

## ARTICLE 5 Parking and Loading Regulations

### 5-1. Purpose and Intent

The purpose of this article is to regulate parking and loading spaces for motor vehicles in order to promote and protect the public health, safety and welfare and further the goals of the Comprehensive Plan. Any structure erected, altered, or used, and any lot used for any of the following purposes must be provided with the minimum off-street parking spaces as set forth in this Article, together with adequate passageways or driveways or other means of circulation and access to and from a street or way. The parking and loading requirements of this Ordinance apply 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.

### 5-2. Design and Construction Requirements

#### 5-2.1 Circulation and Access

All off-street parking and loading facilities must provide for adequate vehicular and pedestrian circulation within the site and safe and convenient access onto adjoining streets, pedestrian walkways and to contiguous properties. If access to contiguous lots cannot be provided fully to the parking areas on the contiguous property, then a stub connection must be provided in a place that will allow a future connection.

Among factors to be considered in meeting access requirements are the number and location of entrances, exits, and aisles; the need for acceleration, deceleration, turning lanes, and other traffic control improvements; the general arrangement of parking and loading areas; the means of access to buildings for fire fighting and emergency vehicles and personnel; and the needs of all pedestrians, including the disabled.

#### 5-2.2 Driveway Entrances

Driveway entrances must accommodate all vehicle types expected to enter the site. There must not be more than one (1) entrance and exit or one (1) combined entrance and exit along any street frontage, unless deemed necessary by the Zoning Administrator to alleviate traffic congestion and interference along such street.

Off-street parking and loading areas must prohibit the backing out of vehicles into the public right-of-way, except for driveways serving single-family detached, two-family, or duplex dwellings, nor to diagonal parking spaces on local streets. Direct access onto arterial roadways or primary collectors is prohibited unless there are no alternatives for providing access to the site.

#### 5-2.3 Parking Surfaces and Drainage

5-2.3.1 All off-street parking and loading areas for more than five (5) required spaces, for uses for which a site plan is required, including aisles, entrances and driveways, must be graded and drained to dispose of surface water and paved with an impervious, all-weather surface, such as bituminous concrete or asphalt.

- 5-2.3.2 Paving of parking lots within the 100 year floodplain may be waived by authorization of the Zoning Administrator if the applicant can show to the satisfaction of the Zoning Administrator that the stormwater run-off from the parking area will be less in volume, speed and pollutant content than it would if the surface was paved as otherwise required by this Ordinance.
- 5-2.3.3 Paved pedestrian walkways must be provided on-site as necessary to protect pedestrians and promote the safe, convenient and efficient movement of pedestrians and vehicles. Such walkways shall have an unobstructed width of a minimum of four (4) feet.
- 5-2.3.4 Paved parking and loading spaces must be marked by durable painted lines or curbs extending the length of the space. Signs and/or pavement markings shall be used as necessary to ensure safe traffic operation and to identify designated handicapped parking spaces and loading spaces.

#### 5-2.4 Curb and Gutter

Curb and gutter shall be installed within off-street parking and loading areas where deemed necessary by the Zoning Administrator, to control storm drainage, channelize traffic, protect buildings and landscaped areas, and separate pedestrian and vehicular circulation areas.

#### 5-2.5 Design Requirements for Parking Lots

- 5-2.5.1 Parking lots in residential districts must not be constructed and maintained within required front yards, except for single-family, two-family, and duplex dwellings.
- 5-2.5.2 All parking lots must be arranged for functional efficiency and convenience and in general be designed so as to reduce adverse impact on surrounding public or private property. All parking lots shall be landscaped in accordance with Article 6.
- 5-2.5.3 All parking lots must be designed to safely and conveniently provide for pedestrian access and circulation.
- 5-2.5.4 All parking lots must be properly graded for drainage and maintained in good condition free of weeds, dust, trash, or debris.
- 5-2.5.5 All parking lots must be provided with entrances and exits so located as to minimize traffic congestion and the effect of headlight glare.
- 5-2.5.6 All parking lots for non-residential uses must be designed to provide adequate stacking space for entry and egress onto adjacent streets.
- 5-2.5.7 All parking lots for non-residential uses must be provided with wheel or bumper guards so located and arranged that no part of any parked vehicles will extend beyond the boundaries of the lot upon which the parking lot is located.

5-2.5.8 Lighting facilities must be designed, located and constructed to prevent unreasonable nor unnecessarily disturb occupants of adjacent residential properties, nor interfere with traffic, by either location or glare.

