Uses	**	**

B. **Available Public Parking Counted towards Minimum Parking.** Any non-residential development may use available public parking within ¼ mile true walking distance of the site. Public parking may count towards 50% of the minimum off-street parking requirements for that development.

Note: A true walking distance – where there are sidewalks and walking paths that create a walking route – and not by an “as the crow flies” buffer.

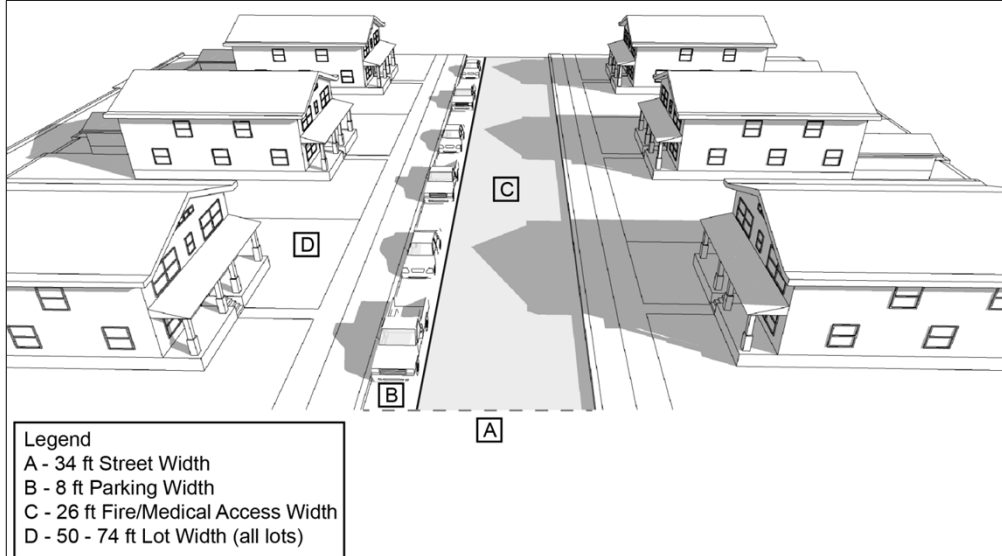
C. **Shared Parking.** Any non-residential development may share parking with another non-residential development anywhere in a Village. Shared parking shall comply with Section 5.05.09.B.

D. **On-Street Parking Counted towards Minimum Parking.**

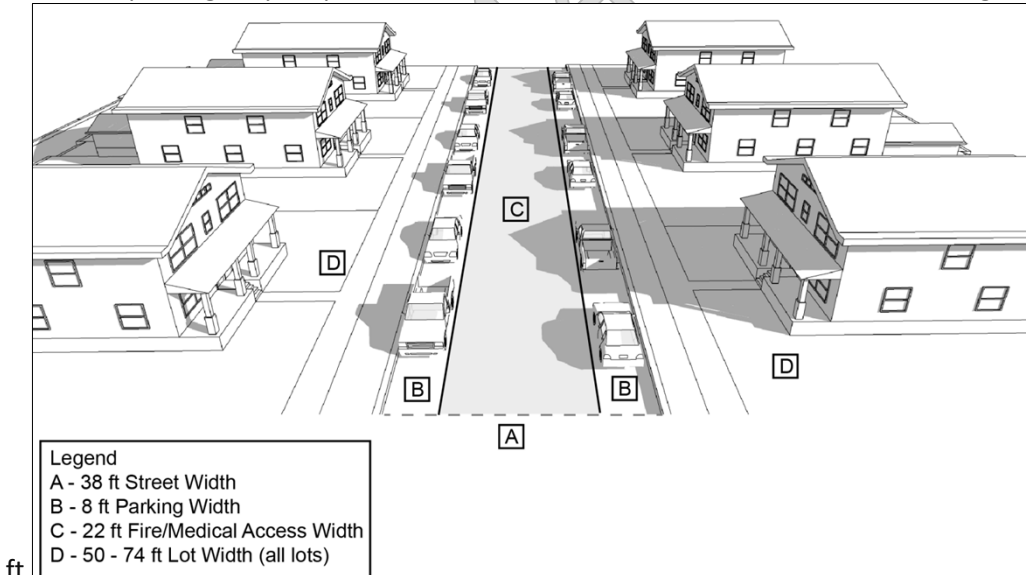
1. Non-residential Use. Available on-street parallel or angled parking may count towards the minimum off-street parking requirements. On-street parking shall comply with Section 5.05.09.D.
2. Residential Use. On-street parking may count towards the minimum off-street parking requirements.
 - a. On-street Parking Matrix. On-street parking follows the requirements prescribed in Table 5.05.13-2.

Table 5.05.13-2 Residential On-Street Parking					
Street Width	Parking ↓	Lot Width →	Spaces towards Minimum		
			< 50 ft	50 - 74 ft	> 75 ft
< 28 ft	Not allowed		-	-	-
≥ 28 ft and ≤ 36 ft	One Sided Parking		1	2	3
> 36 ft	Double Sided Parking				

- b. Requirements. On-street parking requirements are determined by lot and street widths. The graphics below demonstrate the requirements and are for illustrative purposes.
1. No on-street parking is allowed on street widths less than 28 ft.
 2. On-street parking is limited to one side of the street for street widths between 28 and 36 ft.



3. On-street parking may be provided on both sides of the street for street widths greater than 36 ft.



- c. Tracking and Permitting. To ensure all residential properties limit on-street overparking, provide adequate fire and safety access, and comply with the standards prescribed in Table 5.05.13-2, the County may track on-street parking through a residential parking permitting system.
- d. Residential Permit Parking District Option. To provide additional on-street parking requirements, Villages may consider establishing a residential permit parking district by following the procedures and requirements established in the Loudoun County Codified Ordinance Part 4, Title 8, Chapter 490 Parking regulations. ***[Please note, that a revision to Chapter 490 may be necessary and require BOS approval to allow expansion of the ability to create RPPDs as they are currently limited to encompassing an area within half-mile (2,640 foot) walking distance from the pedestrian entrances of an existing or proposed high school or University Campus or College or proposed rail or metro-rail station.]***

E. Additional Regulations.

1. Parking for residential, civic, commercial, workplace and recreational uses.
 - a. Parking shall be located at the rear of lots.
 - b. No off-street parking is allowed in front yards.
 - c. Adjacent off-street parking lots shall have off-street vehicular and pedestrian ways.
2. Access.
 - a. Off-street parking access shall generally be achieved by means of alleys, off-street vehicular connections between adjacent parking lots, and side streets.
 - b. Driveway curb cuts on neighborhood streets serving residential lots may be allowed if spaced to allow parallel parking for at least 2 cars (a minimum of 36 feet) between successive driveways.
3. Visibility.
 - a. Off-street parking areas, carports, and garages shall be designed to have low visibility and shall not be located at the visual termination of roads and streets. These structures shall not be the principal use of corner lots.
 - b. Front load garages and carports shall offset from direct view and be located a minimum of 6 feet behind the principal building façade.
 - c. Any parking lot which abuts a street shall be buffered by a landscaped strip no less than 10 feet wide and planted with a continuous row of shrubs no less than 3 1/2 feet high, and/or shielded by a wall no less than 3 1/2 feet and no more than 6 feet high.

F. **Compact/Walkable Regulation Option.** Any development may use parking regulations prescribed in Section 5.05.11.E. to provide a walkable, pedestrian-friendly environment within Villages.

G. Loading.

1. Generally. Required loading follows the standards prescribed in Section 5.05.10.
2. Exception. Any non-residential use may not require dedicated loading space on site if the site designates a 9PM to 7AM loading time. Loading in an unoccupied on-street parking space is allowed.

5.05.14 Specific Residential Design Type Parking

A. **Generally.** Different single family attached and multifamily design types, like front loaded single family attached, alley loaded single family attached, front loaded stacked multifamily, and alley loaded stacked multifamily design types, require tailored parking regulations to protect character, reduce overparking, and achieve appropriate neighborhood scale. This subsection addresses parking ratios, arrangements, and regulations for these specific residential design types. These regulations only apply to these specific residential design types.

B. Requirements.

1. *Generally.* Specific residential design types shall meet the parking requirements of this Subsection.
2. *Tandem Parking.* Tandem parking, i.e., one parking space behind another, is permissible and both parking spaces count towards the site's required parking minimums.
3. *Garage and Driveway Spaces.* Garage and driveway parking spaces may count toward required spaces for residential dwelling units, except that for single family attached dwelling units at least 0.5 spaces/unit will be accommodated by off lot parking spaces.
4. *On-street Parking.* Available on-street parking spaces within the site's property lines (property width) and adjacent to the site's front property line count towards the site's required minimums.

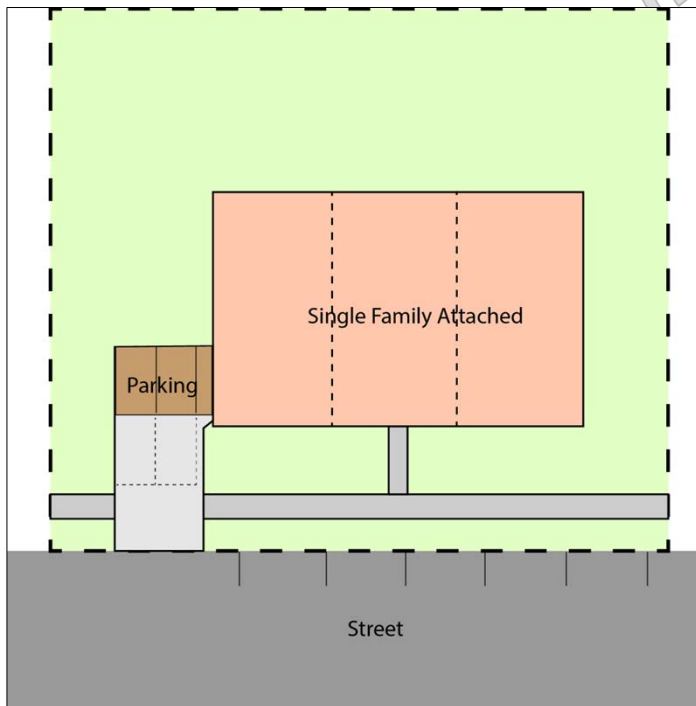
C. **Specific Residential Design Type Parking Matrix.** Specific residential design types in all Policy Areas shall follow the requirements prescribed in Table 5.05.14-1. The required number of parking spaces shown in Table 5.05.14-1 is per dwelling unit.

Table 5.05.14-1 Specific Residential Design Types Parking Ratios													
Policy Area →		Urban		Suburban		Rural		Transition		JLMA		Village	
Use ↓		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
Dwelling, single family attached		2	3	2.5	3	2	5	2	4	2	3	2	3
Dwelling, multi-family	1 Bedroom	1	1.5	1.5	1.75	1.5	2	1.5	2	1.5	2	1.5	2
	2 Bedrooms	1.75	2	2	2.25	2	2.5	2	2.5	2	2.5	2	2.5
	3+ Bedrooms	2.5	2.75	2.5	2.75	2.5	3	2.5	3	2.5	3	2.5	3
Dwelling, stacked multi-family		2	3	2.5	3	2	5	2	4	2	3	2	3

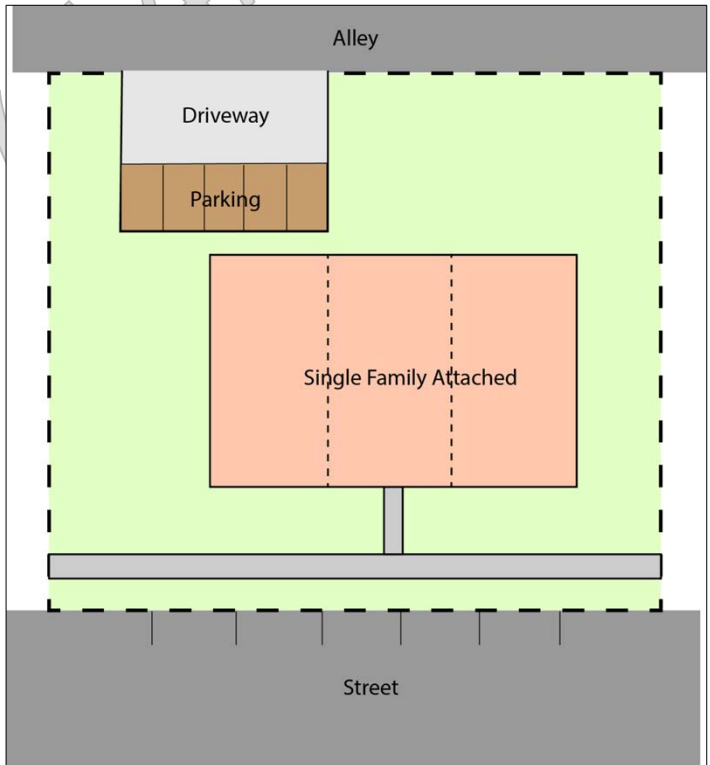
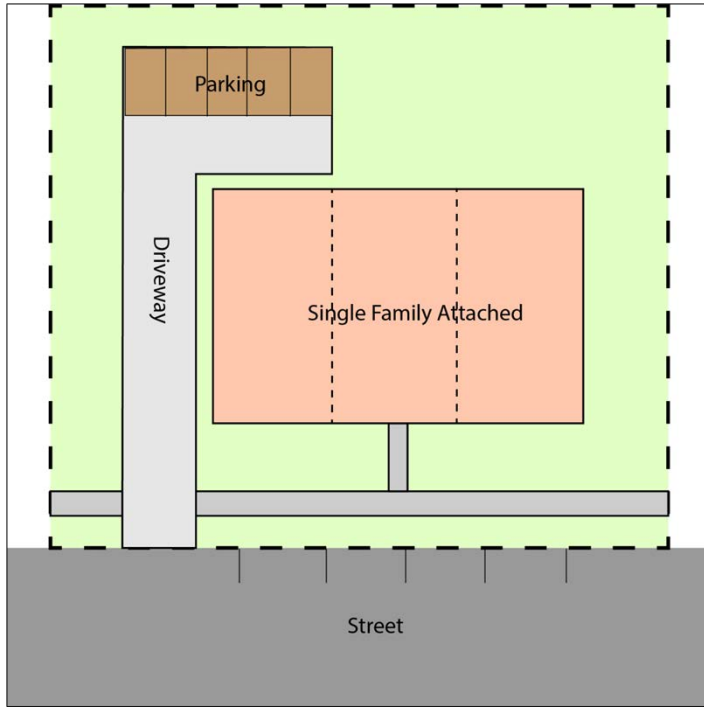
D. **Specific Residential Design Type Parking Arrangement.** Specific residential design types shall follow layout arrangements similar to the illustrations in Section 5.05.14.D.1-2.

1. *Single Family Attached Dwelling.*

a. Front Street Access with Front Loaded Parking (including tandem parking)



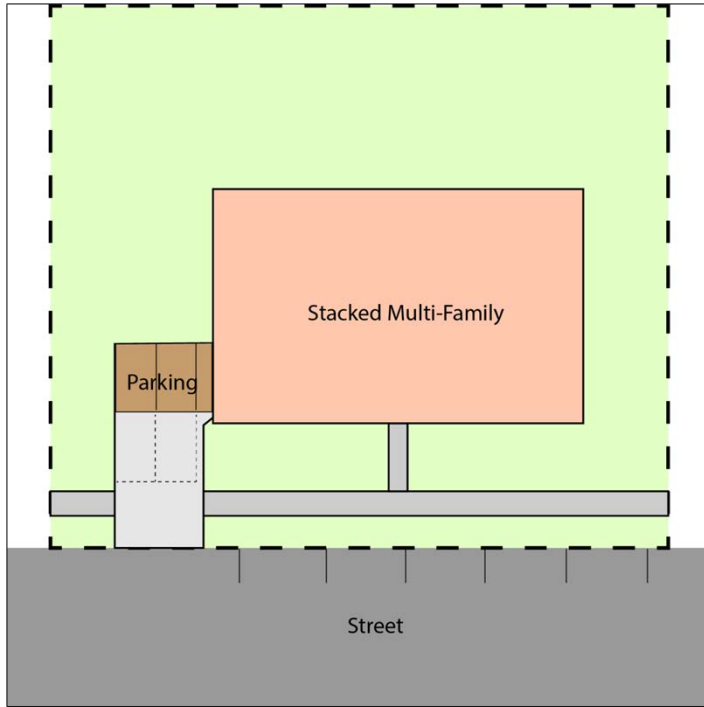
b. Front Street Access with Rear Loaded Parking



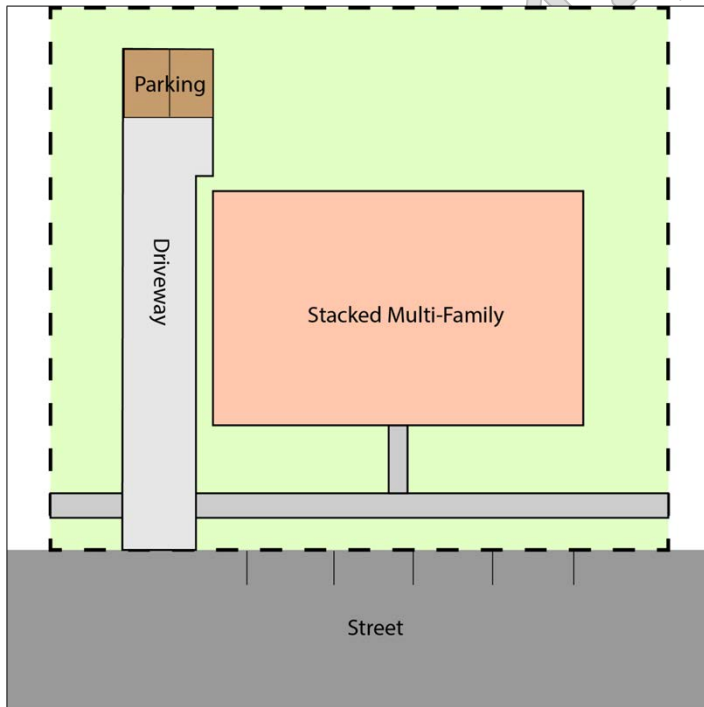
c. Alley Access with Rear Loaded Parking

