

Department of Planning and Development & Land Development Services

Parking Reimagined Crosswalk

Current Ordinance Section 6100	Corresponding New Ordinance Section & Comments on Changes
<u>6100.1 Applicability</u>	6100.1 Applicability
6100.1.A Generally	6100.1.A. Generally
6100.1.A(1)	(1) This subsection has been edited to require all uses and buildings to comply with this Article as it relates to parking. It also removes the language in (2) and (3) that stated the Article only had general application in Planned districts. The edits also remove the reference to the alternative requirement in the Commercial Revitalization Districts since they are proposed to be included in the rates subsection 6100.5.
6100.1.A(2)	Deleted and combined with (1) above.
6100.1.A(3)	Deleted and combined with (1) above.
6100.1.A(4)(a), (b), (c), (d)	Deleted and moved to subsection 6100.6 with revised text.
6100.1.A(5)	(2) Renumbered with no significant change to text.
6100.1.A(6)	(3) Renumbered with no change to the text.
	(4) Relocated from 6100.1.B(3) with no significant change to text.
	(5) New subsection proposed to permit electric vehicle charging infrastructure to be installed even if it causes parking to be reduced below the minimum requirements of this Article.
	(6) New subsection proposed to permit the Director to adjust the parking requirement by ten percent to permit the installation of landscaping in existing parking lots.
6100.1.B Change in Use or Expansion, or Enlargement of an Existing Structure or Use	6100.1.B. Change in Use or Expansion of an Existing Structure or Use
6100.1.B(1)(a), (b)	6100.1.B(1)(a), (b), (c) Subsection updated and reformatted to permit a new use or expansion of an existing structure or use that would not require additional parking spaces if there is a 10 percent or less increase in required parking.
6100.1.B(2)	Subsection deleted that permitted BOS or BZA to require additional parking for an existing structure or use when a new use or expansion requires a special exception or special permit. The approving

	bodies would have that authority without this subsection; however, staff does not want to encourage more parking for the existing use since this is contradictory to the noncompliant use section of the Zoning Ordinance.
6100.1.B(3)	Relocated to subsection 6100.1.A(4) since this language is more generalized and not directly related to an expansion of a use or building.
	6100.1.C Commercial Parking in a Residential District Relocated from subsection 6100.2.B(1) with editorial changes and now specifically permits the BOS to modify the setbacks. This was previously permitted prior to zMOD.
	6100.1.D Parking Tabulations New language is added defining when a parking tabulation is needed, or not, and expands the categories of uses where tabulations, and thus additional parking, is not needed with changes in use for existing buildings.
	6100.1.E Use of Off-Street Parking Lots Relocated from subsection 6100.2.E with minor editorial changes.
<u>6100.2. Off-Street Parking Standards, Layout, and Design</u>	6100.2. Off-Street Parking Standards, Layout, and Design
A. General Location	A. General Location
6100.2.A(1)	(1) Minor editorial updates.
6100.2.A(2)	(2) No update recommended.
6100.2.A(3)(a), (b)	(3) Removes (a) related to exempting parking bays in single family attached dwellings from the 10-foot landscape setback and reorganizes the subsection with other minor edits. It was determined that single family attached driveways were already exempt from the setback and, if the parking bay is within a structure, it should be at least 10 feet from the right-of-way.
6100.2.A(4)	Relocated to subsection 6100.1.C.
6100.2.B Parking in Residential Districts	6100.2.B. Parking in Residential Districts
6100.2.B(1)(a), (b)	Relocated to subsection 6100.1.C.
6100.2.B(2)	(1) Subsection reformatted with no significant change.
6100.2.B(3)(a), (b), (c)	Subsection consolidated with 6100.2.B(1) with no significant change.