5-2.5.9 Paved parking areas must incorporate vegetative filter strips in order to minimize stormwater run-off.

5-2.6 Parking Space Size

The dimensions for each individual parking space shall not be less than one hundred sixty-two (162) square feet (18' x 9'), except for parallel parking spaces which shall be a minimum twenty-two (22) feet in length.

The following minimum dimensions shall be used in the design and construction of all parking lots:

| Parking Angle (Degrees) | Stall Width | Stall Depth | Aisle Width |
|-------------------------|-------------|-------------|-------------|
| For two-way aisles:     |             |             |             |
| 90                      | 9 ft.       | 18 ft.      | 24 ft.      |
| 80                      | 9 ft.       | 19 ft.      | 24 ft.      |
| 70                      | 9 ft.       | 20 ft.      | 21 ft.      |
| 60                      | 9 ft.       | 20 ft.      | 20 ft.      |
| 45                      | 9 ft.       | 19 ft.      | 15 ft.      |
| 30                      | 9 ft.       | 17 ft.      | 12 ft.      |
| For one-way aisles:     |             |             |             |
| 45                      | 9 ft.       | 19 ft.      | 12 ft.      |
| 30                      | 9 ft.       | 17 ft.      | 12 ft.      |

Parking spaces designated for compact cars may be reduced to eight (8) feet in width and fifteen (15) feet in length, except for parallel spaces which shall be nineteen (19) feet in length. Such parking spaces may comprise up to twenty (20) per cent of the total parking spaces required, provided that they are grouped together and clearly identified through pavement markings and/or signs. Compact spaces can only be used to meet nonresidential parking requirements.

### **5-3 Parking Limitations**

#### **5-3.1 Parking on the Same Lot**

All off-street parking spaces for single family, two-family and duplex residential uses must be provided on the same lot as the use which they serve. Parking for attached and multi-family dwellings need not be on the same lot as the use which they serve, but must be located in accordance with the approved site development plan. Off-street parking spaces for non-residential uses must be on the same lot with the principal use or structure except for the provisions for shared parking.

#### **5-3.2 Off-Street Parking on Driveways**

For dwelling units with enclosed garages, either attached or detached, the driveway area shall not be considered in the calculation of off-street parking spaces unless additional width is provided that permits the parking of a vehicle while still maintaining access to the garage.

#### **5-3.3 Parking in Yards**

Parking areas, including any driveways and entrances in any yard adjacent to a street of a single family, two-family or duplex lot shall be limited to the area contained in paved or gravel areas which shall not exceed an area for more than four automobiles, and shall not exceed more than fifty (50%) percent of any such yard.

#### **5-3.4 Use of Parking Areas**

No parking area shall be used for the sale, repair, or dismantling of any vehicles, equipment, materials or supplies or for the storage of inoperable vehicles.

#### **5-3.5 Access to Rear Yards**

For single family, two-family and duplex residential uses, a minimum of ten (10) feet of unobstructed side yard space must be provided to allow emergency vehicle access to rear yards.

### **5-4. Computation of Requirements**

#### **5-4.1 Fractions**

When units of measurement used to determine the number of parking or loading spaces result in a fraction of a space, any fraction greater than or equal to one-half (0.5) shall require one (1) space.

#### **5-4.2 Floor Area**

When parking and loading requirements are based on gross leasable area, such area shall include the total area for which a tenant owns or pays rents and which is designed for the tenant's occupancy and exclusive use. Common hallways, stairwells, elevator shafts, mechanical equipment rooms, and similar non-leasable floor area shall be excluded from parking or loading tabulations. When parking and

loading requirements are based on gross floor area, such area shall be measured from the outside edges of the building and shall include all enclosed space.

5-4.3 Number of Seats

When parking or loading requirements are based on the number of seats, and benches or pews are used, each eighteen (18) lineal inches of such seating shall be determined to equal one (1) seat. In cases where fixed seats, pews, or benches are not used, but temporary or portable seating is used, each seven (7) square feet of floor area available for temporary seating shall equal one (1) seat.

5-4.4 Planning Commission Determinations

Additional or fewer parking spaces may be required by the Planning Commission based upon its review of the site plan and the specific needs of the proposed uses.