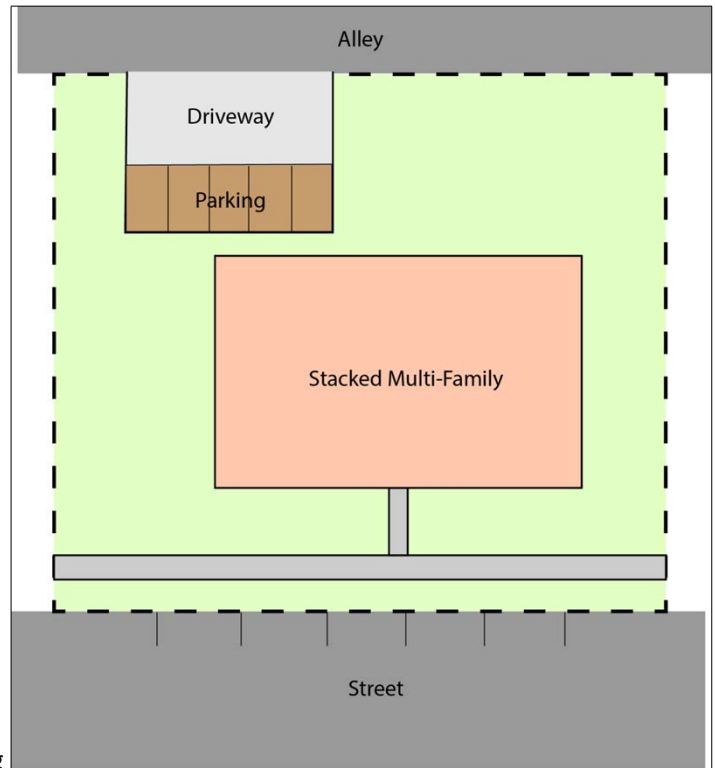
2. Stacked Multi-Family Dwelling.

a. Front Street Access with Front Loaded Parking (including tandem parking)



b. Front Street Access with Rear Loaded Parking





c. Alley Access with Rear Loaded Parking

Draft 7/1/2024

5.05 Parking Standards

5.05.01 Purpose

The purpose of these regulations ~~are~~ is to establish parking, stacking, and loading regulations for new uses, buildings, structures, parking areas, and redeveloped sites. This Section is consistent with and supports the principles and directives of the *Loudoun County 2019 General Plan* and *2019 Countywide Transportation Plan*. Specifically, this Section:

- A. Maximizes the safety and functionality of parking areas;
- B. Minimizes conflicts between pedestrians and vehicles within parking lots and surrounding land uses;
- C. Provides parking and loading facilities in a reasonable proportion to one or more use's needs;
- D. Reduces minimum parking requirements to coincide with common usage rather than peak demand and establish maximum parking requirements where appropriate;
- E. Provides tailored parking rates responsive to different development contexts;
- F. Minimizes the negative environmental and urban design impacts that can result from excessive parking, driveways, and drive aisles within parking areas;
- G. Supports mass transit and alternative modes of transportation;
- H. Provides transportation demand management (TDM) strategies to reduce traffic congestion.

5.05.02 Applicability

- A. **General Requirement.** Any new building, structure, use, redeveloped site, or enlarged or expanded existing building, must meet this Section's parking requirements and require permanent parking and off-street loading unless specified in this Section. **Where multiple principal uses are permitted to be located on a property, the minimum required parking spaces for such uses is calculated cumulatively for each principal use.** Parking spaces may be provided in a garage or properly surfaced parking area. In residential districts, County and VDOT approved streets and travelways designed to accommodate on-street parking may satisfy the one parking space per dwelling requirement unless for residential uses in Villages which follow the regulations prescribed in Section 5.05.13.
- B. **Application to Addition or Change in Use.** When a change in intensity of use of any building or structure would increase the required parking by 10 or more spaces or 10%, whichever is greater, cumulatively from the date of this Ordinance, through an addition or change in the number of dwelling units, gross floor area or other specified units of measurements, the increment of additional required parking shall comply with this Section unless an adjustment is permitted per Subsection 5.05.09. If fewer than ten 10 spaces or 10%, whichever is greater, are required by a change or series of changes in use, the Zoning Administrator may waive up to the incremental required number of parking spaces, after determining that the waiver is not detrimental to the public welfare.
- C. **Review of Parking and Loading Facilities Plan.** Each application for a subdivision, site plan, zoning permit, or certificate of occupancy shall include information as to the location and dimensions of parking and loading spaces; and the means of ingress and egress to those spaces. This information shall be in sufficient detail to determine if the requirements of this Ordinance are met and shall contain the information as is required by applicable provisions of the Land Subdivision and Development Ordinance and the Facilities Standards Manual.
- D. **Procedures for Reduction of Parking.** Reductions in parking and loading spaces may be permitted where spaces are no longer required by these regulations or alternative spaces meeting the requirements of these regulations are provided. Parking reductions may be applied by following the requirements, standards, and procedures in Section 5.05.09.

- E. **Exceptions.** This Section's regulations shall not apply to parking, stacking, or loading spaces for uses or structures approved by the county in a valid preliminary or final site plan or a valid preliminary or final subdivision plat prior to the date of adoption of this Section, regardless of whether those spaces have been constructed or otherwise established.
- F. **Inoperable Vehicles.**
 - 1. No repair, maintenance or restoration of motor vehicles is permitted on any residential lot or common area serving such lot located within any residential zoning district, as defined in Section 2.02 of this Ordinance, unless the vehicle is owned by and registered in the name of an occupant of the dwelling constituting the principal use for such lot.
 - 2. No inoperable vehicle shall be parked or stored outside a building for more than 1 week on a lot of less than 10 acres in area in any residential district. Not more than 1 inoperable vehicle may be parked outdoors at a time on any lot greater than 10 acres in area in any residential district. Any vehicle not displaying current license plates and inspection validation certificate as required by Virginia law shall be construed as an inoperable vehicle. Not more than 1 inoperable item of major recreational equipment shall be parked outdoors on any lot of less than 10 acres in area in any residential district.
 - 3. Inoperable vehicles on lots greater than 10 acres may be parked or stored in an open or enclosed space in the rear of the property. Inoperable vehicles must comply with the required rear and side yard setbacks.

5.05.03 Parking Ratios

Number of Parking Spaces Required.

A. Metrics and Interpretations for Computation.

- 1. **Floor Area.** Gross Floor Area, (GFA).
- 2. **Building Capacity.** The capacity of the building expressed in number of persons shall be determined by the Uniform Statewide Building Code adopted by the County of Loudoun.
- 3. **Fraction of a Space.** When the calculation of the number of required parking and loading spaces results in a requirement of a fractional space, any fraction up to and including 0.5 shall be disregarded, and fractions of over 0.5 shall be interpreted as 1 whole parking or loading space.
- 4. **Commercial Vehicles.** In addition to the requirements in the tables below, 1 off-street parking space shall be required for each commercial vehicle which is directly associated with permitted and special exception uses, and which is to be parked on the premises during normal business hours. Required loading spaces may be credited as part of the total space needed for commercial vehicles.
- 5. **Minimum.** The number of parking spaces a site must provide.
- 6. **Maximum.** The number of parking spaces a site must not exceed.
- 7. **Parking Specific Metrics.**
 - a. Dwelling Unit
 - 1. Example: 1/DU
 - 2. Interpretation: 1 space for each dwelling unit
 - b. Bedrooms
 - 1. Example: 1 + (0.75) bedrooms
 - 2. Interpretation: 1 space plus 0.75 times all bedrooms
 - c. Guest House
 - 1. Example: 1/guest house
 - 2. Interpretation: 1 space for each guest house

- d. Stall
 - 1. Example: 1/stall
 - 2. Interpretation: 1 space for each stall
- e. Fuel Pump
 - 1. Example: 1/2 fuel pumps
 - 2. Interpretation: 1 space for every 2 fuel pumps
- f. Residence
 - 1. Example: 1/residence
 - 2. Interpretation: 1 space for each residence
- g. Acres
 - 1. Example: 10/5 acres
 - 2. Interpretation: 10 spaces for every 5 acres
- h. Square feet
 - 1. Example: 1/1000 sf
 - 2. Interpretation: 1 space for every 1000 gross square feet
- i. Employee
 - 1. Example: 1/employee on site
 - 2. Interpretation: 1 space for every employee working on site
- j. **Maximum Occupancy**
 - 1. **Example: 0.33/per person in maximum occupancy, plus one per employee**
 - 2. **Interpretation: 0.33 spaces per person in maximum permitted occupancy of the building plus one per employee working on site.**

8. Bicycle Specific Metrics.

- a. Unit
 - 1. Example: 1/40 units
 - 2. Interpretation: 1 space for every 40 units
- b. **Gross Floor Area**
 - 1. **Example: 1/1000 square feet**
 - 2. **Interpretation: 1 space per every 1000**
- c. **Parking Space**
 - 1. **Example: 1/10 parking spaces**
 - 2. **Interpretation: 1 per 10 parking spaces**

9. Electric Vehicle Specific Metrics.

- a. Percentage (%)
 - 1. Example: 3% of 100 required parking spaces
 - 2. Interpretation: 3 electric vehicle spaces required for 100 required parking spaces

B. Use Groups. To calculate parking, bicycle, and loading requirements, uses are grouped as:

1. Residential Uses.

- a. Household Living
- b. Group Living

2. **Lodging Uses.**
3. **Commercial/Mixed Uses.**
 - a. Animal Services
 - b. Day Care
 - c. Financial Services
 - d. Food and Beverage Sales/Service
 - e. Office, Business and Professional
 - f. Personal/Business Services
 - g. Retail
 - h. Automotive
4. **Public/Civic/Institutional Uses.**
 - a. Assembly
 - b. Death Care Services
 - c. Government/Non-Profit
 - d. Education
 - e. Medical
 - f. Arts, Entertainment, and Recreation
5. **Industrial/Production Uses.**
 - a. Manufacturing and Employment
 - b. Warehousing, Storage, and Distribution
6. **Infrastructure Uses.**
 - a. Transportation/Parking
 - b. Utilities
 - c. Communications Facilities
 - d. Waste-related
7. **Agriculture Uses.**
8. **Accessory Uses.**
9. **Miscellaneous Uses.**
- C. **Parking Requirements by Use and Policy Area.** The computation of off-street parking for each permitted use shall follow the parking requirements prescribed in zoning districts located within Urban, Suburban, Transition, JLMA, and Rural Policy Areas, and Village Parking, with the following tables (Table 5.05.03-1 through Table 5.05.03-5) and Table 5.05.13-1, subject to the adjustments allowed in this Section. Ratios identified with an asterisk (*) follow the requirements in Section 5.05.14 Specific Residential Design Type Parking. Ratios identified with a double asterisk (**) follow the requirements in Section 5.05.09.A Parking Adjustments.
 1. Urban

Table 5.05.03-1
Urban Policy Area Parking Ratios
Note: NR = Not Required

URBAN	Minimum	Maximum
Residential		
Household Living:		
Accessory dwelling	TBD1/DU	TBD2/DU
Dwelling, single-family attached	*	*
Dwelling, multifamily	*	*
Dwelling, single-family detached	*2/DU	3/DU*
Live/work dwelling	1/DU	2.5/DU
Religious housing	1/DU	2/DU
Group Living:		
Rooming and Boarding	1 + (0.25) bedrooms	1 + (0.75) bedrooms
Congregate housing	1 + (0.25) bedrooms	1 + (0.75) bedrooms
Continuing care facility	0.75/1000 sf	2/1000 sf
Lodging		
Hotel / Motel	0.5/guest room	0.75/guest room
Commercial / Mixed-Use		
Animal Services:		
Animal hospital	1/1000 sf	2/1000 sf
Day Care:		
Adult day care	1.5/1000 sf	2.5/1000 sf
Child day care	1.5/1000 sf	2.5/1000 sf
Child day home	1.5/1000 sf	2.5/1000 sf
Financial Services:		
Bank or financial institution	1/1000 sf	2/1000 sf
Food and Beverage Sales / Service:		
Banquet/Event Facility	5/1000 sf	8/1000 sf
Craft beverage manufacturing	1/1000 sf	2.5/1000 sf
Farm market (off-site production)	1/5 acres	10/5 acres
Food preparation	0.5/1000 sf	2/1000 sf
Food store	0.5/1000 sf	2/1000 sf
Mobile vendor	NR	NR
Restaurant, carry-out only	2/1000 sf	6/1000 sf
Restaurant, sit-down	4/1000 sf	8/1000 sf
Restaurant, fast-food, excluding drive-through facilities	2/1000 sf	6/1000 sf
Snack or beverage bars	0.5/1000 sf	2/1000 sf
Office, Business and Professional:		
Office	0.5/1000 sf	2/1000 sf
Personal / Business services:		
Building maintenance services	0.5/1000 sf	2/1000 sf
Business support services	0.5/1000 sf	2/1000 sf
Personal services	0.5/1000 sf	2/1000 sf
Postal services	0.5/1000 sf	3/1000 sf
Retail:		

Table 5.05.03-1
Urban Policy Area Parking Ratios
Note: NR = Not Required

URBAN	Minimum	Maximum
Residential		
Household Living:		
Auction	0.5/1000 sf	2/1000 sf
Convenience store	1/1000 sf	3/1000 sf
Convenience store (with gasoline sales)	1/1000 sf	3/1000 sf
Retail, general	0.5/1000 sf	2/1000 sf
Automotive:		
Vehicle service station	1/2 fuel pumps	NR
Public/Civic/Institutional		
Assembly:		
Civic, social, and fraternal meeting place	0.5/1000 sf	2/1000 sf
Community center	2/1000 sf	6/1000 sf
Convention or exhibition facility	2/1000 sf	4/1000 sf
Religious land use	4/1000 sf	8/1000 sf
Death Care Services:		
Crematorium	0.5/1000 sf	2/1000 sf
Funeral services	0.5/1000 sf	2/1000 sf
Mausoleum	0.5/1000 sf	2/1000 sf
Government / Non-Profit:		
Government (general)	0.5/1000 sf	2/1000 sf
Public safety	1/1000 sf	2/1000 sf
Education:		
Business / technical school	1/1000 sf	3/1000 sf
Colleges or universities	1/1000 sf	3/1000 sf
Educational institution	1/1000 sf	3/1000 sf
Library	1/1000 sf	2.5/1000 sf
Personal instructional services	1/1000 sf	3/1000 sf
School	1/1000 sf	3/1000 sf
Training facility	1/1000 sf	3/1000 sf
Vocational school	1/1000 sf	3/1000 sf
Medical:		
Clinic, dental or medical	1.5/1000 sf	3/1000 sf
Medical care facility	1.5/1000 sf	3/1000 sf
Arts, Entertainment, and Recreation:		
Amphitheater	4/1000 sf	8/1000 sf
Art Studio	0.5/1000 sf	1/1000 sf
Civic Space	0.5/1000 sf TBD	1/1000 sf TBD
Cultural facility	1/1000 sf	2.5/1000 sf
Dinner theater	2.5/1000 sf	5/1000 sf
Entertainment facility	3/1000 sf	5/1000 sf
Health and fitness center	1.5/1000 sf	4/1000 sf
Recreation, indoor	3/1000 sf	5/1000 sf
Recreation, outdoor or major	4/1000 sf	8/1000 sf

Table 5.05.03-1 Urban Policy Area Parking Ratios Note: NR = Not Required		
URBAN	Minimum	Maximum
Residential		
Household Living:		
Theater	3/1000 sf	5/1000 sf
Industrial / Production		
Manufacturing and Employment:		
Data center	1/1000 sf NR	2.5/1000 sf
Flex building	0.5/1000 sf	1/1000 sf
Media Production	0.5/1000 sf	1/1000 sf
Research and Development	1/1000 sf	2.5/1000 sf
Warehousing, Storage and Distribution:		
Mini-warehouse	0.25/1000 sf	1/1000 sf
Infrastructure		
Transportation / Parking:		
Ground passenger transportation (e.g. taxi, charter bus)	1/1000 sf	4/1000 sf
Heliport or helistop	**	**
Parking facility	**	**
Transit facilities	NR	NR
Utilities:		
Solar facility, site-specific	NR	NR
Utility, Minor	NR	1/1000 sf
Communications facilities:		
Communications facility	1/employee on site	NR
Telecommunications facility	1/employee on site	NR
Waste-related:		
Recycling collection center	1/1000 sf	NR
Agriculture		
Farm distribution hub	2/hub	NR
Community garden	2/garden	NR
Farm co-ops	2/co-op	NR
Miscellaneous		
Temporary Uses	**	**

2. Suburban

Table 5.05.03-2 Suburban Policy Area Parking Ratios Note: NR = Not Required		
SUBURBAN	Minimum	Maximum
Residential		
Household Living:		
Accessory dwelling	1/DUTBD	2/DUTBD
Caretaker or guard	NR	NR
Dwelling, single-family attached	*	*

Table 5.05.03-2
Suburban Policy Area Parking Ratios
Note: NR = Not Required

SUBURBAN	Minimum	Maximum
Dwelling, multifamily	*	*
Dwelling, single-family detached	2.1/DU	3/DU
Live/work dwelling	1/DU	2.5/DU
Manufactured home	1/DU	2/DU
Manufactured housing land lease community	1/DU	2/DU
Religious housing	1/DU	2/DU
Tenant dwelling	1/DU	2/DU
Group Living:		
Rooming and Boarding	1 + (0.25) bedrooms	1 + (1.00) all bedrooms
Congregate housing	1 + (0.25) bedrooms	1 + (1.00) all bedrooms
Continuing care facility	0.75/1000 sf	2/1000 sf
Lodging		
Bed and breakfast homestay	1 + (0.25) bedrooms	1 + (1.00) all bedrooms
Bed and breakfast inn	1 + (0.25) bedrooms	1 + (1.00) all bedrooms
Campground	5/campground	NR
Country Inn	1 + (0.25) bedrooms	1 + (1.00) all bedrooms
Guest farm or ranch	1 + (0.25) bedrooms	1 + (1.00) all bedrooms
Hotel / Motel	0.5/guest room	1.25/guest room
Rural resort	0.5/guest room	1.5/guest room
Commercial / Mixed-Use		
Animal Services:		
Animal hospital	2/1000 sf	4/1000 sf
Kennel	2/1000 sf	4/1000 sf
Kennel, indoor	2/1000 sf	4/1000 sf
Veterinary service	2/1000 sf	4/1000 sf
Day Care:		
Adult day care	2.5/1000 sf	4/1000 sf
Child day care	2.5/1000 sf	4/1000 sf
Child day home	2.5/1000 sf	4/1000 sf
Financial Services:		
Bank or financial institution	2/1000 sf	2.5/1000 sf
Alternative lending institution	2/1000 sf	2.5/1000 sf
Food and Beverage Sales / Service:		
Banquet/Event Facility	5/1000 sf	8/1000 sf
Craft beverage manufacturing	2.5/1000 sf	4/1000 sf
Farm market	10/5 acres	NR
Farm market (off-site production)	10/5 acres	NR
Food preparation	2/1000 sf	4/1000 sf
Food store	2/1000 sf	4/1000 sf
Mobile vendor	NR	NR
Restaurant, carry-out only	3/1000 sf	8/1000 sf
Restaurant, sit-down	8/1000 sf	15/1000 sf
Restaurant, fast food with drive-through facility	6/1000 sf	20/1000 sf