6100.2.C Off-Street Parking Design and Layout	6100.2.C Off-Street Parking Design and Layout
6100.2.C(1)(a)1, 2, 3, 4	(1)(a), (b) Subsection reformatted. Subsection C(1)(a)1, 2 proposed to be deleted since deemed unnecessary. Subsection C(1)(a) 3 is now addressed in subsection 6100.6. Subsection C(1)(a)4 relocated to subsection 6100.1.B(1)(c).
6100.2.C(1)(b)	Subsection reformatted with no significant change.
6100.2.C(2)(a), (b), (c)	Subsection 6100.C(2)(a) and (c) has minor edits. Subsection 6100.2.C(2)(b) relocated to 6100.3.
6100.2.C(3)(a), (b), (c), (d)	Minor editorial revisions and consolidated with subsection 6100.2.C(3)
6100.2.C(4)(a), (b)1, a, b, c, d, 2	6100.2.C(4)(a) minor editorial revisions. 6100.2.C(4)(b) reformatted with a provision added that does not require an engineered redesignation plan.
6100.2.C(5)(a), (b)	Relocated to Appendix 1 with provisions discussing conformance with previous ordinance language.
6100.2.D Shared Off-Street Parking	Relocated to subsection 6100.6.
6100.2.E(1), (2) Off-Site Parking	Relocated to subsection 6100.1.
6100.2.F Additional Parking	Relocated to Appendix 1 with provisions discussing conformance with previous ordinance language.
6100.2.G(1), (2) Use of Off-Street Parking Areas	Relocated to subsection 6100.1.
	6100.2.D new subsection added for tandem parking to permit to count as a required space under certain circumstances. Also moved current language allowing tandem parking for single-family detached and attached residential to this section.
<u>6100.3. Calculation of Off-Street Parking</u>	6100.3. Calculation of Off-Street Parking
6100.3.A	A. Deleted reference to accessory service uses. Currently these uses are permitted to be parked at the rate for the principal use. The proposed changes will continue to park the accessory service use at the principal rate or in some cases at the office rate.

6100.3.B	B. Proposal will permit calculation of parking spaces when resulting in a fraction to be rounded down rather than rounded up per the current Zoning Ordinance.
6100.3.C	C. Revised to include Director as part of the determination for required parking.
6100.3.D(1), (2)	D. Proposed change will eliminate the exception for malls related to calculation of applicable square footage to determine the minimum parking requirement, simplifying the parking rate for this use.
6100.3.E	E. Minor edits to clarify electric vehicle spaces count as required parking spaces.
	F. New subsection to clarify that accessible spaces count as required parking and that the required accessible spaces are determined prior to any applicable adjustment in the base required parking.
	G. New subsection to clarify that company vehicles are to be parked onsite and not on adjacent public streets.
6100.4 Minimum Required Off-Street Vehicle Parking Spaces	6100.4. Minimum Required Off-Street Vehicle Parking Spaces
A. Table of Required Parking Spaces	Added clarification language.
Agricultural Uses	Agricultural Uses Changes to rates addressed in the footnotes
Residential Uses	Residential Uses Changes to rates addressed in the footnotes
Public, Institutional, and Community Uses	Public, Institutional, and Community Uses Changes to rates addressed in the footnotes
Commercial Uses	Commercial Uses Changes to rates addressed in the footnotes
Industrial Uses	Industrial Uses Changes to rates addressed in the footnotes
6100.4.B(1) (a), (b), (c), 2, 3 Shopping Center	B(1)(a)(b) Subsection revised to include craft beverage and small-scale production in the shopping center rate. Revised the office exception to only pertain to free-standing office buildings exceeding 5,000 gross square feet in size. Removed the exception for large