5-5. Required Parking Spaces

| Use  | Number of Parking Spaces Required   |
|--|---|
| <b>Assembly plants or Manufacturing uses</b> | one (1) for each one (1) employee for which the establishment is designed or used, whichever is greater, plus one (1) space per company vehicle, plus space to accommodate all trucks or other vehicles used in conjunction with the plant.   |
| <b>Assisted Living Facility</b>              | one and one-half (1.5) for each four (4) dwelling units if the facility contains central dining facilities<br>two and one-half (2.5) for each four (4) dwelling units if without central dining facilities<br>and one (1) per employee, calculated for the work period containing the largest number of employees |
| <b>Auto, Trailer Sales and/or Rental</b>     | one (1) per five hundred (500) square feet enclosed sales area, plus three (3) spaces per service bay, plus one (1) space per employee, plus one (1) space per twenty-five hundred (2,500) square feet of open sales area.  |
| <b>Auditorium or stadium</b>                 | one (1) per five (5) seats design capacity  |
| <b>Bank</b>                                  | one (1) per two hundred fifty (250) square feet gross floor area.   |
| <b>Bed and Breakfasts; Tourist homes</b>     | one (1) for each accommodation (room or suite) and one (1) for each employee, calculated for the work period containing the largest number of employees   |

| Use   | Number of Parking Spaces Required   |
|---|---|
| <b>Building Contractors &amp; Similar Trades &amp; Services</b> | one (1) per five hundred (500) square feet gross floor area, plus one (1) space per company vehicle.  |
| <b>Car Wash</b>   | one (1) per employee, plus required stacking spaces   |
| <b>Church</b>   | one (1) per five (5) seats design capacity of the principal place of worship.   |
| <b>Civic Club</b>   | one (1) per three (3) members, based on maximum anticipated membership  |
| <b>Convenience Center or General Store</b>                      | six (6) per one thousand (1,000) square feet gross floor area.  |
| <b>Country Club</b>   | the sum of the total spaces required for each component use (golf, restaurant, inn, etc.), except for any reductions that may be granted for shared parking in accord with Section 5-7.   |
| <b>Country Inn</b>  | one (1) per room, plus one (1) space for each employee calculated for the work period containing the largest number of employees,   |
| <b>Country Store</b>  | three (3) per one thousand (1,000) square feet gross floor area.  |
| <b>Dwelling, Single family in residential districts</b>         | two (2) per dwelling unit   |
| <b>Dwellings, Townhouses (attached), and two-family units</b>   | two and one-half (2.5) per dwelling unit  |
| <b>Dwelling, Manufactured Housing</b>                           | two (2) per unit  |
| <b>Dwelling, Multifamily</b>                                    | one and one half (1.5) per dwelling unit for efficiency units<br>two (2) per dwelling unit for one-bedroom units<br>two and one-half (2.5) per dwelling unit for two-bedroom units<br>three (3) per dwelling unit for three or more bedroom units |

| Use  | Number of Parking Spaces Required   |
|--|---|
| <b>Dwelling, Dormitory</b>                 | One for each two (2) beds   |
| <b>Funeral Home, Mortuary</b>              | one (1) per four (4) seats, plus one (1) space per two (2) employees, plus one (1) reserved space for each hearse, ambulance, or company vehicle.   |
| <b>Golf Course</b>                         | thirty (30) per nine (9) holes, plus one (1) space per employee.  |
| <b>Health or Fitness Club</b>              | one (1) per two hundred fifty (250) square feet gross floor area.   |
| <b>Hospital</b>                            | one (1) per two (2) beds, including infants cribs and children's beds, plus<br>one (1) space per staff physician, plus<br>one (1) space per other employee calculated for the work period containing the largest number of employees. |
| <b>Hotel or Motel</b>                      | one (1) per room, plus one (1) space for each employee calculated for the work period containing the largest number of employees, plus any additional spaces for restaurants or other associated uses.                                |
| <b>Kennel</b>                              | 1 for every four (4) canine runs (maximum 2 dogs per run)   |
| <b>Library</b>                             | one (1) per 2.5 patrons, based on the designed occupancy load, plus<br>one (1) space per employee calculated for the work period containing the largest number of employees.  |
| <b>Medical or Dental Office</b>            | one (1) per two hundred (200) sq. ft. gross floor area.   |
| <b>Mini-Warehouse Facility</b>             | four (4) per one thousand (1,000) square feet net floor area of office space, plus one (1) space per employee, plus two (2) spaces for any resident manager quarters.   |
| <b>Motel</b>                               | See Hotel   |
| <b>Nursery School or Child Care Center</b> | one (1) per staff member or employee plus<br>one (1) per one thousand (1,000) square feet gross floor area  |