Table 5.05.03-2
Suburban Policy Area Parking Ratios
 Note: NR = Not Required

SUBURBAN	Minimum	Maximum
Restaurant, fast-food, excluding drive-through facilities	6/1000 sf	20/1000 sf
Snack or beverage bars	2/1000 sf	5/1000 sf
Office, Business and Professional:		
Office	2/1000 sf	4/1000 sf
Small business, agricultural and rural	2/1000 sf	4/1000 sf
Personal / Business services:		
Building maintenance services	2/1000 sf	3.5/1000 sf
Business support services	2/1000 sf	3.5/1000 sf
Dry cleaning plant	2/1000 sf	3.5/1000 sf
Farm machinery	2/1000 sf	3.5/1000 sf
Maintenance and repair services	2/1000 sf	3.5/1000 sf
Personal services	2/1000 sf	3.5/1000 sf
Postal services	3/1000 sf	4/1000 sf
Retail:		
Auction	2/1000 sf	3.5/1000 sf
Convenience store	3/1000 sf	4/1000 sf
Convenience store (with gasoline sales)	3/1000 sf	4/1000 sf
Feed and farm supply center	2/1000 sf	3.5/1000 sf
Machinery and equipment sales and services	2/1000 sf	3.5/1000 sf
Nonstore retailers	2/1000 sf	4/1000 sf
Nursery, Commercial	2/1000 sf	3.5/1000 sf
Retail, general	2/1000 sf	4/1000 sf
Automotive:		
Car Wash	NR	1/stall
Vehicle repair, heavy	2/1000 sf	3.5/1000 sf
Vehicle repair, light	2/1000 sf	3.5/1000 sf
Vehicle sales	2/1000 sf	3.5/1000 sf
Vehicle service station	1/2 fuel pumps	1.5/2 fuel pumps
Vehicle wholesale auction	2/1000 sf	4/1000 sf
Public/Civic/Institutional		
Assembly:		
Civic, social, and fraternal meeting place	2/1000 sf	8/1000 sf
Community center	6/1000 sf	8/1000 sf
Convention or exhibition facility	4/1000 sf	8/1000 sf
Religious land use	8/1000 sf	10/1000 sf
Death Care Services:		
Cemetery	5/cemetery	NR
Crematorium	2/1000 sf	3.5/1000 sf
Funeral services	2/1000 sf	3.5/1000 sf
Mausoleum	2/1000 sf	3.5/1000 sf
Government / Non-Profit:		
Government (general)	2/1000 sf	4/1000 sf
Public utility service center	2/1000 sf	3.5/1000 sf

Table 5.05.03-2
Suburban Policy Area Parking Ratios
Note: NR = Not Required

SUBURBAN	Minimum	Maximum
Public safety	2/1000 sf	3.5/1000 sf
Education:		
Agricultural education or research	3/1000 sf	4/1000 sf
Business / technical school	3/1000 sf	4/1000 sf
Colleges or universities	3/1000 sf	4/1000 sf
Educational institution	3/1000 sf	4/1000 sf
Library	2.5/1000 sf	4/1000 sf
Personal instructional services	3/1000 sf	4/1000 sf
Rural retreat	2.5/1000 sf	4/1000 sf
School	3/1000 sf	4/1000 sf
Training facility	4/1000 sf	5/1000 sf
Vocational school	3/1000 sf	5/1000 sf
Medical:		
Clinic, dental or medical	2/1000 sf	4/1000 sf
Medical care facility	2/1000 sf	4/1000 sf
Arts, Entertainment, and Recreation:		
Amphitheater	4/1000 sf	8/1000 sf
Art Studio	1/1000 sf	2.5/1000 sf
Civic Space	1/1000 sf TBD	NR
Cultural facility	2.5/1000 sf	4/1000 sf
Dinner theater	5/1000 sf	8/1000 sf
Entertainment facility	5/1000 sf	8/1000 sf
Equestrian event facility	5/1000 sf 0.33 permitted capacity plus 1/employee	8/1000 sf NR
Health and fitness center	4/1000 sf	5.5/1000 sf
Recreation, indoor	5/1000 sf	8/1000 sf
Recreation, outdoor or major	8/1000 sf	10/1000 sf
Shooting range, indoor	2/1000 sf	4/1000 sf
Theater	5/1000 sf	8/1000 sf
Industrial / Production		
Manufacturing and Employment:		
Agricultural processing	1/1000 sf	2/1000 sf
Contractor	1/1000 sf	2/1000 sf
Data center	1/1000 sf NR	2.5/1000 sf
Extractive industries	1/1000 sf	2/1000 sf
Flex building	1/1000 sf	2.5/1000 sf
Manufacturing, General	1/1000 sf	2/1000 sf
Manufacturing, Intensive	1/1000 sf	2/1000 sf
Manufacturing, Light	1/1000 sf	2/1000 sf
Media Production	1/1000 sf	2/1000 sf
Research and Development	2/1000 sf	3.5/1000 sf
Sawmill	1/1000 sf	2/1000 sf
Wood, metal and stone crafts	1/1000 sf	2/1000 sf
Warehousing, Storage and Distribution:		

Table 5.05.03-2
Suburban Policy Area Parking Ratios
Note: NR = Not Required

SUBURBAN	Minimum	Maximum
Building and landscaping materials supplier	0.5/1000 sf	2/1000 sf
Energy Storage	0.5/1000 sf	2/1000 sf
Freight	0.5/1000 sf	2/1000 sf
Industrial storage	0.5/1000 sf	2/1000 sf
Mini-warehouse	0.5/1000 sf	2/1000 sf
Oil and gas storage	0.5/1000 sf	2/1000 sf
Outdoor storage	NR	NR
Outdoor storage, vehicles	0.5/1000 sf	2/1000 sf
Vehicle storage and impoundment	NR	NR
Wholesale distribution, warehousing and storage	0.5/1000 sf	2/1000 sf
Infrastructure		
Transportation / Parking:		
Airport	**	**
Ground passenger transportation (e.g. taxi, charter bus)	1/1000 sf	4/1000 sf
Heliport or helistop	**	**
Parking facility	**	**
Transit facilities	NR	NR
Utilities:		
Solar facility, site-specific	NR	NR
Solar facility, commercial	NR	NR
Utility, Minor	1/1000 sf	NR
Utility, Major	1/1000 sf	NR
Communications facilities:		
Communications facility	1/employee on site	NR
Telecommunications facility	1/employee on site	NR
Testing station	NR	NR
Waste-related:		
Composting facility	NR	NR
Junkyard	0.5/1000 sf	NR
Recycling collection center	1/1000 sf	NR
Remediation Services	0.5/1000 sf	NR
Solid waste facility	0.5/1000 sf	NR
Vegetative waste management facility	0.5/1000 sf	NR
Agriculture		
Agriculture	NR	NR
Farm distribution hub	2/hub	NR
Community garden	2/garden	NR
Horticulture	NR	NR
Nursery, Production	1/employee on site	NR
Farm co-ops	2/co-op	NR
Pet farm	1/1000 sf of visitor area	NR
Stable or Livery	1/4 stalls	NR
Stable, private	1/4 stalls	NR

Table 5.05.03-2 Suburban Policy Area Parking Ratios Note: NR = Not Required		
SUBURBAN	Minimum	Maximum
Wayside stand	10/stand	NR
Winery, Virginia farm	2/winery	NR
Miscellaneous		
Temporary Uses	**	**

3. Transition

Table 5.05.03-3 Transition Policy Area Parking Ratios Note: NR = Not Required		
TRANSITION	Minimum	Maximum
Residential		
Household Living:		
Accessory dwelling	NR	2/DUTBD
Caretaker or guard	NR	1/residence
Dwelling, single-family attached	*	*
Dwelling, multifamily	*	*
Dwelling, single-family detached	2 1 /DU	NR4/DU
Live/work dwelling	1/DU	2.5/DU
Manufactured home	1/DU	4/DU
Religious housing	1/DU	2/DU
Tenant dwelling	1/DU	2/DU
Group Living:		
Congregate housing	1 + (0.25) bedrooms	1 + (1.00) all bedrooms
Continuing care facility	0.75/1000 sf	2/1000 sf
Lodging		
Bed and breakfast homestay	1 + (0.25) bedrooms	1 + (1.00) all bedrooms
Bed and breakfast inn	1 + (0.25) bedrooms	1 + (1.00) all bedrooms
Campground	5/campground	NR
Country Inn	1 + (0.25) bedrooms	1 + (1.00) all bedrooms
Rural resort	0.5/guest room	1.5/guest room
Commercial / Mixed-Use		
Animal Services:		
Animal care business	2/1000 sf	NR
Animal hospital	2/1000 sf	NR
Kennel	2/1000 sf	NR
Kennel, indoor	2/1000 sf	NR
Veterinary service	2/1000 sf	NR
Day Care:		
Adult day care	2.5/1000 sf	NR
Child day care	2.5/1000 sf	NR
Child day home	2.5/1000 sf	NR
Financial Services:		

Table 5.05.03-3
Transition Policy Area Parking Ratios
 Note: NR = Not Required

TRANSITION	Minimum	Maximum
Bank or financial institution	2/1000 sf	NR
Food and Beverage Sales / Service:		
Banquet/Event Facility	5/1000 sf	NR
Craft beverage manufacturing	4/1000 sf	NR
Farm market	10/5 acres	NR
Farm market (off-site production)	10/5 acres	NR
Food preparation	2/1000 sf	NR
Food store	2/1000 sf	NR
Restaurant, carry-out only	8/1000 sf	NR
Restaurant, sit-down	8/1000 sf	NR
Restaurant, fast-food, excluding drive-through facilities	8/1000 sf	NR
Snack or beverage bars	2/1000 sf	NR
Office, Business & Professional:		
Office	2/1000 sf	NR
Small business, agricultural and rural	2/1000 sf	NR
Personal / Business services:		
Building maintenance services	2/1000 sf	NR
Business support services	2/1000 sf	NR
Dry cleaning plant	2/1000 sf	NR
Farm machinery	2/1000 sf	NR
Maintenance and repair services	2/1000 sf	NR
Personal services	2/1000 sf	NR
Postal services	2/1000 sf	NR
Retail:		
Auction	2/1000 sf	NR
Convenience store	4/1000 sf	NR
Convenience store (with gasoline sales)	4/1000 sf	NR
Feed and farm supply center	2/1000 sf	NR
Machinery and equipment sales and services	2/1000 sf	NR
Nonstore retailers	2/1000 sf	NR
Nursery, Commercial	2/1000 sf	NR
Retail, general	2/1000 sf	NR
Automotive:		
Car Wash	NR	1/stall
Vehicle repair, heavy	2/1000 sf	NR
Vehicle repair, light	2/1000 sf	NR
Vehicle sales	2/1000 sf	NR
Vehicle service station	1/2 fuel pumps	NR
Public/Civic/Institutional		
Assembly:		
Civic, social, and fraternal meeting place	2/1000 sf	NR
Community center	6/1000 sf	NR
Religious land use	8/1000 sf	NR

Table 5.05.03-3
Transition Policy Area Parking Ratios
Note: NR = Not Required

TRANSITION	Minimum	Maximum
Death Care Services:		
Cemetery	5/cemetery	NR
Crematorium	2/1000 sf	NR
Funeral services	2/1000 sf	NR
Mausoleum	2/1000 sf	NR
Government / Non-Profit:		
Government (general)	2/1000 sf	NR
Public utility service center	2/1000 sf	NR
Public safety	2/1000 sf	NR
Education:		
Agricultural education or research	3/1000 sf	NR
Business / technical school	3/1000 sf	NR
Colleges or universities	3/1000 sf	NR
Educational institution	3/1000 sf	NR
Library	2.5/1000 sf	NR
Personal instructional services	3/1000 sf	NR
Rural retreat	2.5/1000 sf	NR
School	3/1000 sf	NR
Training facility	4/1000 sf	NR
Vocational school	3/1000 sf	NR
Medical:		
Clinic, dental or medical	2/1000 sf	NR
Medical care facility	2/1000 sf	NR
Arts, Entertainment, and Recreation:		
Adult entertainment	4/1000 sf	NR
Agricultural cultural center	3/1000 sf	NR
Agritainment	3/1000 sf	NR
Amphitheater	8/1000 sf	NR
Art Studio	2.5/1000 sf	NR
Civic Space	1/1000 sf TBD	NR
Cultural facility	2.5/1000 sf	NR
Cultural tourism	2.5/1000 sf	NR
Dinner theater	5/1000 sf	NR
Entertainment facility	5/1000 sf	NR
Equestrian event facility	5/1000 sf 0.33 permitted capacity plus 1/employee	NR
Health and fitness center	4/1000 sf	NR
Recreation, indoor	5/1000 sf	NR
Recreation, outdoor or major	8/1000 sf	NR
Shooting range, indoor	2/1000 sf	NR
Theater	5/1000 sf	NR
Industrial / Production		
Manufacturing and Employment:		
Agricultural processing	1/1000 sf	NR

Table 5.05.03-3
Transition Policy Area Parking Ratios
Note: NR = Not Required

TRANSITION	Minimum	Maximum
Contractor	1/1000 sf	NR
Data center	1/1000 sf NR	NR
Extractive industries	1/1000 sf	NR
Flex building	1/1000 sf	NR
Manufacturing, General	1/1000 sf	NR
Manufacturing, Intensive	1/1000 sf	NR
Manufacturing, Light	1/1000 sf	NR
Media Production	1/1000 sf	NR
Research and Development	2/1000 sf	NR
Sawmill	1/1000 sf	NR
Warehousing, Storage and Distribution:		
Building and landscaping materials supplier	1/1000 sf	NR
Energy Storage	NR	NR
Industrial storage	0.5/1000 sf	NR
Mini-warehouse	0.5/1000 sf	NR
Oil and gas storage	NR	NR
Outdoor storage	NR	NR
Outdoor storage, vehicles	0.5/1000 sf	NR
Vehicle storage and impoundment	NR	NR
Wholesale distribution, warehousing, and storage	0.5/1000 sf	NR
Infrastructure		
Transportation / Parking:		
Airport	**	**
Ground passenger transportation (e.g. taxi, charter bus)	1/1000 sf	NR
Heliport or helistop	**	**
Parking facility	**	**
Transit facilities	NR	NR
Utilities:		
Solar facility, site-specific	NR	NR
Solar facility, commercial	NR	NR
Utility, Minor	1/1000 sf	NR
Utility, Major	1/1000 sf	NR
Communications facilities:		
Communications facility	1/employee on site	NR
Telecommunications facility	1/employee on site	NR
Waste-related:		
Composting facility	0.5/1000 sf	NR
Junkyard	0.5/1000 sf	NR
Recycling collection center	1/1000 sf	NR
Remediation Services	0.5/1000 sf	NR
Solid waste facility	0.5/1000 sf	NR
Stockpiling	0.5/1000 sf	NR
Vegetative waste management facility	0.5/1000 sf	NR

Table 5.05.03-4
Rural Policy Area Parking Ratios
 Note: NR = Not Required

RURAL	Minimum	Maximum
Hotel / Motel	1/guest room	NR
Rural resort	1.25/guest room	NR
Commercial / Mixed-Use		
Animal Services:		
Animal care business	2/1000 sf	NR
Animal hospital	2/1000 sf	NR
Kennel	2/1000 sf	NR
Kennel, indoor	2/1000 sf	NR
Veterinary service	2/1000 sf	NR
Day Care:		
Adult day care	2.5/1000 sf	NR
Child day care	2.5/1000 sf	NR
Child day home	2.5/1000 sf	NR
Financial Services:		
Bank or financial institution	2/1000 sf	NR
Food and Beverage Sales / Service:		
Banquet/Event Facility	5/1000 sf	NR
Farm market	10/5 acres	NR
Farm market (off-site production)	10/5 acres	NR
Food preparation	2/1000 sf	NR
Food store	2/1000 sf	NR
Restaurant, carry-out only	8/1000 sf	NR
Restaurant, sit-down	8/1000 sf	NR
Snack or beverage bars	2/1000 sf	NR
Winery, commercial	2/1000 sf	NR
Office, Business and Professional:		
Office	2/1000 sf	NR
Small business, agricultural and rural	2/1000 sf	NR
Personal / Business services:		
Building maintenance services	2/1000 sf	NR
Business support services	2/1000 sf	NR
Farm machinery	2/1000 sf	NR
Maintenance and repair services	2/1000 sf	NR
Personal services	2/1000 sf	NR
Postal services	3/1000 sf	NR
Retail:		
Auction	2/1000 sf	NR
Convenience store	4/1000 sf	NR
Convenience store (with gasoline sales)	4/1000 sf	NR
Feed and farm supply center	2/1000 sf	NR
Nursery, Commercial	2/1000 sf	NR
Retail, general	2/1000 sf	NR
Automotive:		

Table 5.05.03-4
Rural Policy Area Parking Ratios
 Note: NR = Not Required

RURAL	Minimum	Maximum
Car Wash	1/stall	NR
Vehicle repair, light	2/1000 sf	NR
Vehicle service station	1/2 fuel pumps	NR
Public/Civic/Institutional		
Assembly:		
Civic, social, and fraternal meeting place	2/1000 sf	NR
Community center	6/1000 sf	NR
Religious land use	8/1000 sf	NR
Death Care Services:		
Cemetery	5/cemetery	NR
Crematorium	2/1000 sf	NR
Funeral services	2/1000 sf	NR
Mausoleum	2/1000 sf	NR
Government / Non-Profit:		
Government (general)	2/1000 sf	NR
Public safety	2/1000 sf	NR
Education:		
Agricultural education or research	3/1000 sf	NR
Library	2.5/1000 sf	NR
Personal instructional services	3/1000 sf	NR
Rural retreat	2.5/1000 sf	NR
School	3/1000 sf	NR
Training facility	4/1000 sf	NR
Vocational school	3/1000 sf	NR
Medical:		
Clinic, dental or medical	2/1000 sf	NR
Arts, Entertainment, and Recreation:		
Agricultural cultural center	3/1000 sf	NR
Agritainment	3/1000 sf	NR
Amphitheater	8/1000 sf	NR
Art Studio	2.5/1000 sf	NR
Civic space	1/1000 sf TBD	NR
Cultural facility	2.5/1000 sf	NR
Cultural tourism	2.5/1000 sf	NR
Equestrian event facility	5/1000 sf 0.33 permitted capacity plus 1/employee	NR
Recreation, indoor	5/1000 sf	NR
Recreation, outdoor or major	8/1000 sf	NR
Theater	5/1000 sf	NR
Industrial / Production		
Manufacturing and Employment:		
Agricultural processing	1/1000 sf	NR
Extractive industries	1/1000 sf	NR
Sawmill	1/1000 sf	NR