	restaurants. The revisions will permit more uses to be parked at the shopping center rate making it easier for tenant change-outs.
6100.4.C Transit Station Areas	Relocated to subsection 6100.5 and incorporated into the tiered framework.
6100.4.D(1)(a), (b), (c), 2 Restaurants	Relocated to Appendix 1 with provisions discussing conformance with previous ordinance language.
	C(1)(a), (b), (c), (d), (e) 2. Office Buildings New subsection that permits the identified uses in an office building to be parked at the office rate instead at the individual rate of the uses.
	D(1), (2), (3) Stacking Spaces New subsection that consolidates stacking requirements from other locations in this Article. Proposes a reduction in stacking spaces for drive-through financial institutions, drive-through pharmacy, and other drive-through uses.
	6100.5 Tiered Framework New subsection proposed to permit new minimum parking requirements for designated areas.
	6100.5.A Suburban Centers New minimum requirements proposed for multifamily dwelling units and nonresidential uses at 90 percent of the base rate.
	6100.5.B Revitalization Areas New minimum requirements proposed for nonresidential uses 80 percent of the base rate. Revised residential rates proposed.
	6100.5.C Transit Station Areas New minimum requirements proposed for nonresidential uses at 70 percent of the base rate. Revised residential rates proposed.
	6100.5.D Transit Oriented Development New minimum requirements proposed for nonresidential uses at 60 percent of the base rate. Revised residential rates proposed.
	6100.5.E PTC District – Off-Street Parking
	6100.5.E(1)(a)1,2,3, (b), (c)1, a, b Revised subsection 6102.1.A, B, C, D related to parking plans.
	Table 6100.9 Minimum parking rates updated for residential uses and hotels. No change to the permitted maximum rates.
	6100.5.E(2) Minor edits of subsection 6102.1.E.
	6100.5.E(3) Minor edits of subsection 6102.1.G.
	6100.5.E(4) Revised subsection 6102.1.H to simplify.

	6100.5.E(5) Revised and relocated from 6100.1 and expanded options to opt-into the rate to the TOD areas.
	6100.5.F PTC District Special Exception for Increase on Parking Relocated from subsection 6102.2.
	6100.5.F(1)(a), (b), (c), (d), (e), (f) Minor edits and addition of (f) to permit increase in parking for a public benefit.
	6100.5.F(2) Minor edits proposed.
<u>6100.5 Parking Reductions Authorized by the Director</u>	This subsection is combined with subsection 6100.6.
6100.5.A(1)(a)(b)	Shared parking reductions relocated to 6100.6.B and revised.
6100.5.A(2)(a)(b), 3	Restrictions on Director approval relocated to 6100.6.A and revised.
6100.5.B	Revised and incorporated as part of 6100.6.B for shared parking options.
6100.5.C	Deleted because parking requirements for religious assembly in 6100.4 will not have to park related private school, child care or specialized instruction separately.
6100.5.D	Revised and relocated to 6100.6.B(5)
<u>6100.6 Off-Street Parking and Stacking Alternatives Authorized by the Board</u>	6100.6 Adjustments to Minimum Off-Street Parking
	A(1), (2), (3), (4), (5) (a), (b), (6) General New subsection to determine when the Board or Director may approve a parking adjustment.
6100.6.A(1), (2) Shared Parking Reductions	Revised and relocated to subsection 6100.6.B. Added new option in (1) for a standard parking reduction using Table 6100.10 and associated criteria. Added new option in (4) for a mixed-use shared parking reduction.
6100.6.B(1)(a), (b), (c), (d), 2, 3 Transit Related Reductions	Revised and relocated to new subsections 6100.6.C and D.
6100.6.C(1)(a), (b), (c), (d) Off-Street Parking Generally	Revised and relocated to new subsection 6100.6.B.3.(a), (b), (c), (d)
6100.6.C(2) Commercial Revitalization Districts	Deleted because commercial revitalization districts receives an automatic reduced parking requirement as part of the tiered framework as provided in subsection 6100.5.