| <b>Use</b>   | <b>Number of Parking Spaces Required</b>  |
|--|---|
| <b>Nursing Home</b>  | one (1) per four (4) beds plus<br>one (1) per employee calculated for the work period<br>containing the largest number of employees.  |
| <b>Office Buildings</b>  | one (1) per three hundred (300) square feet gross floor area  |
| <b>Personal Services<br/>Establishments</b>  | one (1) per two hundred (200) square feet of gross floor<br>area.   |
| <b>Post Office</b>   | one (1) for each fifty (50) box holders, but not less than ten<br>(10) spaces.  |
| <b>Restaurants, Fast Food or<br/>Carry Out</b>                                     | one (1) per one hundred (100) square feet gross floor area.   |
| <b>Restaurants, Sit Down</b>   | one (1) per one hundred fifty (150) square feet gross-floor<br>area.  |
| <b>Retail Sales, General</b>   | one (1) per two hundred (200) square feet gross floor area  |
| <b>Retail Sales, Large Scale<br/>(over 50,000 square ft.<br/>gross floor area)</b> | four (4) per 1,000 square feet gross floor area   |
| <b>School, Elementary</b>  | one (1) per twenty (20) design capacity of classroom seats<br>plus one (1) space per employee calculated for the work<br>period containing the largest number of employees.   |
| <b>School, Middle</b>  | one (1) per fifteen (15) design capacity of classroom seats<br>plus one (1) space per employee calculated for the work<br>period containing the largest number of employees.  |
| <b>School, High</b>  | one (1) space per ten (10) design capacity of classroom<br>seats plus one (1) space per employee calculated for the<br>work period containing the largest number of employees.  |
| <b>Service Station,<br/>Automotive</b>   | one (1) space per six fuel pumps (in addition to stacking<br>space next to pumps for fueling), plus one (1) space per<br>employee calculated for the work period containing the<br>largest number of employees, plus additional spaces, as<br>required herein, for any auxiliary uses such as convenience<br>food and retail sales. |

| Use   | Number of Parking Spaces Required   |
|---|---|
| <b>Service station, including auto repair</b> | two (2) per service bay, plus one (1) space per employee.   |
| <b>Swimming Pool, public</b>                  | one (1) per four (4) persons, based on design capacity of the pool.   |
| <b>Utility Facility</b>                       | one (1) per employee calculated for the work period containing the largest number of employees, plus one (1) space per company vehicle domiciled on-site.<br>Adequate parking for the emergency maintenance of the utility facility, minimum of two (2) spaces. |
| <b>Veterinary Clinic</b>                      | one (1) per three hundred (300) square feet gross floor area  |
| <b>Wholesale Trade Establishment</b>          | one (1) per one thousand (1,000) square feet gross floor area, plus one (1) space per company vehicle.  |

**5-6 Uses Not Specifically Listed**

For any use not directly addressed by the above parking schedules, the Zoning Administrator shall determine the appropriate number of parking spaces based on a use listed above that most closely approximates the proposed use, or through information provided by the applicant, or through consultation with other communities containing uses similar to the one proposed, or through a combination of these or other research methods as deemed appropriate by the Zoning Administrator.

**5-7 Shared Parking**

Required parking space may be provided cooperatively for two (2) or more contiguous uses, provided that provisions are established that will assure the permanent availability of such space, and subject to a special exception permit from the Board of Supervisors.

The amount of such combined space shall be equal to the sum of the amounts required for the separate uses; provided, that the Board of Supervisors may reduce the amount of space otherwise required if the total parking needs at any given time can be shown to be less than the standard due to the uses having different hours of normal activity.

**5-8. Standards for Large Vehicles and Equipment**

5-8.1. Parking of not more than one commercial vehicle associated with an approved home occupation or home business in a residential district is permitted, provided that such vehicles not include any tractor trailer or vehicle exceeding one and one-half ton capacity. Parking for such vehicles must not be in any required front or side yard.

- 5-8.2. Parking of small cargo trailers and recreational vehicles or equipment in a residential district including but not limited to boats, boat trailers, camping trailers, travel trailers, motorized dwellings, tent trailers, houseboats and horse vans, are subject to the following limitations:
- 5-8.2.1. Such equipment must not be used for living, sleeping or other occupancy when parked or stored on a residential lot or in any other location not approved for such occupancy use.
  - 5-8.2.2. Such equipment six feet or more in average height, not parked or stored in a garage, carport or other structure, must not be located in any required front or side yard and must be located at least three feet from all buildings.
- 5-8.3. Outdoor storage or overnight parking of buses, trucks or other vehicles exceeding one and one-half ton capacity is not permitted in residential districts unless otherwise provided for in this Ordinance.