Table 5.05.03-4
Rural Policy Area Parking Ratios
 Note: NR = Not Required

RURAL	Minimum	Maximum
Infrastructure		
Transportation / Parking:		
Airport	**	**
Marina	**	**
Parking facility	**	**
Transit facilities	NR	NR
Utilities:		
Solar facility, site-specific	NR	NR
Utility, Minor	1/1000 sf	NR
Utility, Major	1/1000 sf	NR
Communications facilities:		
Communications facility	1/employee on site	NR
Telecommunications facility	1/employee on site	NR
Waste-related:		
Composting facility	0.5/1000 sf	NR
Recycling collection center	1/1000 sf	NR
Stockpiling	0.5/1000 sf	NR
Vegetative waste management facility	0.5/1000 sf	NR
Agriculture		
Agriculture	NR	NR
Farm distribution hub	2/hub	NR
Auction facility, livestock	2/1000 sf	NR
Brewery, limited	2/1000 sf	NR
Community garden	2/garden	NR
Custom operators	1/operator	NR
Horticulture	NR	NR
Nursery, Production	1/employee on site	NR
Farm co-ops	2/co-op	NR
Feedlot	NR	NR
Pet farm	1/1,000 sf of visitor area	NR
Stable or Livery	1/4 stalls	NR
Stable, private	1/4 stalls	NR
Wayside stand	10/stand	NR
Winery, commercial	2/winery	NR
Winery, Virginia farm	2/winery	NR
Miscellaneous		
Temporary Uses	**	**

5. JLMA

Table 5.05.03-5
Joint Land Management Area (JLMA) Policy Area Parking Ratios
Note: NR = Not Required

JLMA	Minimum	Maximum
Residential		
Household Living:		
Accessory dwelling	TBD	TBD
Caretaker or guard	NR	NR
Dwelling, single-family detached	12/DU	3/DU
Manufactured home	1/DU	4/DU
Religious housing	1/DU	2/DU
Tenant dwelling	1/DU	2.5/DU
Group Living:		
Rooming and Boarding	1 + (0.75) bedrooms	NR
Congregate housing	1 + (0.75) bedrooms	NR
Continuing care facility	2/1000 sf	NR
Lodging		
Bed and breakfast homestay	1 + (0.75) bedrooms	NR
Bed and breakfast inn	1 + (0.75) bedrooms	NR
Campground	5/campground	NR
Country Inn	1 + (0.75) bedrooms	NR
Guest farm or ranch	1 + (0.5) bedrooms	NR
Hotel / Motel	0.5/guest room	1.25/guest room
Rural resort	1/guest room	1.25/guest room
Commercial / Mixed-Use		
Animal Services:		
Animal care business	2/1000 sf	NR
Animal hospital	2/1000 sf	NR
Kennel	2/1000 sf	NR
Kennel, indoor	2/1000 sf	NR
Veterinary service	2/1000 sf	NR
Day Care:		
Adult day care	2.5/1000 sf	NR
Child day care	2.5/1000 sf	NR
Child day home	2.5/1000 sf	NR
Financial Services:		
Bank or financial institution	2/1000 sf	NR
Food and Beverage Sales / Service:		
Banquet/Event Facility	5/1000 sf	NR
Craft beverage manufacturing	4/1000 sf	NR
Farm market	10/5 acres	NR
Farm market (off-site production)	10/5 acres	NR
Food preparation	2/1000 sf	NR
Restaurant, carry-out only	8/1000 sf	NR
Restaurant, sit-down	8/1000 sf	NR
Restaurant, fast-food, excluding drive-through facilities	8/1000 sf	NR
Snack or beverage bars	2/1000 sf	NR

Table 5.05.03-5
Joint Land Management Area (JLMA) Policy Area Parking Ratios
 Note: NR = Not Required

JLMA	Minimum	Maximum
Office, Business & Professional:		
Office	2/1000 sf	NR
Small business, agricultural and rural	2/1000 sf	NR
Personal / Business services:		
Building maintenance services	2/1000 sf	NR
Business support services	2/1000 sf	NR
Dry cleaning plant	2/1000 sf	NR
Farm machinery	2/1000 sf	NR
Maintenance and repair services	2/1000 sf	NR
Personal services	2/1000 sf	NR
Postal services	2/1000 sf	NR
Retail:		
Auction	2/1000 sf	NR
Convenience store	4/1000 sf	NR
Convenience store (with gasoline sales)	4/1000 sf	NR
Feed and farm supply center	2/1000 sf	NR
Machinery and equipment sales and services	2/1000 sf	NR
Nonstore retailers	2/1000 sf	NR
Nursery, Commercial	2/1000 sf	NR
Retail, general	2/1000 sf	NR
Automotive:		
Car Wash	1/stall	NR
Vehicle repair, heavy	2/1000 sf	NR
Vehicle repair, light	2/1000 sf	NR
Vehicle sales	2/1000 sf	NR
Vehicle service station	1/2 fuel pumps	NR
Vehicle wholesale auction	2/1000 sf	NR
Public/Civic/Institutional		
Assembly:		
Civic, social, and fraternal meeting place	2/1000 sf	NR
Community center	6/1000 sf	NR
Convention or exhibition facility	4/1000 sf	NR
Religious land use	8/1000 sf	NR
Death Care Services:		
Cemetery	5/cemetery	NR
Crematorium	2/1000 sf	NR
Funeral services	2/1000 sf	NR
Mausoleum	2/1000 sf	NR
Government / Non-Profit:		
Government (general)	2/1000 sf	NR
Public utility service center	2/1000 sf	NR
Public safety	2/1000 sf	NR
Education:		

Table 5.05.03-5
Joint Land Management Area (JLMA) Policy Area Parking Ratios
 Note: NR = Not Required

JLMA	Minimum	Maximum
Agricultural education or research	3/1000 sf	NR
Business / technical school	3/1000 sf	NR
Colleges or universities	3/1000 sf	NR
Educational institution	3/1000 sf	NR
Library	2.5/1000 sf	NR
Personal instructional services	3/1000 sf	NR
Rural retreat	2.5/1000 sf	NR
School	3/1000 sf	NR
Training facility	4/1000 sf	NR
Vocational school	3/1000 sf	NR
Medical:		
Clinic, dental or medical	2/1000 sf	NR
Medical care facility	2/1000 sf	NR
Arts, Entertainment, and Recreation:		
Adult entertainment	4/1000 sf	NR
Agricultural cultural center	3/1000 sf	NR
Agritainment	3/1000 sf	NR
Amphitheater	8/1000 sf	NR
Art Studio	2.5/1000 sf	NR
Civic Space	1/1000 sf TBD	NR
Cultural facility	2.5/1000 sf	NR
Cultural tourism	2.5/1000 sf	NR
Dinner theater	5/1000 sf	NR
Equestrian event facility	5/1000 sf 0.33 permitted capacity plus 1/employee	NR
Health and fitness center	4/1000 sf	NR
Recreation, indoor	5/1000 sf	NR
Recreation, outdoor or major	8/1000 sf	NR
Shooting range, indoor	2/1000 sf	NR
Theater	5/1000 sf	NR
Industrial / Production		
Manufacturing and Employment:		
Agricultural processing	1/1000 sf	NR
Contractor	1/1000 sf	NR
Data center	1/1000 sf NR	NR
Extractive industries	1/1000 sf	NR
Flex building	1/1000 sf	NR
Manufacturing, General	1/1000 sf	NR
Manufacturing, Intensive	1/1000 sf	NR
Manufacturing, Light	1/1000 sf	NR
Media Production	1/1000 sf	NR
Research and Development	2/1000 sf	NR
Sawmill	1/1000 sf	NR
Warehousing, Storage and Distribution:		

**Table 5.05.03-5
Joint Land Management Area (JLMA) Policy Area Parking Ratios
Note: NR = Not Required**

JLMA	Minimum	Maximum
Building and landscaping materials supplier	1/1000 sf	NR
Energy Storage	NR	NR
Freight	NR	NR
Industrial storage	0.5/1000 sf	NR
Mini-warehouse	0.5/1000 sf	NR
Oil and gas storage	NR	NR
Outdoor storage	NR	NR
Outdoor storage, vehicles	0.5/1000 sf	NR
Vehicle storage and impoundment	NR	NR
Wholesale distribution, warehousing, and storage	0.5/1000 sf	NR
Infrastructure		
Transportation / Parking:		
Airport	**	**
Ground passenger transportation (e.g. taxi, charter bus)	1/1000 sf	NR
Heliport or helistop	**	**
Parking facility	**	**
Transit facilities	NR	NR
Utilities:		
Solar facility, site-specific	NR	NR
Solar facility, commercial	NR	NR
Utility, Minor	1/1000 sf	NR
Utility, Major	1/1000 sf	NR
Communications facilities:		
Communications facility	1/employee on site	NR
Telecommunications facility	1/employee on site	NR
Waste-related:		
Composting facility	1/1000 sf	NR
Junkyard	0.5/1000 sf	NR
Recycling collection center	0.5/1000 sf	NR
Remediation Services	0.5/1000 sf	NR
Solid waste facility	0.5/1000 sf	NR
Stockpiling	0.5/1000 sf	NR
Vegetative waste management facility	0.5/1000 sf	NR
Agriculture		
Agriculture	NR	NR
Auction facility, livestock	2/1000 sf	NR
Community garden	2/garden	NR
Custom operators	1/operator	NR
Horticulture	NR	NR
Nursery, Production	1/employee on site	NR
Farm co-ops	2/co-ops	NR
Feedlot	NR	NR
Pet farm	1/1000 sf of visitor area	NR

Table 5.05.03-5 Joint Land Management Area (JLMA) Policy Area Parking Ratios Note: NR = Not Required		
JLMA	Minimum	Maximum
Stable or Livery	1/4 stalls	NR
Stable, private	1/4 stalls	NR
Wayside stand	10/stand	NR
Winery, Virginia farm	2/winery	NR
Miscellaneous		
Temporary Uses	**	**

D. Additional Rules for Computing Parking Requirements.

- Uses Not Listed.** The Zoning Administrator shall determine in writing the required parking and loading facilities for uses not specifically listed in the tables above. Such determination by the Zoning Administrator shall be in writing and shall be appealable to the Board of Zoning Appeals.
- Accessory Uses.** Storage, stock, kitchen, office and other areas accessory to the principle use of a building, or portion of a building, are to be included in the calculation of floor area of the principal use, unless noted otherwise herein.
- Alterations, Expansions and Changes in Use.** For alterations, expansions, or changes in use, prior to the issuance of a zoning or occupancy permit, the Zoning Administrator shall determine in writing, based on information submitted by the applicant, the impact of the proposed change on the parking requirement for the building, and the adequacy of the parking provided.

- E. New Construction or Expansion.** This section applies only to new construction or expansion of an existing use. In the case of an expansion of an existing use, only the expansion shall be required to meet these regulations. Existing use and parking areas are exempt from this section.

5.05.04 Bicycle Parking

Bicycle

. Bicycle parking is required for use categories in zoning districts within Urban and Suburban Policy Areas to encourage the use of bicycles by providing secure and convenient places to park bicycles. These regulations ensure adequate short and long-term bicycle parking by different uses.

- Measurements.** Bicycle spaces are measured as the ability for a facility to store one bicycle. One bicycle space equals one stored bicycle.
- Required minimums.** The required minimum number of bicycle parking spaces for each use category is shown in Table 5.05.04-1 and Table 5.05.04-2. No bicycle parking is required for uses not listed.
 - Urban

Table 5.05.04-1 Urban Policy Area Bicycle Parking Ratios Note: NR = Not Required		
URBAN	Long-Term	Short-Term
Residential		
Household Living:		
Accessory dwelling	NR	NR
Dwelling, single-family attached	NR	NR

Table 5.05.04-1
Urban Policy Area Bicycle Parking Ratios
Note: NR = Not Required

URBAN	Long-Term	Short-Term
Dwelling, multifamily	1/40 Units	1/20 Units
Dwelling, single-family detached	NR	NR
Live/work dwelling	NR	NR
Religious housing	NR	NR
Group Living:		
Rooming and Boarding	NR	NR
Congregate housing	NR	NR
Continuing care facility	NR	NR
Lodging		
Hotel / Motel	1/50 guest rooms	1/25 guest rooms
Commercial / Mixed-Use		
Animal Services:		
Animal hospital	NR	1/1000 sf
Day Care:		
Adult day care	NR	2/1000 sf
Child day care	NR	2/1000 sf
Child day home	NR	NR
Financial Services:		
Bank or financial institution	NR	2/1000 sf
Food and Beverage Sales / Service:		
Banquet/Event Facility	NR	TBD
Craft beverage manufacturing	NR	2/1000 sf
Farm market (off-site production)	NR	NR
Food preparation	NR	NR
Food store	NR	1/1000 sf
Mobile vendor	NR	NR
Restaurant, carry-out only	NR	2/1000 sf
Restaurant, sit-down	NR	2/1000 sf
Restaurant, fast-food, excluding drive-through facilities	NR	2/1000 sf
Snack or beverage bars	NR	1/1000 sf
Office, Business and Professional:		
Office	0.25/1000 sf	2/1000 sf
Personal / Business services:		
Building maintenance services	NR	1/1000 sf
Business support services	NR	1/1000 sf
Personal services	NR	2/1000 sf
Postal services	NR	2/1000 sf
Retail:		
Auction	NR	NR
Convenience store	0.25/1,000 sfNR	2/1000 sf
Convenience store (with gasoline sales)	0.25/1000 sfNR	2/1000 sf
Retail, general	0.25/1000 sf	2/1000 sf
Automotive:		

Table 5.05.04-1
Urban Policy Area Bicycle Parking Ratios
Note: NR = Not Required

URBAN	Long-Term	Short-Term
Vehicle service station	NR	NR
Public/Civic/Institutional		
Assembly:		
Civic, social, and fraternal meeting place	0.25/1000 sf	2/1000 sf
Community center	0.5/1000 sf	4/1000 sf
Convention or exhibition facility	0.25/1000 sf	2/1000 sf
Religious land use	0.25/1000 sf	2/1000 sf
Death Care Services:		
Crematorium	NR	NR
Funeral services	NR	NR
Mausoleum	NR	NR
Government / Non-Profit:		
Government (general)	0.5/1000 sf NR	NR
Public safety	NR	NR
Education:		
Business / technical school	NR	NR
Colleges or universities	0.5/1000 sf	4/1000 sf
Educational institution	0.5/1000 sf	4/1000 sf
Library	0.5/1000 sf	4/1000 sf
Personal instructional services	NR	2/1000 sf
School	0.5/1000 sf	4/1000 sf
Training facility	NR	NR
Vocational school	NR	NR
Medical:		
Clinic, dental or medical	NR	1/1000 sf
Medical care facility	0.5/1000 sf	4/1000 sf
Arts, Entertainment, and Recreation:		
Amphitheater	NR	4/1000 sf
Art Studio	NR	1/1000 sf
Civic Space	0.5/1000 sf NR	2/1000 sf
Cultural facility	NR	4/1000 sf
Dinner theater	NR	2/1000 sf
Entertainment facility	0.25/1000 sf	4/1000 sf
Health and fitness center	0.25/1000 sf	4/1000 sf
Recreation, indoor	0.25/1000 sf	4/1000 sf
Recreation, outdoor or major	0.25/1000 sf	4/1000 sf
Theater	NR	2/1000 sf
Industrial / Production		
Manufacturing and Employment:		
Data center	NR	NR
Flex building	NR	NR
Media Production	NR	NR
Research and Development	NR	NR

Table 5.05.04-1 Urban Policy Area Bicycle Parking Ratios Note: NR = Not Required		
URBAN	Long-Term	Short-Term
Warehousing, Storage and Distribution:		
Mini-warehouse	NR	NR
Infrastructure		
Transportation / Parking:		
Ground passenger transportation (e.g. taxi, charter bus)	NR	NR
Heliport or helistop	NR	NR
Parking facility	1/10 spacesNR	1/20 spacesNR
Transit facilities	1/10 spaces sfNR	1/20 spaces NR
Utilities:		
Solar facility, site-specific	NR	NR
Utility, Minor	NR	NR
Communications facilities:		
Communications facility	NR	NR
Telecommunications facility	NR	NR
Waste-related:		
Recycling collection center	NR	NR
Agriculture		
Farm distribution hub	NR	NR
Community garden	NR	NR
Farm co-ops	NR	NR
Miscellaneous		
Temporary Uses	NR	NR

2. Suburban

Table 5.05.04-2 Suburban Policy Area Bicycle Parking Ratios Note: NR = Not Required		
SUBURBAN	Long-Term	Short-Term
Residential		
Household Living:		
Accessory dwelling	NR	NR
Caretaker or guard	NR	NR
Dwelling, single-family attached	NR	NR
Dwelling, multifamily	1/40 Units	1/20 Units
Dwelling, single-family detached	NR	NR
Live/work dwelling	NR	NR
Manufactured home	NR	NR
Manufactured housing land lease community	NR	NR
Religious housing	NR	NR
Tenant dwelling	NR	NR
Group Living:		
Rooming and Boarding	NR	NR