6100.6.C(3)(a), (b), (c), (d) Community Business Centers	Revised to delete specific requirements for adjustments within a Community Business Center with consolidation of public parking elements in new subsection 6100.6.F.
6100.6.D Stacking Spaces	Relocated to subsection 6100.4.
6100.6.E Hotel, Conference, or Convention Centers in Proximity to an Airport	Proposed to be deleted due to lack of requests, an automatic reduced parking requirement based on tiered framework, and the ability to request an adjustment based on unique circumstances in subsection 6100.6.H.
6100.6.F Nonresidential Uses Within Lake Anne Commercial Revitalization Area	Deleted since this adjustment now qualifies for an automatic reduced parking requirement within the tiered framework in subsection 6100.5.
6100.6.G Other Parking Reductions	Revised and relocated to subsection 6100.6.H.
	6100.6.E Affordable Housing New subsection proposed to adjust parking requirements for affordable housing.
	6100.6.F(1)(a), (b), (c) Revised subsection 6100.6.C(3) to expand ability to use public parking to adjust minimum parking requirements.
	6100.6.G Public Benefit New subsection proposed to permit adjustments to preserve significant trees or historic structures.
	6100.6.H Other Parking Adjustments Revised former subsection 6100.6.G.
<u>6101 Off-Street Loading</u>	6101 Off-Street Loading
6101.1 Applicability	6101.1 Applicability
6101.1.A Within the R, C, or I Districts	A. Applicability Combines subsections 6101.1A, B and C and removes general application of this section for Planned Districts.
6101.1.B Within the PDH, PDC, PRC, PRM and PCC Districts	Combined with subsection 6101.1.A.
6101.1.C Within the PTC District	Combined with subsection 6101.1.A.
6101.1.D Expansion or Enlargement of an Existing Structure or Use	6101.1.B Expansion of an Existing Structure or Use Minor editorial revisions proposed

6101.2 General Provisions	6101.2 General Provisions
6101.2.A	A. Minor editorial revisions proposed
6101.2.B(1), (2), (3)	B(1) deleted because this relates to the relocation of a loading space and is not a reduction. Minor editorial revisions to former B(2),(3) and renumbering. B(3) is new language to clarify that loading and refuse/recycling facilities can be co-located.
6101.2.C	Deleted the restriction on locating loading entrances within 40 feet of a street intersection. Proposed to be deleted since this is a common waiver request. LDS can review the setback at the time of site plan to ensure proper vehicle sight distance is met.
6101.2.D	C. No editorial revisions from former subsection 6101.2.D.
6101.2.E	D. Minor editorial revisions from former subsection 6101.2.E.
6101.2.F	E. Minor editorial revisions from former subsection 6101.2.F.
6101.2.G	F. Minor editorial revisions from former subsection 6101.2.G.
6101.2.H	G. Minor editorial revisions from former subsection 6101.2.H
6101.2.I	H. No revisions from former subsection 6101.2.I.
6101.2.J	I. Minor editorial revisions from former subsection 6101.2.J.
6101.2.K	J. Minor editorial revisions from former subsection 6101.2.K.
6101.2.L	Proposed to be deleted because new (K) addresses this issue.
6101.2.M	Proposed to be deleted because new (N) addresses this issue.
6101.2.N	K. Minor editorial revisions from former subsection 6101.2.N.
6101.3 Minimum Required Off-Street Loading Spaces	6101.3.A Minimum Required Off-Street Loading Spaces Minor editorial revisions and statement that the first 25,000 square feet of a building is not required to provide loading.
Table 6101.1 Minimum Required Loading Space Categories	Table deleted and combined with new Table 6101.1
Table 6101.2 Minimum Required Loading Spaces	Table 6101.1 Minimum Required Loading Spaces Revised concept to base loading requirements on the use classification.
	6101.4.A(1), (2) Loading Space Adjustment New subsection to provide process for adjusting loading space requirement.

<u>6102 PTC District – Off-Street Parking and Loading</u>	The parking elements of this subsection are relocated to subsection 6100.5. Loading is combined in revisions to Section 6101.1.A.
	6102 Bicycle Parking Requirements – To Be Determined