

## 6101. Off-Street Loading<sup>1</sup>

### 1. Applicability

#### A. Applicability

All structures and uses established after the effective date of this Article must provide off-street loading spaces in accordance with this section.<sup>2</sup>

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

A change in use or when an existing structure or use is expanded, off-street loading spaces must be provided only for the change in use or the expanded portion of the use or structure.

### 2. General Provisions

- A. All required off-street loading spaces must be located on the same lot as the use served. However, the Director may waive this requirement when off-street loading spaces are provided cooperatively for two or more uses, subject to arrangements approved by the Director that assures the continued availability of such spaces for all uses.
- B. Required off-street loading spaces and their appurtenant aisles and driveways may not be encroached upon or adjusted in any manner, except with approval by the Director in the following circumstances:
  - (1) Adjustments due to a reduction in size or change in use that lowers the requirement; or
  - (2) Adjustments for an existing structure or use to provide an accessibility improvement.
  - (3) Adjustments to allow for colocation with refuse and recycling facilities.<sup>3</sup>
- C. Loading spaces may not be in a required front setback.
- D. Required off-street loading spaces may not be used to satisfy the off-street parking requirements.
- E. Loading spaces must not interfere with the free circulation of vehicles in any off-street parking area.
- F. No motor vehicle repair work, except emergency service, is permitted within any required off-street loading space.
- G. All off-street loading spaces must be provided with safe and convenient access to a street. If any such space is located contiguous to a street, the street side must be curbed, and ingress and egress may be provided only through driveway openings whose dimension, location, and construction is in accordance with the provisions of the Public Facilities Manual.
- H. All off-street loading areas, including aisles and driveways, are required to be constructed and maintained with a dustless surface in accordance with construction standards presented in the Public Facilities Manual; however, the Director may approve a modification or waiver of the dustless surface requirement in accordance with the Public Facilities Manual.
- I. All off-street loading spaces must be a minimum of 15 feet wide, 25 feet long and 15 feet high, except that where one such loading space has been provided, any additional loading space abutting along the long dimension of the first loading space need not be wider than 12 feet.
- J. Where a structure contains a combination of uses, loading spaces must be provided based on the sum of the

<sup>1</sup> Previous subsections 6101.2.C, L and M have been deleted. Subsection 6101.2.C requires a 40-foot setback from the intersection of two streets. This requirement is often waived by the Board and is proposed to be removed. Subsection 6101.2.L required the maximum number of loading spaces to be provided if there was uncertainty regarding the use. Provision deleted since the Director has the authority to determine the required loading space requirement. Subsection 6101.2.M required receiving facilities to be provided if loading was not required. If loading spaces are not required, loading could be conducted from the parking lot; therefore, propose to delete this provision.

<sup>2</sup> Combined subsections 6101.1.A and B and removed general application of this section for Planned Districts

<sup>3</sup> Proposed change to allow co-location of loading spaces and refuse collection.

required spaces for each use.

- K. Where the required number of loading spaces is not set forth for a particular use, and where there is no similar type of use listed, the Director in consultation with the Zoning Administrator will determine the basis of the number of spaces to be provided.

**3. Minimum Required Off-Street Loading Spaces<sup>4</sup>**

- A. Minimum off-street loading spaces accessory to the listed use classifications as defined in Table 6101.1 must be provided in accordance with the following table; however, there is no loading space required for a structure with less than 25,000 square feet of gross floor area:<sup>5</sup>