**Table 5.05.04-2
Suburban Policy Area Bicycle Parking Ratios
Note: NR = Not Required**

SUBURBAN	Long-Term	Short-Term
Congregate housing	NR	NR
Continuing care facility	NR	NR
Lodging		
Bed and breakfast homestay	NR	NR
Bed and breakfast inn	NR	NR
Campground	NR	NR
Country Inn	NR	NR
Guest farm or ranch	NR	NR
Hotel / Motel	1/50 guest rooms	1/25 guest rooms
Rural resort	NR	NR
Commercial / Mixed-Use		
Animal Services:		
Animal hospital	NR	1/1000 sf
Kennel	NR	NR
Kennel, indoor	NR	1/1000 sf
Veterinary service	NR	NR
Day Care:		
Adult day care	NR	1/1000 sf
Child day care	NR	1/1000 sf
Child day home	NR	NR
Financial Services:		
Bank or financial institution	NR	1/1000 sf
Alternative lending institution	NR	1/1000 sf
Food and Beverage Sales / Service:		
Banquet/Event Facility	NR	2/1000 sf
Craft beverage manufacturing	NR	1/1000 sf
Farm market	NR	NR
Farm market (off-site production)	NR	NR
Food preparation	NR	NR
Food store	NR	1/1000 sf
Mobile vendor	NR	NR
Restaurant, carry-out only	NR	1/1000 sf
Restaurant, sit-down	NR	1/1000 sf
Restaurant, fast food with drive-through facility	NR	1/1000 sf
Restaurant, fast-food, excluding drive-through facilities	NR	1/1000 sf
Snack or beverage bars	NR	1/1000 sf
Office, Business and Professional:		
Office	NR	1/1000 sf
Small business, agricultural and rural	NR	NR
Personal / Business services:		
Building maintenance services	NR	NR
Business support services	NR	NR
Dry cleaning plant	NR	NR

Table 5.05.04-2
Suburban Policy Area Bicycle Parking Ratios
Note: NR = Not Required

SUBURBAN	Long-Term	Short-Term
Farm machinery	NR	NR
Maintenance and repair services	NR	NR
Personal services	NR	1/1000 sf
Postal services	NR	1/1000 sf
Retail:		
Auction	NR	NR
Convenience store	0.25/ 1000 sf NR	1/1000 sf
Convenience store (with gasoline sales)	0.25/1000 sf NR	1/1000 sf
Feed and farm supply center	NR	NR
Machinery and equipment sales and services	NR	NR
Nonstore retailers	NR	NR
Nursery, Commercial	NR	NR
Retail, general	NR	1/1000 sf
Automotive:		
Car Wash	NR	NR
Vehicle repair, heavy	NR	NR
Vehicle repair, light	NR	NR
Vehicle sales	NR	NR
Vehicle service station	NR	NR
Vehicle wholesale auction	NR	NR
Public/Civic/Institutional		
Assembly:		
Civic, social, and fraternal meeting place	0.5/1000 sf NR	1/1000 sf
Community center	0.5/1000 sf NR	2/1000 sf
Convention or exhibition facility	NR	2/1000 sf
Religious land use	NR	2/1000 sf
Death Care Services:		
Cemetery	NR	NR
Crematorium	NR	NR
Funeral services	NR	NR
Mausoleum	NR	NR
Government / Non-Profit:		
Government (general)	0.5/1000 sf NR	NR
Public utility service center	NR	NR
Public safety	NR	NR
Education:		
Agricultural education or research	NR	NR
Business / technical school	NR	NR
Colleges or universities	NR	2/1000 sf
Educational institution	NR	2/1000 sf
Library	NR	2/1000 sf
Personal instructional services	NR	2/1000 sf
Rural retreat	NR	NR

Table 5.05.04-2
Suburban Policy Area Bicycle Parking Ratios
 Note: NR = Not Required

SUBURBAN	Long-Term	Short-Term
School	0.5/1000 sf	2/1000 sf
Training facility	NR	NR
Vocational school	NR	NR
Medical:		
Clinic, dental or medical	NR	1/1000 sf
Medical care facility	0.5/1000 sf	2/1000 sf
Arts, Entertainment, and Recreation:		
Amphitheater	NR	2/1000 sf
Art Studio	NR	1/1000 sf
Civic Space	NR	1/1000 sf
Cultural facility	NR	2/1000 sf
Dinner theater	NR	1/1000 sf
Entertainment facility	NR	2/1000 sf
Equestrian event facility	NR	NR
Health and fitness center	NR	2/1000 sf
Recreation, indoor	NR	2/1000 sf
Recreation, outdoor or major	NR	2/1000 sf
Shooting range, indoor	NR	NR
Theater	NR	1/1000 sf
Industrial / Production		
Manufacturing and Employment:		
Agricultural processing	NR	NR
Contractor	NR	NR
Data center	NR	NR
Extractive industries	NR	NR
Flex building	NR	NR
Manufacturing, General	NR	NR
Manufacturing, Intensive	NR	NR
Manufacturing, Light	NR	NR
Media Production	NR	NR
Research and Development	NR	NR
Sawmill	NR	NR
Wood, metal and stone crafts	NR	NR
Warehousing, Storage and Distribution:		
Building and landscaping materials supplier	NR	NR
Energy Storage	NR	NR
Freight	NR	NR
Industrial storage	NR	NR
Mini-warehouse	NR	NR
Oil and gas storage	NR	NR
Outdoor storage	NR	NR
Outdoor storage, vehicles	NR	NR
Vehicle storage and impoundment	NR	NR

Table 5.05.04-2
Suburban Policy Area Bicycle Parking Ratios
Note: NR = Not Required

SUBURBAN	Long-Term	Short-Term
Wholesale distribution, warehousing and storage	NR	NR
Infrastructure		
Transportation / Parking:		
Airport	NR	NR
Ground passenger transportation (e.g. taxi, charter bus)	NR	NR
Heliport or helistop	NR	NR
Parking facility	NR	NR
Transit facilities	NR	NR
Utilities:		
Solar facility, site-specific	NR	NR
Solar facility, commercial	NR	NR
Utility, Minor	NR	NR
Utility, Major	NR	NR
Communications facilities:		
Communications facility	NR	NR
Telecommunications facility	NR	NR
Testing station	NR	NR
Waste-related:		
Composting facility	NR	NR
Junkyard	NR	NR
Recycling collection center	NR	NR
Remediation Services	NR	NR
Solid waste facility	NR	NR
Vegetative waste management facility	NR	NR
Agriculture		
Agriculture	NR	NR
Farm distribution hub	NR	NR
Community garden	NR	NR
Horticulture	NR	NR
Nursery, Production	NR	NR
Farm co-ops	NR	NR
Pet farm	NR	NR
Stable or Livery	NR	NR
Stable, private	NR	NR
Wayside stand	NR	NR
Winery, Virginia farm	NR	NR
Miscellaneous		
Temporary Uses	NR	NR

C. **Bicycle Parking Standards.** These standards ensure that required bicycle parking is designed so people of all ages and abilities can access the bicycle parking and securely lock their bicycle without inconvenience.

1. Bicycle Parking Facility types.

- a. U-Rack. A “U-shaped” bicycle facility affixed to pavement that stores up to two bicycles which are locked from the outside.
- b. Bollard Rack. A bicycle facility affixed to pavement that stores up to two bicycles which are locked from the outside.
- c. Grid Rack. A dual sided bicycle facility affixed to pavement that stores multiple (1 to 20) bicycles which are locked from the outside.
- d. Low Profile Rack. A low-lying bicycle facility affixed to pavement that stores multiple (1 to 20) bicycles which are locked from the outside.
- e. Bicycle Locker. A locker or box in which up to two bicycles can be placed and locked.
- f. Bicycle Cage. A caged bicycle storage facility inside a parking garage that stores multiple bicycles.
- g. Secure Parking Area. A weather-protected, standalone bicycle parking structure or building extension with shared racks and access control.

D. Bicycle Racks.

1. A bicycle rack must:

- a. allow a bicycle frame and one wheel to be locked to the rack with a high-security lock;
- b. allow a bicycle to be securely held with its frame supported in at least one place;
- c. be durable and securely anchored;
- d. have a locking surface thin enough to allow standard u-locks to be used, but thick enough so the rack cannot be cut with bolt cutters; and
- e. not include any elements within the interior space.

E. Long-Term Bicycle Parking. Long-term bicycle parking is located within secure, weather protected facilities and is intended for building and site occupants and others who need bicycle parking for several hours or longer.

1. Location, Access, and Security.

- a. Each long-term bicycle parking space must be provided within a building, covered parking garage, or secure parking area located near the building or structure and the street or other bicycle right-of-way.
- b. Facilities for long-term bicycle parking include: bicycle rooms on the ground floor of a residential/commercial building, bicycle rooms in a parking garage, bicycle cages in a parking garage, and secure parking areas.
- c. When a development project includes multiple buildings, the total number of bicycle parking spaces required will be calculated for the entire project and distributed proportionally to each building based on its share of the total parking space requirement. When the long-term bicycle parking for multiple buildings is co-located, it must be within 200 feet of an entrance to each of the participating buildings.
- d. Each space must be available and accessible for all building tenants during the building's hours of operations. For residential tenants, each space must be accessible 24 hours a day, 7 days a week.
- e. A long-term bicycle parking space in a garage:
 1. must be clearly marked as a long-term bicycle parking space;
 2. must be located no lower than the first complete parking level below grade, and no higher than the first complete parking level above grade;
 3. must be in a well-lit, visible location near the main entrance or elevators;
 4. should be separated from vehicle parking by a barrier that minimizes the possibility of a parked bicycle being hit by a car; and

- 5. must be outfitted with a rack to lock the bicycle.
 - f. If a long-term bicycle parking space is in an enclosed area, the facility must not be accessible to anyone without authorized access.
 - g. Each facility must be well-maintained and well lit.
 - h. If the bicycle storage area requires the use of doors, doors must be fully automatic or automatically open with the push of a button.
- F. **Short-Term Bicycle Parking.** Short-term bicycle parking must be in publicly accessible, highly visible locations that serve the main entrance of a building. Short-term bicycle parking must be visible to pedestrians and bicyclists on the street and is intended for building and site visitors.
- 1. Location, Access, and Security.
 - a. Each short-term bicycle parking space must be:
 - 1. available to the public;
 - 2. located in a convenient, well-lit area that is clearly visible to both a visitor to the building and a person who is on the sidewalk that accesses the building's main entrance; and
 - 3. within 100 feet of:
 - a. the main entrance of each building within the development, and closer than the nearest non-accessible vehicle parking space; or
 - b. at least one main entrance of a building with more than one main entrance; unless the applicable deciding body approves an alternative location during the site plan process; and
 - 4. outfitted with a rack to which a bicycle can be locked.
 - b. Each parking facility is prohibited from obstructing pedestrian traffic or interfering with the use of the pedestrian area.

5.05.05 Electric Vehicle Parking

- A. **Electric Vehicle Infrastructure and Parking.** New or expanded development in zoning districts within Urban and Suburban Policy Areas must provide electric vehicle infrastructure and parking. Development in districts in other Policy Areas are not required to provide electric vehicle infrastructure.
- B. **Required Facilities.** Each of the land uses identified in Table 5.05.05-1 and Table 5.05.05-2, require electric vehicle infrastructure. Minimum percentages of electric vehicle parking are calculated based on the minimum number of required parking spaces for a use. For purposes of these tables, electric vehicle requirements shall apply when the development is 10,000 square feet or more and one of the following occurs:
 - 1. A new building or a new off-street parking facility is developed;
 - 2. The parking capacity of an existing building, site, or parking facility is increased by more than 50%.
- C. **Urban Electric Vehicle Parking**

Table 5.05.05-1 Urban Policy Area EV Parking Percentages Note: NR = Not Required	
URBAN	Required Percentage (%)
Residential	
Household Living:	
Accessory dwelling	NR
Dwelling, single-family attached	NR

Table 5.05.05-1
Urban Policy Area EV Parking Percentages
 Note: NR = Not Required

URBAN	Required Percentage (%)
Dwelling, multifamily	8%
Dwelling, single-family detached	NR
Live/work dwelling	NR
Religious housing	NR
Group Living:	
Rooming and Boarding	NR
Congregate housing	NR
Continuing care facility	NR
Lodging	
Hotel / Motel	3%
Commercial / Mixed-Use	
Animal Services:	
Animal hospital	NR
Day Care:	
Adult day care	NR
Child day care	NR
Child day home	NR
Financial Services:	
Bank or financial institution	NR
Food and Beverage Sales / Service:	
Banquet/Event Facility	1%
Craft beverage manufacturing	NR
Farm market (off-site production)	NR
Food preparation	NR
Food store	1%
Mobile vendor	NR
Restaurant, carry-out only	NR
Restaurant, sit-down	1%
Restaurant, fast-food, excluding drive-through facilities	NR
Snack or beverage bars	NR
Office, Business and Professional:	
Office	3%
Personal / Business services:	
Building maintenance services	NR
Business support services	NR
Personal services	1%
Postal services	NR
Retail:	
Auction	NR
Convenience store	1%
Convenience store (with gasoline sales)	1%
Retail, general	1%
Automotive:	

Table 5.05.05-1
Urban Policy Area EV Parking Percentages
 Note: NR = Not Required

URBAN	Required Percentage (%)
Vehicle service station	2%
Public/Civic/Institutional	
Assembly:	
Civic, social, and fraternal meeting place	1%
Community center	2%
Convention or exhibition facility	3%
Religious land use	NR
Death Care Services:	
Crematorium	NR
Funeral services	NR
Mausoleum	NR
Government / Non-Profit:	
Government (general)	NR
Public safety	NR
Education:	
Business / technical school	NR
Colleges or universities	2%
Educational institution	2%
Library	2%
Personal instructional services	2%
School	2%
Training facility	NR
Vocational school	NR
Medical:	
Clinic, dental or medical	NR
Medical care facility	3%
Arts, Entertainment, and Recreation:	
Amphitheater	2%
Art Studio	NR
Civic Space	NR
Cultural facility	NR
Dinner theater	1%
Entertainment facility	1%
Health and fitness center	1%
Recreation, indoor	1%
Recreation, outdoor or major	1%
Theater	1%
Industrial / Production	
Manufacturing and Employment:	
Data center	NR
Flex building	NR
Media Production	NR
Research and Development	NR

Table 5.05.05-1 Urban Policy Area EV Parking Percentages Note: NR = Not Required	
URBAN	Required Percentage (%)
Warehousing, Storage and Distribution:	
Mini-warehouse	NR
Infrastructure	
Transportation / Parking:	
Ground passenger transportation (e.g. taxi, charter bus)	NR
Heliport or helistop	NR
Parking facility	NR
Transit facilities	NR
Utilities:	
Solar facility, site-specific	NR
Utility, Minor	NR
Communications facilities:	
Communications facility	NR
Telecommunications facility	NR
Waste-related:	
Recycling collection center	NR
Agriculture	
Farm distribution hub	NR
Community garden	NR
Farm co-ops	NR
Miscellaneous	
Temporary Uses	NR

D. Suburban Electric Vehicle Parking

Table 5.05.05-2 Suburban Policy Area EV Parking Percentages Note: NR = Not Required	
SUBURBAN	Required Percentage (%)
Residential	
Household Living:	
Accessory dwelling	NR
Caretaker or guard	NR
Dwelling, single-family attached	NR
Dwelling, multifamily	8%
Dwelling, single-family detached	NR
Live/work dwelling	NR
Manufactured home	NR
Manufactured housing land lease community	NR
Religious housing	NR
Tenant dwelling	NR
Group Living:	
Rooming and Boarding	NR

Table 5.05.05-2
Suburban Policy Area EV Parking Percentages
 Note: NR = Not Required

SUBURBAN	Required Percentage (%)
Congregate housing	NR
Continuing care facility	NR
Lodging	
Bed and breakfast homestay	NR
Bed and breakfast inn	NR
Campground	NR
Country Inn	NR
Guest farm or ranch	NR
Hotel / Motel	2%
Rural resort	2%
Commercial / Mixed-Use	
Animal Services:	
Animal hospital	NR
Kennel	NR
Kennel, indoor	NR
Veterinary service	NR
Day Care:	
Adult day care	NR
Child day care	NR
Child day home	NR
Financial Services:	
Bank or financial institution	NR
Alternative lending institution	NR
Food and Beverage Sales / Service:	
Banquet/Event Facility	1%
Craft beverage manufacturing	NR
Farm market	NR
Farm market (off-site production)	NR
Food preparation	NR
Food store	1%
Mobile vendor	NR
Restaurant, carry-out only	NR
Restaurant, sit-down	1%
Restaurant, fast food with drive-through facility	NR
Restaurant, fast-food, excluding drive-through facilities	NR
Snack or beverage bars	NR
Office, Business and Professional:	
Office	3%
Small business, agricultural and rural	NR
Personal / Business services:	
Building maintenance services	NR
Business support services	NR
Dry cleaning plant	NR

Table 5.05.05-2
Suburban Policy Area EV Parking Percentages
 Note: NR = Not Required

SUBURBAN	Required Percentage (%)
Farm machinery	NR
Maintenance and repair services	NR
Personal services	NR
Postal services	NR
Retail:	
Auction	NR
Convenience store	1%
Convenience store (with gasoline sales)	1%
Feed and farm supply center	NR
Machinery and equipment sales and services	NR
Nonstore retailers	NR
Nursery, Commercial	NR
Retail, general	1%
Automotive:	
Car Wash	NR
Vehicle repair, heavy	NR
Vehicle repair, light	NR
Vehicle sales	NR
Vehicle service station	2%
Vehicle wholesale auction	NR
Public/Civic/Institutional	
Assembly:	
Civic, social, and fraternal meeting place	1%
Community center	2%
Convention or exhibition facility	2%
Religious land use	NR
Death Care Services:	
Cemetery	NR
Crematorium	NR
Funeral services	NR
Mausoleum	NR
Government / Non-Profit:	
Government (general)	NR
Public utility service center	NR
Public safety	NR
Education:	
Agricultural education or research	NR
Business / technical school	NR
Colleges or universities	2%
Educational institution	2%
Library	2%
Personal instructional services	NR
Rural retreat	NR

Table 5.05.05-2
Suburban Policy Area EV Parking Percentages
 Note: NR = Not Required

SUBURBAN	Required Percentage (%)
School	2%
Training facility	NR
Vocational school	NR
Medical:	
Clinic, dental or medical	NR
Medical care facility	3%
Arts, Entertainment, and Recreation:	
Amphitheater	2%
Art Studio	NR
Civic Space	NR
Cultural facility	NR
Dinner theater	NR
Entertainment facility	1%
Equestrian event facility	NR
Health and fitness center	1%
Recreation, indoor	1%
Recreation, outdoor or major	1%
Shooting range, indoor	NR
Theater	1%
Industrial / Production	
Manufacturing and Employment:	
Agricultural processing	NR
Contractor	NR
Data center	NR
Extractive industries	NR
Flex building	NR
Manufacturing, General	NR
Manufacturing, Intensive	NR
Manufacturing, Light	NR
Media Production	NR
Research and Development	NR
Sawmill	NR
Wood, metal and stone crafts	NR
Warehousing, Storage and Distribution:	
Building and landscaping materials supplier	NR
Energy Storage	NR
Freight	NR
Industrial storage	NR
Mini-warehouse	NR
Oil and gas storage	NR
Outdoor storage	NR
Outdoor storage, vehicles	NR
Vehicle storage and impoundment	NR

Table 5.05.05-2
Suburban Policy Area EV Parking Percentages
Note: NR = Not Required

SUBURBAN	Required Percentage (%)
Wholesale distribution, warehousing and storage	NR
Infrastructure	
Transportation / Parking:	
Airport	NR
Ground passenger transportation (e.g. taxi, charter bus)	NR
Heliport or helistop	NR
Parking facility	NR
Transit facilities	NR
Utilities:	
Solar facility, site-specific	NR
Solar facility, commercial	NR
Utility, Minor	NR
Utility, Major	NR
Communications facilities:	
Communications facility	NR
Telecommunications facility	NR
Testing station	NR
Waste-related:	
Composting facility	NR
Junkyard	NR
Recycling collection center	NR
Remediation Services	NR
Solid waste facility	NR
Vegetative waste management facility	NR
Agriculture	
Agriculture	NR
Farm distribution hub	NR
Community garden	NR
Horticulture	NR
Nursery, Production	NR
Farm co-ops	NR
Pet farm	NR
Stable or Livery	NR
Stable, private	NR
Wayside stand	NR
Winery, Virginia farm	NR
Miscellaneous	
Temporary Uses	NR

E. General Station Requirements.

1. Size. An electric vehicle charging station parking space must meet the size of a parking space as required by the Facilities Standards Manual.

2. Installation and Equipment. Electric vehicle charging station installation and equipment must comply with the rules and regulations under the County's building and fire codes, and Facilities Standards Manual.
- F. **Accessible Facilities.** Accessible electric vehicle charging stations must be located within 75 feet of the building or facility entrance and connect to a barrier-free accessible route of travel.

5.05.06 Motorcycle/Scooter Parking

- A. **Applicability.** Any development with more than 50 parking spaces in zoning districts within Urban and Suburban Policy Areas requires motorcycle/scooter parking.
- B. **Minimum.** Parking facilities must provide at least 2% of the number of required vehicle spaces for motorcycles/scooters.
- C. **Maximum.** Parking facilities must not provide any more than 8% of the number of vehicle spaces for motorcycles/scooters.

5.05.07 Car-Share Parking

- A. **Car-Share Parking.** Any development with more than 50 parking spaces in zoning districts within the Urban Policy Area require car-share parking spaces.
- B. **Minimum.**
 1. A parking facility with 51 to 149 parking spaces must have a minimum of 1 car-share parking space.
 2. One additional car-share parking space is required for each 100 parking spaces more than 149, up to a maximum requirement of 5.
- C. **Locational Relief.** One car-share space located within 100 feet of an entrance is equal to 2 required parking spaces for residential uses or 3 required parking spaces for non-residential uses.

5.05.08 Oversized Vehicle Parking

- A. **Generally.** Oversized vehicles can create congestion issues if they are not parked effectively. This subsection identifies oversized vehicle types and the ways to park those vehicles without adversely impacting residential districts.
- B. **Definitions/Abbreviations.**
 1. *Business Vehicle:* A vehicle associated with a business. Business vehicles shall not exceed a rated capacity of one and one half (1.5) tons, and shall not have more than two axles.
 2. *Commercial Vehicle:*
 - a. Any solid waste collection vehicle, tractor truck or tractor truck/semitrailer or tractor truck/trailer combination, dump truck, concrete mixer truck, towing and recovery vehicle with a registered gross weight of 12,000 pounds or more, and any heavy construction equipment, even if any of the foregoing are parked on a truck, trailer, or semitrailer;
 - b. Any trailer, semitrailer, or other vehicle in which food or beverages are stored or sold;
 - c. Any trailer or semitrailer used for transporting landscaping or lawn-care equipment whether or not such trailer or semitrailer is attached to another vehicle;
 - d. Any vehicle licensed for use as a contract carrier or limousine;

- e. Any vehicle more than 21 feet in length or more than eight feet in height including appurtenances attached to the vehicle or with a width of 102 inches or more, or with a gross weight of 12,000 or more pounds;
- f. Any trailer, semitrailer, or double axle utility trailer, regardless of whether a state safety inspection is required, except those designed to be used as a camper trailer or boat trailer or a single axle utility trailer, regardless of whether such trailer or semitrailer is attached to another vehicle; or
- g. Any vehicle of any size that is being used in the transportation of hazardous materials as defined in § 46.2-314.4 of the Code of Virginia;
- h. Any vehicle with three or more axles.

3. *Major Recreational Equipment:* Travel trailers, pick- up campers, motorized dwellings, tent trailers, boats and boat trailers, houseboats and the like and cases or boxes used for transporting such recreational equipment, whether occupied by such equipment or not.

4. *Oversized Vehicle:* Any vehicle type mentioned in this subsection, excluding inoperable motor vehicles.

C. **Vehicle Types Illustrated.** The following images represent the different oversized vehicle types. These images are not representative of ALL oversized vehicles, but provide examples of oversized vehicles pertaining to business vehicles, commercial vehicles, and major recreational equipment.



1. Business Vehicles.



2. Commercial Vehicles.



3. Major Recreational Equipment.

D. Requirements.

1. Generally. Oversized vehicle parking in residential districts is prohibited except where specified.
2. Business Vehicles. Business vehicles may be parked anywhere on any paved surface on site. Business vehicles may also be parked on-street.

3. Commercial Vehicles. Commercial vehicles shall be parked in an enclosed garage, accessory building, approved off-street parking area or behind the nearest portion of buildings to streets and is used by a resident of the premises. This regulation shall not prohibit commercial vehicles or containers from loading and unloading in any residential district.
 4. Major Recreational Equipment. No major recreational equipment or any container constructed for the transportation or storage of that equipment shall be parked or stored on any road, lot, or dedicated open space in a residential district except in a car port or enclosed building or behind the nearest portion of a building to a street. However, that equipment may be parked anywhere on residential premises for a period not exceeding 4824 hours. No equipment shall be used for living, sleeping, or housekeeping purposes.
- E. **Oversized Vehicle Parking Matrix.** Oversized vehicle parking in Policy Areas shall follow the requirements prescribed in Table 5.05.08-1.

Lot Size ↓ Policy Area →	Vehicle Type ↓														
	Business					Commercial					Recreational				
	UPA	SPA	TPA	RPA	JLMA	UPA	SPA	TPA	RPA	JLMA	UPA	SPA	TPA	RPA	JLMA
0 to 0.5 acre	1	1	1	2	1	0	0	0	0	0	0	1	1	1	1
0.5 acre to 2 acres	1	2	2	3	2	0	0	0	0	0	2	2	2	2	2
2+ acres	N/A	3	3	4	3	N/A	0	1	2	0	N/A	2	3	4	2

5.05.09 Parking Adjustments

- A. **Adjustments to Parking Requirements.** The Zoning Administrator may approve a reduction in minimum required parking spaces, an increase in maximum amount of parking spaces allowed, or determine the required parking spaces for a use that does not have a specified parking ratio listed in Section 5.05.03. Applications for a parking adjustment shall include the following information, and in the case of special exception, shall also meet the requirements of Section 7.09.
1. A parking scoping meeting held between the Applicant and Staff to specify the parking information required in the Applicant's parking study.
 2. **Parking adjustments completed pursuant to Sections 5.05.09 A-M, require a parking study** (completed by a qualified professional with demonstrated experience in transportation planning, traffic engineering, or comparable field), signed and dated as agreed upon with Zoning Administration) which substantiates the need for an adjusted number of parking spaces. **Parking adjustment requests for 10 spaces or less do not require a parking study and must be submitted via zoning determination to the Zoning Administrator.**
 3. A plan showing how the parking spaces shall be provided on the site.
 4. Any pertinent information applicable to the specific parking adjustment request. This includes, but is not limited to the following information below.
 - a. Parking location.
 - b. Type of parking (on-street, structured parking, off-street, etc.).
 - c. Percentage of parking to be provided in a parking structure, on-street, off-street, by shared parking, or by any other means.
 - d. Any applicable supplemental data, graphics, or best practices as agreed upon in the signed parking scoping document.

- B. Shared Parking and Loading Facilities.** Shared parking allows parking spaces to be shared among two or more uses that typically experience peak parking demands at different times and is located on the same lot or on lots within 500 feet in non-Urban Policy Areas or 1/4 mile in the Urban Policy Area. Because parking spaces are shared, the total number of parking spaces that would otherwise be required may be reduced. In addition to all other applicable requirements of this section, the following requirements apply to shared parking:
- 1. Authority to reduce parking.** The Zoning Administrator may reduce the total minimum number of required parking spaces, provided that each use participating in the shared parking experiences peak parking demands at different times. The zoning administrator shall base this decision on the criteria established for each parking reduction.
 - 2. Parking Study.** As agreed upon in the signed parking scoping document, the Zoning Administrator may require the applicant to submit a parking study to determine the peak parking demand periods or other information needed to determine the viability of shared parking.
- C. Captive Market.** Parking requirements for retail and restaurant uses may be reduced where it can be determined that some portion of the patronage of these businesses comes from other uses (i.e., employees of area offices patronizing restaurants) located within the same building or a maximum walking distance of 400 feet. A parking study may be required to demonstrate the captive market.
- D. On-Street Parking.** On-street parking consists of parking spaces located in a public or private right-of way.
- 1. Generally.** Each parking space that is in a public or private right-of-way abutting the lot may count as required parking space for the purpose of meeting the requirements in Section 5.05.03. Each parking space must be on a paved area abutting the travelway, and if the parking space is in a public right-of-way it must not be prohibited by the Virginia Department of Transportation or Loudoun County Fire Marshal.
 - 2. Credit for On-Street Parking.** In coordination with the Department of Transportation and Capital Infrastructure and the Virginia Department of Transportation, the Zoning Administrator may allow on-street parking spaces, located within 400 feet of the subject principal use, to be credited to meet the off-street parking spaces for a particular development required by Section 5.05.03. This credit for on-street parking must be included on the Site Plan for the development to identify the particular development receiving credit.
- E. Availability of Public Parking.** Parking requirements may be reduced if a property has available to it a sufficient supply of existing under-utilized public parking spaces in off-street public parking lots, and where the applicant adequately demonstrates that such availability will continue in the future.
- F. Structured Parking Reductions.** Parking reductions may be reduced for providing parking in an above-grade or below-grade parking structure in addition to any reduction in this Section.
- 1. Above-grade parking structure reduction.** For every 100 spaces placed in an above-grade parking structure, a 5% reduction in required parking spaces may be applied.
 - 2. Below-grade parking structure reduction.** For every 100 spaces placed in a below-grade parking structure a 10% reduction in required parking spaces may be applied.
- G. Transportation Demand Management Plan (TDM) Reduction.** Any non-residential development (including multi-family dwellings) exceeding 10,000 square feet may use a transportation demand management (TDM) plan to reduce parking rates. A TDM plan is a parking study that shows parking demand to reduce single-vehicle occupancy transportation by incorporating alternative transportation modes, flex peak times, and pedestrian activity.
- 1. Requirements.** A TDM plan complies with the principles of the Loudoun County 2019 General Plan.
 - a. A qualified professional with demonstrated experience in transportation planning, traffic engineering, or comparable field must prepare the TDM plan.**
 - b. A TDM plan must determine:**

1. The anticipated travel demand for the development.
 2. How the anticipated travel demand for the development will be met on-site or off-site, including:
 - a. Number of on-street parking spaces, off-street parking spaces, or shared parking arrangements.
 - b. Number of short-term and long-term bicycle parking spaces.
 - c. Accommodations for pedestrians, cyclists, motorists, transit riders, and the mobility-impaired.
 3. The strategies that will be used to reduce single-occupancy vehicle trips, reduce vehicle miles traveled by site users, and promote transportation alternatives such as walking, bicycling, ridesharing, and transit.
 4. The transportation objectives sought from TDM implementation.
2. **TDM Strategies.** TDM strategies may include, but are not limited to the following:
- a. Walking, cycling, ridesharing, and transit promotion and education.
 - b. Shared parking arrangements.
 - c. Enhanced bicycle parking and services.
 - d. Carpooling benefits.
 - e. Free or subsidized transit passes, shuttles, or enhanced transit facilities.
 - f. Provisions for alternative work schedules.
 - g. Roadway improvements adjacent to the site that will help encourage transportation alternatives.
3. **TDM Decision.** In making a final decision, the Zoning Administrator must find the following:
- a. The project includes performance objectives to minimize single-occupancy vehicle trips and maximize the utilization of transportation alternatives to the extent practicable, considering the opportunities and constraints of the site and the nature of the development.
 - b. The project meets the anticipated transportation demand without adversely impacting public infrastructure, such as transit and on-street parking facilities, and the surrounding neighborhood.
- H. **Proximity Reductions.** Any non-residential development (including multi-family dwellings) may apply for reduced parking rates for proximity to transit, usable public open space, and affordable housing (as designated by the County's affordable housing types and definitions).
1. Requirements. Parking may be reduced at 5%, 10%, or 15% intervals depending on the criteria established in Table 5.05.09-1. Development must satisfy all three conditions to receive a parking reduction, and must illustrate proximity on a site plan.

Proximity ↓	Reduction		
	5%	10%	15%
To Transit	1/2 mile	1/4 mile	1/8 mile
To Usable Public Open Space	1/2 mile	1/4 mile	1/8 mile
To Affordable Housing	1 mile	1/2 mile	1/4 mile

2. Proximity Measurement. Proximity is determined by a true walking distance – where there are sidewalks and walking paths that create a walking route – and not by an “as the crow flies” buffer. The site plan must

show the true walking distance to proximity to transit, opens space, and affordable housing.



- I. **Affordable Housing Reductions.** Any development providing affordable housing units may apply for reduced parking rates. These reductions apply to all of the County's designated affordable housing types and definitions.
 1. Requirements. Parking may be reduced at 5%, 10%, or 15% depending on housing unit income restrictions.
 - a. 5% Reduction: Housing Units affordable at or below 60% AMI.
 - b. 10% Reduction: Housing Units affordable at or below 50% AMI.
 - c. 15% Reduction: Housing Units affordable at or below 30% AMI.
 2. Measurement. Reductions are determined by units at varying Area Media Income (AMI) levels. The site plan must show the number of affordable housing units with AMI levels.

Note: Reductions are applied to the number of affordable housing units within a development. For example, if a 100 housing unit development provides 75 affordable housing units and 25 market rate housing units, then reductions only apply to the 75 affordable housing units. The 25 market rate housing units are not eligible for this specific reduction and use the parking ratios prescribed in Sections 5.05.03, 5.05.13, and 5.05.14.

- J. **Elderly Housing Reduction.** Any development providing elderly housing units may apply a 5% parking reduction for each 50 required parking spaces.
- K. **Alternative Transportation Reductions.**
 - 6. **Transit.**
 - a. **Bus Stop.** A reduction of up to 20% of the required parking may be granted for any use, building, or complex within 1,000 feet of any regularly scheduled bus stop.
 - b. **Metrorail Station.** A reduction of up to 25% of the required parking may be granted for any use or building within 1,000 feet of any regularly scheduled Metrorail station.
 - 7. **Carpooling/Vanpooling.** A reduction of up to 20% of required parking may be granted for any building or complex exceeding 50,000 square feet GFA that institutes and maintains a carpooling/vanpooling program, including use of ride-sharing programs such as Uber and Lyft.
 - 8. **Shuttle Service.** A reduction of up to 10% of required parking may be granted for any building or complex that provides and maintains a regular shuttle service.
- L. **Maximum Reduction.** A combination of the reductions allowed pursuant to this Section may be granted provided that the total reduction of required parking does not exceed 35%.
- M. **Special Exceptions.** Any person who can present circumstances to justify a total parking reduction exceeding 35% may apply for a special exception to the Board of Supervisors. Applications for such a reduction shall include the information required by this Section and shall also meet the requirements of Section 7.09.

5.05.10 Loading

- A. **Applicability.** The required number of off-street loading spaces is determined by gross floor area (GFA). Outdoor storage, sales, or display areas must be added to GFA if these areas contain materials that are received or distributed by trucks. If a development has 2 or more uses, the off-street loading space requirement is the highest number of spaces required of any one use.
- B. **Required Loading.** Required loading spaces will follow the standards prescribed in Table 5.05.10-1.

Table 5.05.10-1 Loading Ratios

Gross Floor Area Square Footage	Minimum Number of Spaces
0-10,000 sf	0
10,001 - 75,000 sf	1
75,001 - 150,000 sf	2
150,001 - 300,000 sf	3
> 300,000 sf	1 for each 100,000 sf

- C. **Loading Standards.**
 - 1. **Location**
 - a. A loading space must be located within the same site as the building or use served.
 - b. A loading space is prohibited from projecting into a sidewalk, street, or public right-of-way.
 - c. A loading space is prohibited from being located between the front building line and the lot line.
 - d. A loading space is prohibited in required buffer yards.