**Table 6101.1: Minimum Required Off-Street Loading Spaces**

Use	Minimum Loading Requirement
<b>AGRICULTURAL AND RELATED USES</b>	
Agricultural and Related Uses	No minimum requirement <sup>6</sup>
<b>RESIDENTIAL USES</b>	
Dwelling, Multifamily; Dwelling Multifamily-ADU Development Congregate Living Facility Residence Hall	1 space per each 100,000 square feet of gross floor area, provided that:  No more than 2 loading spaces are required for a structure. <sup>7</sup>
<b>PUBLIC, INSTITUTIONAL, AND COMMUNITY USES</b>	
Public, Institutional, and Community Uses	1 space per each 100,000 square feet of gross floor area, provided that:  No more than 3 loading spaces are required for a structure when located in a Commercial Revitalization District as defined in Section 3102, or in an area identified by the Comprehensive Plan as a Commercial Revitalization Area, Commercial Business Center, Suburban Neighborhood in the Richmond Highway Corridor, Transit Station Area, Transit Oriented District, Transit Development District, or Tysons Urban Center; and  No more than 5 loading spaces are required for a structure in any other area. <sup>8</sup>
<b>COMMERCIAL USES</b>	
Office, Hotel, and Commercial Indoor Recreation	1 space per each 100,000 square feet of gross floor area, provided that:  No more than 3 loading spaces are required for a structure when located in a Commercial Revitalization District as defined Section 3102, or in an area identified by the Comprehensive Plan as a Commercial Revitalization Area, Commercial Business Center, Suburban Neighborhood in the Richmond Highway Corridor, Transit Station Area, Transit Oriented District, Transit

<sup>4</sup> Previous Table 6101.1 Minimum Loading Space Categories deleted. New table combines the use category with the rate table.

<sup>5</sup> New minimum requirement proposes to exempt the first 25,000 square feet of a building or use from a loading space requirement. However, all uses now require loading; whereas, the Zoning Ordinance only identified 29 uses requiring loading. Loading could be conducted within the parking lot if a loading space is not required.

<sup>6</sup> No change from current requirements.

<sup>7</sup> Proposed change reduces required loading spaces from maximum of 5 to 2. This is consistent with modifications approved by the Board of Supervisors.

<sup>8</sup> New maximum requirement of three loading spaces when located in a revitalization or transit area.

	<p style="text-align: center;">Development Area, or Tysons Urban Center; and</p> <p style="text-align: center;">No more than 5 loading spaces are required for a structure in any other area.<sup>9</sup></p>
All Other Commercial Uses, Including Shopping Centers	<p style="text-align: center;">1 space per 50,000 square feet of gross floor area, provided that:</p> <p style="text-align: center;">No more than 3 loading spaces are required for a structure when located in a Commercial Revitalization District as defined in Section 3102, or in an area identified by the Comprehensive Plan as a Commercial Revitalization Area, Commercial Business Center, Suburban Neighborhood in the Richmond Highway Corridor, Transit Station Area, Transit Oriented District, Transit Development District, or Tysons Urban Center; and</p> <p style="text-align: center;">No more than 5 loading spaces are required for a structure in any other area.<sup>10</sup></p>
<b>INDUSTRIAL USES</b>	
Industrial Uses	<p style="text-align: center;">1 space per each 50,000 square feet of gross floor area provided that:</p> <p style="text-align: center;">No more than 5 off-street loading spaces are required for a structure.<sup>11</sup></p>

#### 4. Loading Space Adjustments<sup>12</sup>

- A.** The Board, as part of a rezoning or special exception, or the Director, as part of a site plan, may adjust the number of loading spaces required by this section when the applicant has demonstrated to the Board’s or Director’s satisfaction that:
- (1)** Fewer spaces than those required will adequately serve the use; and
  - (2)** The adjustment will not adversely affect the site or adjacent areas.

<sup>9</sup> New maximum requirement of three loading spaces when located in a revitalization or transit area.

<sup>10</sup> Combines most commercial uses and creates a requirement for shopping centers consistent with the retail rate. New maximum requirement of three loading spaces when located in revitalization or transit area.

<sup>11</sup> Combined the industrial uses into one rate.

<sup>12</sup> Propose formal process to permit further reduction of loading spaces. The Board has routinely modified loading spaces in the past even though the Zoning Ordinance does not give them the direct authority to make that revision. Staff is proposing a formal process to permit further reduction of loading spaces.