5.05.11 Parking Location and Design

- A. **Generally.** All parking facilities shall:
1. Conform to the Facilities Standards Manual; and
 2. Be provided on the same lot or parcel of land being served, or on a separate lot or parcel of land within five hundred (500) feet of the principal entrance of the building being served.
- B. **Requirements For Multiple Property Ownership.** Wherever required off-street parking facilities are proposed to be provided elsewhere than on the lot or parcel of land on which the principal use served is located, when such facilities are collectively or jointly provided and used, and/or when the parcels or lots are owned by different parties, the facilities shall be in the same possession, either by deed or long term lease, as the property occupied by the principal use. A certified true copy of the recorded deed or long term lease must be filed with the County of Loudoun prior to site plan or subdivision approval. There shall further be a covenant on the separate parcel or lot guaranteeing the maintenance of the required off-street parking facilities during the existence of said principal use. Said covenant shall:
1. Be executed by the owner of said lot or parcel of land and the parties having beneficial use thereof;
 2. Be enforceable by either the parties having beneficial use thereof or both;
 3. Be enforceable against the owner, the parties having beneficial use, and their heirs, successors and assigns or both; and
 4. Be first recorded in the Office of the Clerk of the Circuit Court.
- C. **General Off-Street Parking Design Requirements.**
1. Generally. All off-street parking facilities must have access from alleys or from streets at locations which accommodate safe pedestrian circulation.
- D. **Compact/Walkable/Urban (CWU) Non-residential Off-Street Parking Design Requirements.** To encourage a pedestrian-friendly environment and reduce vehicle trips within Compact/Walkable/Urban (CWU) development contexts, non-residential off-street parking requires unique design. Compact/Walkable/Urban (CWU) development contexts include, but are not limited to the Urban Mixed Use, Urban Transit Center, and Suburban Mixed Use Districts.
1. Generally.
 - a. All off-street parking must be located on the lot being served, or on a separate lot or parcel 500 feet from the primary pedestrian entrance of the building that it serves.
 - b. Access for off-street parking shall generally be achieved by means of alleys, off-street vehicular connections between adjacent parking lots, and side streets.
 - c. All off-street parking areas and parking lots are designed to have low visibility as much as feasible. Consequently, parking is prohibited at the visual termination of roads and streets and must not be the principal use of corner lots.
 - d. Structured parking is required to meet 70% of the parking requirements for the construction of new buildings in the Urban Transit Center Zoning District.
 - e. Off-street surface parking lots are specifically prohibited in the Urban Transit Center District within 1/4 mile of the transit station to encourage parking structures.
 - f. All off-street surface parking lots in the Suburban Mixed Use and Urban Transit Center District outside 1/4 mile of the transit station, other than short-term drop-off/delivery parking, require landscaping and must not interfere with pedestrian activity.

- a. The recycling drop-off center must be in a location so vehicular ingress and egress does not pose traffic hazards. This use requires on-site parking and follows the requirements in Section 5.05.03, or the anticipated peak customer load as determined by the Zoning Administrator. Stacking and parking spaces must not be located within the road right-of-way or setbacks.
- b. Occupation of any parking spaces by the recycling drop-off center may not reduce required parking spaces for the principal use below the required minimum number, unless the following conditions exist:
 1. A parking study shows that existing parking capacity is not fully utilized during the hours of operation of the principal use and the recycling drop-off center, or
 2. Hours of normal operation of the principal use do not overlap those of the recycling drop-off center.

5.05.12 Residential Parking Limitations

A. Limitations on Parking and Paved Parking Surfaces Within Residential Yards.

The following requirements apply to single family detached dwellings in the Suburban Policy Area. .

1. All parking for vehicles in any yard shall be on a paved parking surface, provided, however, that this shall not be deemed to preclude temporary parking on an unpaved surface in a yard for active loading and unloading.
2. The maximum amount of paved parking surface in a front yard shall not exceed:
 - a. 30% of the front yard area in the Suburban Policy Area.
 - b. Limitations may be exceeded for a paved surface that is:
 1. Directly contiguous with, and providing primary access to, 2 side-by-side parking spaces as long as the dimensions of the paved surface access area are not more than 25 feet long and 18 feet wide; or
 2. Located on a lot which has its primary access from a collector or arterial road, and comprises 2 side-by-side parking spaces and a vehicular turn-around area, as long as the dimensions of the paved surface area are not more than 25 feet long and 18 feet wide, and the area of the turn-around does not exceed 162 square feet; or
 3. A driveway on a pipestem lot.
3. The maximum amount of paved parking surface in a rear yard shall not exceed 25% of the rear yard area in Suburban Policy Areas.
4. The maximum amount of paved parking surface in a side yard must not exceed:
 - a. 25% of the side yard area in a zoning district located in the Suburban Policy Area.
5. For the purposes of this Section, “paved parking surface” shall mean the area of a lot that is used for the parking of vehicles, inclusive of the driveway for accessing that parking, which is surfaced with asphalt, poured or precast concrete, brick, stone, gravel, or any other impervious surface, or grasscrete or other similar pervious surface. A fully enclosed garage is not considered a paved parking surface.
6. The Zoning Administrator may modify the requirements of Section 5.05.12.2 if an applicant can demonstrate that the requirements of this Section cannot be met, while meeting the amount of parking required by Section 5.05.03, because of:
 - a. The exceptional size and/or shape of the lot;
 - b. Environmental or engineering constraints on the lot;
 - c. Special accessibility needs; or
 - d. Other extraordinary situations or conditions of the lot.

The Zoning Administrator may attach conditions to any modification to ensure that the results of the modification comply with the purpose and intent of this Section.

5.05.13 Village Parking

Villages are unique small, pedestrian-scale, rural communities and require context-sensitive parking and loading regulations that preserve village character. This subsection prescribes Village parking and loading regulations.

Note: For the purposes of this Section, Villages are those listed in the Village Conservation Overlay District.

- A. **Village Parking Ratios.** Village parking follows the standards prescribed in Table 5.05.13-1. Ratios identified with an asterisk (*) follow the requirements in Section 5.05.14 Specific Residential Design Type Parking. Ratios identified with a double asterisk (**) follow the requirements in Section 5.05.09.A Parking Adjustments.

Table 5.05.13-1 Village Parking Ratios Note: NR = Not Required		
VILLAGE	Minimum	Maximum
Residential		
Household Living:		
Accessory dwelling	1/DU+BD	2/DU+BD
Caretaker or guard	NR	NR
Dwelling, multifamily	*	*
Dwelling, single-family detached	1/DU	3/DU
Live/work dwelling	1/DU	2/DU
Manufactured home	1/DU	2/DU
Religious housing	1/DU	2/DU
Tenant dwelling	1/DU	2.5/DU
Group Living:		
Congregate housing	1 + (0.75) bedrooms	NR
Continuing care facility	2/1000 sf	4/1000 sf
Lodging		
Bed and breakfast homestay	1 + (0.75) bedrooms	NR
Bed and breakfast inn	1 + (0.75) bedrooms	NR
Campground	5/campground	NR
Country inn	1 + (0.75) bedrooms	NR
Guest farm or ranch	1 + (0.5) bedrooms	NR
Hotel / Motel	1/guest room	1.5/guest room
Rural resort	1.25/guest room	1.75/guest room
Commercial / Mixed-Use		
Animal Services:		
Animal care business	2/1000 sf	4/1000 sf
Animal hospital	2/1000 sf	4/1000 sf
Kennel	2/1000 sf	4/1000 sf
Veterinary service	2/1000 sf	4/1000 sf
Day Care:		
Adult day care	2.5/1000 sf	4/1000 sf
Child day care	2.5/1000 sf	4/1000 sf
Child day home	2.5/1000 sf	4/1000 sf

Table 5.05.13-1
Village Parking Ratios
Note: NR = Not Required

VILLAGE	Minimum	Maximum
Financial Services:		
Bank or financial institution	2/1000 sf	4/1000 sf
Food and Beverage Sales / Service:		
Banquet/Event Facility	5/1000 sf	8/1000 sf
Farm market	10/5 acres	NR
Farm market (off-site production)	10/5 acres	NR
Food preparation	2/1000 sf	3.5/1000 sf
Food store	2/1000 sf	4/1000 sf
Restaurant, carry-out only	3/1000 sf	8/1000 sf
Restaurant, sit-down	8/1000 sf	15/1000 sf
Snack or beverage bars	2/1000 sf	5/1000 sf
Office, Business and Professional:		
Office	2/1000 sf	4/1000 sf
Small business, agricultural and rural	2/1000 sf	4/1000 sf
Personal / Business services:		
Building maintenance services	2/1000 sf	3.5/1000 sf
Business support services	2/1000 sf	3.5/1000 sf
Farm machinery	2/1000 sf	3.5/1000 sf
Maintenance and repair services	2/1000 sf	3.5/1000 sf
Personal services	2/1000 sf	4/1000 sf
Postal services	3/1000 sf	4/1000 sf
Retail:		
Auction	2/1000 sf	3.5/1000 sf
Convenience store	2/1000 sf	4/1000 sf
Convenience store (with gasoline sales)	2/1000 sf	4/1000 sf
Feed and farm supply center	2/1000 sf	4/1000 sf
Nursery, Commercial	2/1000 sf	3.5/1000 sf
Retail, general	2/1000 sf	4/1000 sf
Automotive:		
Car Wash	1/stall	NR
Vehicle repair, light	2/1000 sf	3.5/1000 sf
Vehicle service station	1/2 fuel pumps	NR
Public/Civic/Institutional		
Assembly:		
Civic, social, and fraternal meeting place	2/1000 sf	8/1000 sf
Community center	6/1000 sf	8/1000 sf
Religious land use	6/1000 sf	8/1000 sf
Death Care Services:		
Cemetery	5/cemetery	NR
Crematorium	2/1000 sf	3.5/1000 sf
Funeral services	2/1000 sf	3.5/1000 sf
Mausoleum	2/1000 sf	3.5/1000 sf
Government / Non-Profit:		

Table 5.05.13-1
Village Parking Ratios
Note: NR = Not Required

VILLAGE	Minimum	Maximum
Government (general)	2/1000 sf	NR
Public safety	2/1000 sf	NR
Education:		
Agricultural education or research	3/1000 sf	4/1000 sf
Library	2.5/1000 sf	4/1000 sf
Personal instructional services	3/1000 sf	4/1000 sf
Rural retreat	2.5/1000 sf	4/1000 sf
School	2.5/1000 sf	4/1000 sf
Training facility	2.5/1000 sf	4/1000 sf
Vocational school	2.5/1000 sf	4/1000 sf
Medical:		
Clinic, dental or medical	2/1000 sf	4/1000 sf
Arts, Entertainment, and Recreation:		
Agricultural cultural center	3/1000 sf	NR
Agritainment	3/1000 sf	NR
Amphitheater	4/1000 sf	8/1000 sf
Art Studio	1/1000 sf	2.5/1000 sf
Civic space	1/1000 sf TBD	NR
Cultural facility	2.5/1000 sf	4/1000 sf
Cultural tourism	2.5/1000 sf	4/1000 sf
Equestrian event facility	5/1000 sf	NR
Recreation, indoor	5/1000 sf	8/1000 sf
Recreation, outdoor or major	8/1000 sf	10/1000 sf
Theater	5/1000 sf	8/1000 sf
Industrial / Production		
Manufacturing and Employment:		
Agricultural processing	1/1000 sf	2/1000 sf
Extractive industries	1/1000 sf	2/1000 sf
Sawmill	1/1000 sf	2/1000 sf
Infrastructure		
Transportation / Parking:		
Airport	**	**
Marina	**	**
Parking facility	**	**
Transit facilities	NR	NR
Utilities:		
Solar facility, site-specific	NR	NR
Utility, Minor	1/1000 sf	NR
Utility, Major	1/1000 sf	NR
Communications facilities:		
Communications facility	1/employee on site	NR
Telecommunications facility	1/employee on site	NR
Waste-related:		

Table 5.05.13-1 Village Parking Ratios Note: NR = Not Required		
VILLAGE	Minimum	Maximum
Composting facility	0.5/1000 sf	NR
Recycling collection center	1/1000 sf	NR
Vegetative waste management facility	0.5/1000 sf	NR
Agriculture		
Agriculture	NR	NR
Farm distribution hub	2/hub	NR
Auction facility, livestock	2/1000 sf	NR
Brewery, limited	2/1000 sf	NR
Community garden	2/garden	NR
Custom operators	1/operator	NR
Horticulture	NR	NR
Nursery, Production	1/employee on site	NR
Farm co-ops	2/co-op	NR
Pet farm	1/1000 sf of visitor area	NR
Stable or Livery	1/4 stalls	NR
Stable, private	1/4 stalls	NR
Wayside stand	10/stand	NR
Winery, commercial	2/winery	NR
Winery, Virginia farm	2/winery	NR
Miscellaneous		
Temporary Uses	**	**

B. **Available Public Parking Counted towards Minimum Parking.** Any non-residential development may use available public parking within ¼ mile true walking distance of the site. Public parking may count towards 50% of the minimum off-street parking requirements for that development.

Note: A true walking distance – where there are sidewalks and walking paths that create a walking route – and not by an “as the crow flies” buffer.

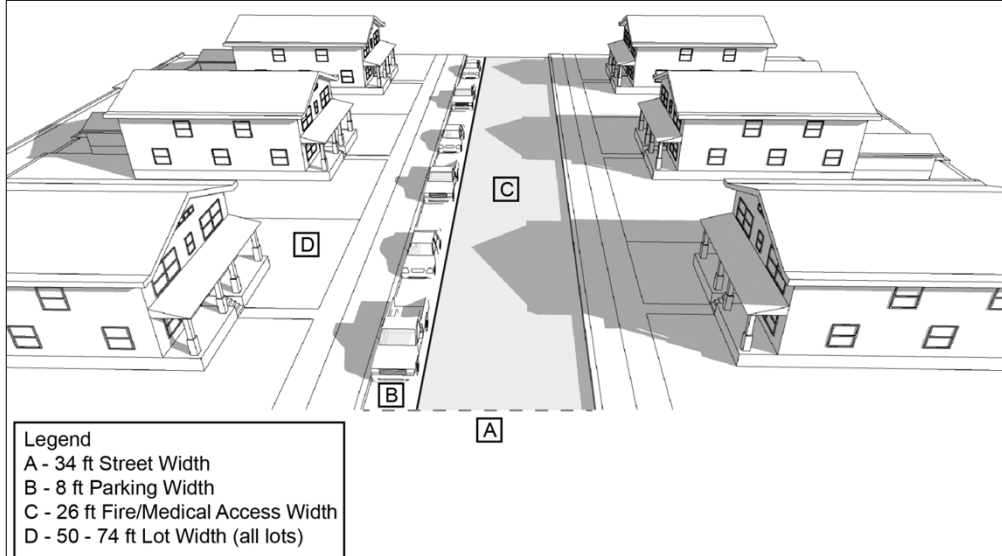
C. **Shared Parking.** Any non-residential development may share parking with another non-residential development anywhere in a Village. Shared parking shall comply with Section 5.05.09.B.

D. **On-Street Parking Counted towards Minimum Parking.**

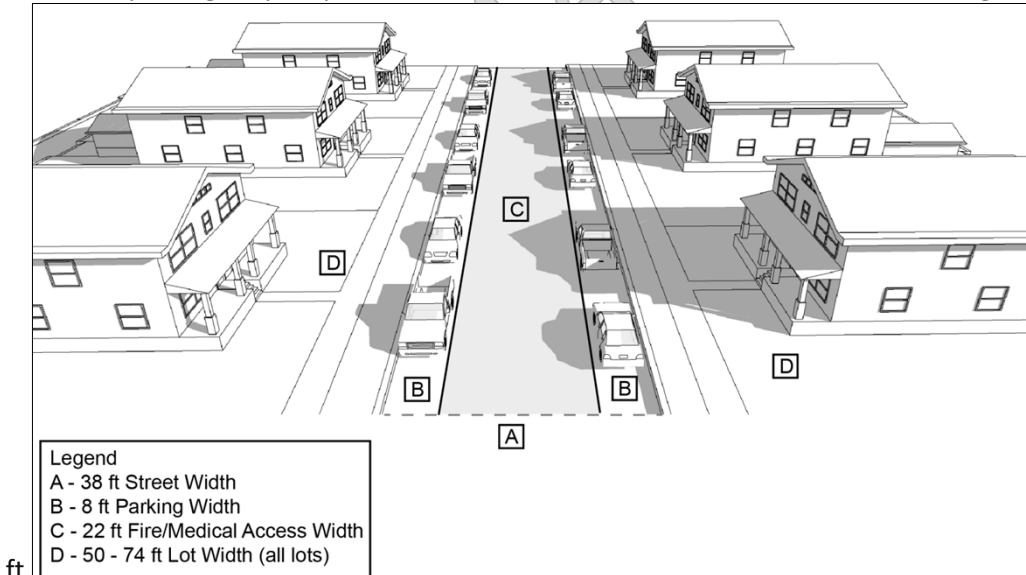
1. Non-residential Use. Available on-street parallel or angled parking may count towards the minimum off-street parking requirements. On-street parking shall comply with Section 5.05.09.D.
2. Residential Use. On-street parking may count towards the minimum off-street parking requirements.
 - a. On-street Parking Matrix. On-street parking follows the requirements prescribed in Table 5.05.13-2.

Table 5.05.13-2 Residential On-Street Parking					
Street Width	Parking ↓	Lot Width →	Spaces towards Minimum		
			< 50 ft	50 - 74 ft	> 75 ft
< 28 ft	Not allowed		-	-	-
≥ 28 ft and ≤ 36 ft	One Sided Parking		1	2	3
> 36 ft	Double Sided Parking				

- b. Requirements. On-street parking requirements are determined by lot and street widths. The graphics below demonstrate the requirements and are for illustrative purposes.
1. No on-street parking is allowed on street widths less than 28 ft.
 2. On-street parking is limited to one side of the street for street widths between 28 and 36 ft.



3. On-street parking may be provided on both sides of the street for street widths greater than 36



- c. Tracking and Permitting. To ensure all residential properties limit on-street overparking, provide adequate fire and safety access, and comply with the standards prescribed in Table 5.05.13-2, the County may track on-street parking through a residential parking permitting system.
- d. Residential Permit Parking District Option. To provide additional on-street parking requirements, Villages may consider establishing a residential permit parking district by following the procedures and requirements established in the Loudoun County Codified Ordinance Part 4, Title 8, Chapter 490 Parking regulations. ***[Please note, that a revision to Chapter 490 may be necessary and require BOS approval to allow expansion of the ability to create RPPDs as they are currently limited to encompassing an area within half-mile (2,640 foot) walking distance from the pedestrian entrances of an existing or proposed high school or University Campus or College or proposed rail or metro-rail station.]***

E. Additional Regulations.

1. Parking for residential, civic, commercial, workplace and recreational uses.
 - a. Parking shall be located at the rear of lots.
 - b. No off-street parking is allowed in front yards.
 - c. Adjacent off-street parking lots shall have off-street vehicular and pedestrian ways.
2. Access.
 - a. Off-street parking access shall generally be achieved by means of alleys, off-street vehicular connections between adjacent parking lots, and side streets.
 - b. Driveway curb cuts on neighborhood streets serving residential lots may be allowed if spaced to allow parallel parking for at least 2 cars (a minimum of 36 feet) between successive driveways.
3. Visibility.
 - a. Off-street parking areas, carports, and garages shall be designed to have low visibility and shall not be located at the visual termination of roads and streets. These structures shall not be the principal use of corner lots.
 - b. Front load garages and carports shall offset from direct view and be located a minimum of 6 feet behind the principal building façade.
 - c. Any parking lot which abuts a street shall be buffered by a landscaped strip no less than 10 feet wide and planted with a continuous row of shrubs no less than 3 1/2 feet high, and/or shielded by a wall no less than 3 1/2 feet and no more than 6 feet high.

F. **Compact/Walkable Regulation Option.** Any development may use parking regulations prescribed in Section 5.05.11.E. to provide a walkable, pedestrian-friendly environment within Villages.

G. Loading.

1. Generally. Required loading follows the standards prescribed in Section 5.05.10.
2. Exception. Any non-residential use may not require dedicated loading space on site if the site designates a 9PM to 7AM loading time. Loading in an unoccupied on-street parking space is allowed.

5.05.14 Specific Residential Design Type Parking

A. **Generally.** Different single family attached and multifamily design types, like front loaded single family attached, alley loaded single family attached, front loaded stacked multifamily, and alley loaded stacked multifamily design types, require tailored parking regulations to protect character, reduce overparking, and achieve appropriate neighborhood scale. This subsection addresses parking ratios, arrangements, and regulations for these specific residential design types. These regulations only apply to these specific residential design types.

B. Requirements.

1. *Generally.* Specific residential design types shall meet the parking requirements of this Subsection.
2. *Tandem Parking.* Tandem parking, i.e., one parking space behind another, is permissible and both parking spaces count towards the site's required parking minimums.
3. *Garage and Driveway Spaces.* Garage and driveway parking spaces may count toward required spaces for residential dwelling units, except that for single family attached dwelling units at least 0.5 spaces/unit will be accommodated by off lot parking spaces.
4. *On-street Parking.* Available on-street parking spaces within the site's property lines (property width) and adjacent to the site's front property line count towards the site's required minimums.

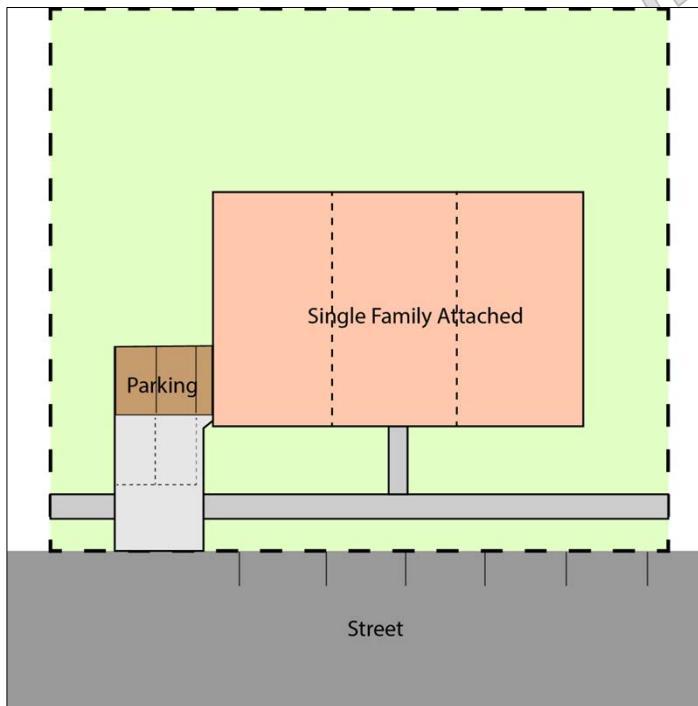
C. **Specific Residential Design Type Parking Matrix.** Specific residential design types in all Policy Areas shall follow the requirements prescribed in Table 5.05.14-1. **The required number of parking spaces shown in Table 5.05.14-1 is per dwelling unit.**

Policy Area →	Urban		Suburban		Rural		Transition		JLMA		Village		
Use ↓	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	
Dwelling, single family attached	1.2	2.3	1.2-1.5	3	1.2	4.5	1.2	3.4	1.2	3	1.2	3	
Dwelling, multi-family	1 Bedroom	1	1.5	1.5	1.75-1.5	1.5	1.5-2	1.5	1.5-2	1.5	1.5-2	1.5	1.5-2
	2 Bedrooms	1.75	2	1.5-2	2.25	1.5-2	2.5	1.5-2	2.5	1.5-2	2.5	2.5	
	3+ Bedrooms	2.5	2.75	2.5	2.5-2.75	2.5	3	2.5	2.5-3	2.5	2.5-3	2.5	2.5-3
Dwelling, stacked multi-family	1.2	2.3	1.2-1.5	2.5-3	1.2	4.5	1.2	3.4	1.2	2.5-3	1.2	2.5-3	

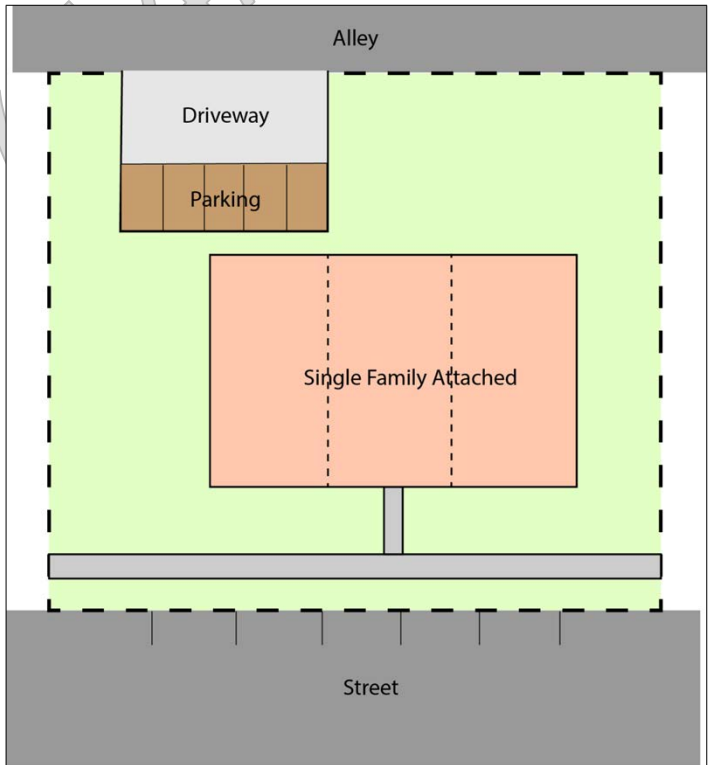
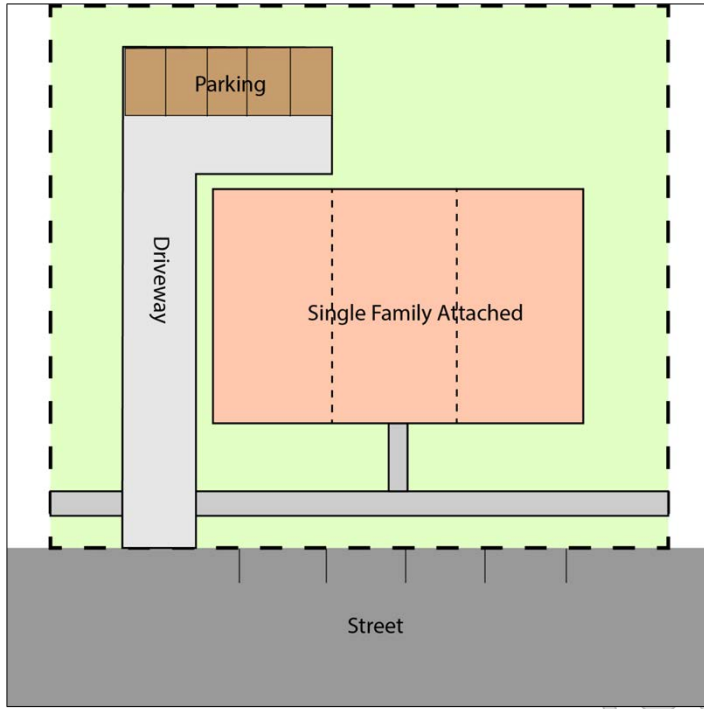
D. **Specific Residential Design Type Parking Arrangement.** Specific residential design types shall follow layout arrangements similar to the illustrations in Section 5.05.14.D.1-2.

1. *Single Family Attached Dwelling.*

a. Front Street Access with Front Loaded Parking (including tandem parking)



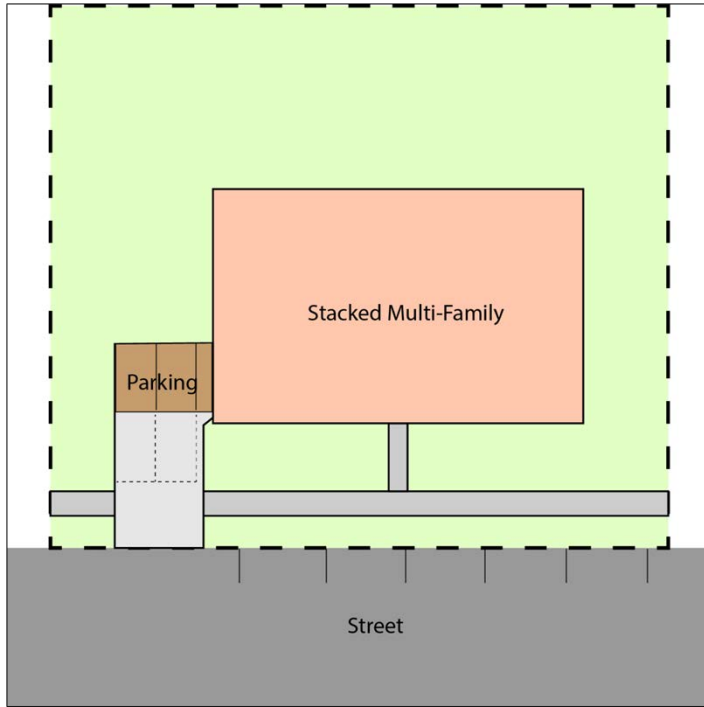
b. Front Street Access with Rear Loaded Parking



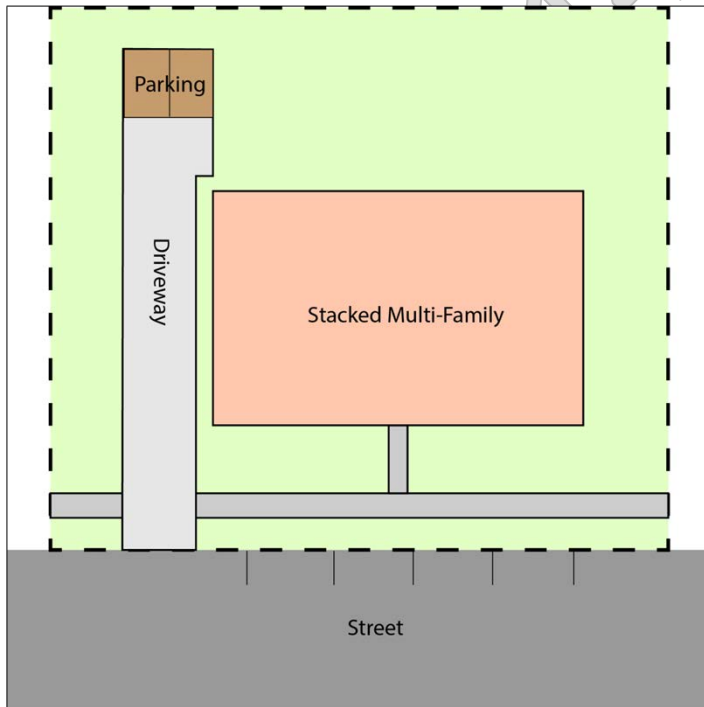
c. Alley Access with Rear Loaded Parking

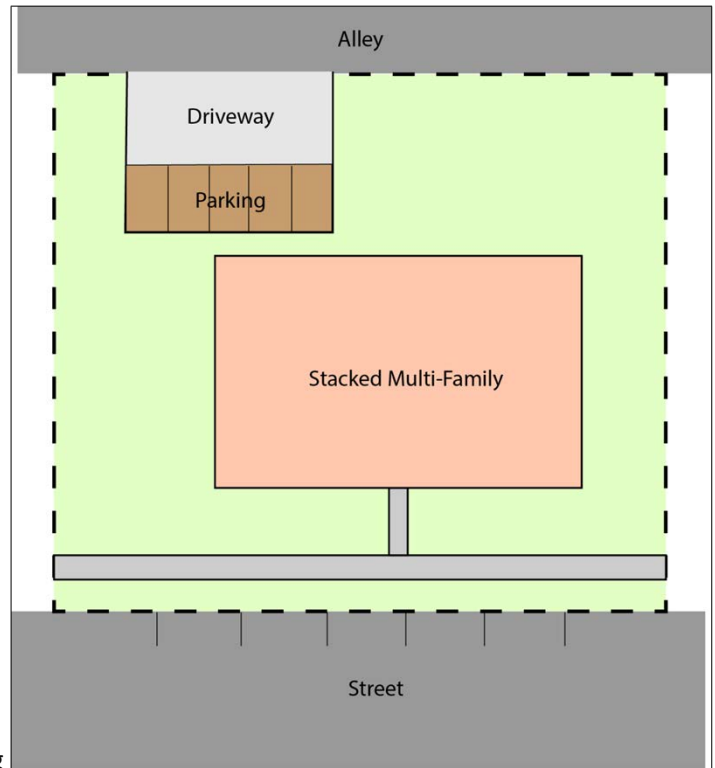
2. Stacked Multi-Family Dwelling.

a. Front Street Access with Front Loaded Parking (including tandem parking)



b. Front Street Access with Rear Loaded Parking





c. Alley Access with Rear Loaded Parking

Draft 7/1/2024

BOARD OF SUPERVISORS OF LOUDOUN COUNTY

RESOLUTION OF INTENT TO AMEND, REPLACE OR DELETE SECTIONS OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE TO IMPLEMENT THE LOUDOUN COUNTY 2019 COMPREHENSIVE PLAN, MODERNIZE AND SIMPLIFY ORDINANCE LANGUAGE, MAKE IMPROVEMENTS BASED ON PUBLIC INPUT, AND INCORPORATE CHANGES PURSUANT TO CODE OF VIRGINIA REVISIONS.

WHEREAS, at the June 20, 2019, Board of Supervisors Business Meeting, the Board of Supervisors approved and adopted the Loudoun County 2019 Comprehensive Plan (“Comprehensive Plan”); and

WHEREAS, the Board of Supervisors wishes to initiate amendments to the Revised 1993 Loudoun County Zoning Ordinance and amendments to the Loudoun County Zoning Map in furtherance of the purposes of zoning as set out in §15.2-2283 of the Code of Virginia and to further implement the Comprehensive Plan; and

WHEREAS, some amendments to the Zoning Ordinance are necessary or advisable to implement new or revised provisions of the Code of Virginia and/or to update regulations in light of applicable judicial rulings; and

WHEREAS, at the September 19, 2019, Board of Supervisors Business Meeting, the Board of Supervisors endorsed the Zoning Ordinance Overhaul Project Plan as provided in the September 19, 2019 Action Item, and directed staff to proceed with the deliverables and tasks as outlined in the staff report; and

WHEREAS, multiple rounds of input sessions were or are being conducted starting in 2020 thru early 2022 to gather feedback from citizens, business owners, and the Board-appointed Zoning Ordinance Committee.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors states its intention to amend the Revised 1993 Loudoun County Zoning Ordinance (the “Zoning Ordinance”) as follows:

- Amend Articles 1, 2, 3, 4, 5, 6, 7 and 8 to establish new, and to clarify, revise, and/or delete existing, regulations as necessary to align the Zoning Ordinance with Loudoun County 2019 Comprehensive Plan policies, strategies, and action items.
- Amend Articles 1, 2, 3, 4, 5, 6, 7 and 8 to establish new, and to clarify, revise, and/or delete existing, land uses and definitions to reflect the current marketplace, revise parking ratios and calculations, update lot and building standards, and simplify administration of planned unit developments.
- Amend the Cover Page, Table of Contents, and Articles 1, 2, 3, 4, 5, 6, 7 and 8 to improve consistency, document structure and usability, and to integrate additional graphics and tables.
- Amend, replace, add, or delete text in Articles 1, 2, 3, 4, 5, 6, 7 and 8 in response to input from the public, community groups, advisory bodies, and subject matter experts.
- Amend Article 6 (Development Process and Administration) to establish new, improve the efficiency of, and clarify, revise, and/or delete, regulations and procedures regarding the

legislative application process, including, but not limited to, by providing opportunities for meaningful input from the public and the Board of Supervisors earlier in the process.

- Amend, replace, add, or delete such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to implement and maintain consistency with the foregoing amendments or as otherwise necessary to correct typographical errors, section and subsection numbering, and formatting within, update cross-references to, and further clarify the requirements of, the above-mentioned provisions of the Zoning Ordinance.
- Amend the Loudoun County Zoning Map as necessary to implement the foregoing amendments to the Zoning Ordinance and otherwise as necessary to implement the Loudoun County 2019 Comprehensive Plan (collectively, the amendments to the Zoning Ordinance and the Zoning Map referred to herein as “Zoning Ordinance Rewrite”).

BE IT FURTHER RESOLVED, that the Board of Supervisors hereby refers the Zoning Ordinance Rewrite to the Loudoun County Planning Commission; the Planning Commission shall initiate specific amendments to the Zoning Ordinance and/or Zoning Map (e.g., by Article, Section, District or other subject matter) in accordance with this Resolution and as it otherwise deems advisable in furtherance of public necessity, convenience, general welfare, or good zoning practice; said amendments shall be initiated by the Planning Commission by motion in accordance with Virginia Code § 15.2-2286(A)(7); following public hearing and due consideration by that body, the Planning Commission shall make its recommendation to the Board of Supervisors concerning the Zoning Ordinance Rewrite, in whole or in part.

BE IT FURTHER RESOLVED, that upon its final adoption of the Zoning Ordinance Rewrite, the Board of Supervisors may elect to recodify the Zoning Ordinance pursuant to Virginia Code § 15.2-1433.

BE IT FURTHER RESOLVED, that (1) these amendments are in furtherance of the public necessity, convenience, general welfare, and good zoning practice; (2) these amendments are in furtherance of the orderly subdivision of land and its development; (3) Staff is directed to prepare draft amendments for consideration; (4) the Zoning Ordinance Committee shall review and provide comments on proposed amendments; and (5) the proposed amendments on these matters are to be brought forward for notice, hearing, Planning Commission recommendation, and Board of Supervisors’ action.