## **5-9 Off-Street Loading Requirements**

### **5-9.1 Zoning Administrator Determinations**

The adequacy of off-street loading and unloading shall be determined by the Zoning Administrator, taking the following factors/standards into consideration:

- 5-9.1.1 The availability of access to an adjacent street, alley, lane, or driveway.
- 5-9.1.2. The location of the facility in relation to the vehicular circulation in adjacent parking spaces.
- 5-9.1.3. The nature of the establishment which the facility serves.
- 5-9.1.4. The required schedule of loading and unloading.
- 5-9.1.5 All off-street loading space must be provided on the same lot with the use which it serves.
- 5-9.1.6 Off-street loading space must be provided in addition to and exclusive of the parking requirement on the basis of:
  - (A) One (1) space (three hundred (300) square feet) for each eight thousand (8,000) square feet of retail gross leasable area.
  - (B) One (1) space (three hundred (300) square feet) for each eight thousand (8,000) square feet of office space.
  - (C) One (1) space (three hundred (300) square feet) for each ten thousand (10,000) square feet of industrial floor space.

### **5-9.2 Planning Commission Determinations**

Additional or fewer loading spaces may be required by the Planning Commission based upon its review of the site plan.

## **5-10 Minimum Stacking Space Requirements**

### **5-10.1. Drive-up and Drive-Through Uses**

All uses which include a drive-up window or which are characterized by patrons remaining in their vehicles to receive service shall provide on-site stacking spaces in order to alleviate traffic congestion.

### **5-10.2. Stacking Space Dimensions and Design**

5-10.2 .1 Stacking spaces shall be a minimum of ten (10) feet in width and twenty (20) feet in length.

5-10.2.2 All stacking areas must be separated from other vehicular and pedestrian circulation aisles and parking spaces through the use of landscaped islands bounded by concrete curbing or equivalent durable material.

### **5-10.3 Number of Stacking Spaces Required**

5-10.3.1 Restaurant, Fast Food: a minimum of ten (10) spaces as measured from the drive-through window.

5-10.3.2 Car Washes: a minimum of three (3) spaces per car wash bay as measured from the bay.

5-10.3.3 Financial Institutions: a minimum of eight (8) spaces for one (1) drive-through window, plus four (4) spaces for each additional drive-thru window.

5-10.3.4 Other Uses With Drive-Through Windows or Similar Characteristics: for uses not listed above, the Zoning Administrator shall determine the appropriate number of stacking spaces based on the use that most closely approximates the proposed use, or through information provided by the applicant or through consultation with other communities containing uses similar to the one proposed, or through a combination of these methods, as deemed appropriate by the Zoning Administrator.

## **5-11 Handicapped Parking**

### **5-11.1. Required Handicapped Parking**

Parking spaces designed to accommodate the needs of the handicapped must be provided as required in this Ordinance and as required by the Uniform Statewide Building Code.

All non-residential uses where off-street parking spaces are required, as well as apartment and townhouse developments, must provide parking for handicapped persons. At least one (1) five-foot wide wheelchair access ramp or curb cut, located next to the handicapped parking space(s), is required. The ramp or curb cut shall be designed to provide access to sidewalks, walkways, or pedestrian paths serving the use.

5-11.2. Handicapped Spaces

- 5-11.2.1 For uses requiring less than five (5) off-street parking spaces, at least one (1) space shall be thirteen (13) feet wide and be marked with lines to provide a parking area eight (8) feet in width and a loading area (access aisle) five (5) feet in width. For uses requiring more than five (5) off-street parking spaces, accessible spaces shall be identified by above-grade signs bearing the standard handicapped parking logo.
- 5-11.2.2 Handicapped parking spaces must have a minimum width of eight (8) feet for the space and eight (8) feet for the access aisle, and a minimum length of eighteen (18) feet.

5-11.3. Number and Design of Handicapped Spaces

- 5-11.3.1 The number of required handicapped parking spaces must be determined by the following schedule:

| Total Number of Off-Street Parking Spaces Required | Total Number of Spaces Accessible for Handicapped Use |
|--|---|
| 1 to 25  | 1   |
| 26 to 50   | 2   |
| 51 to 75   | 3   |
| 76 to 100  | 4   |
| 101 to 150   | 5   |
| 151 to 200   | 6   |
| 201 to 300   | 7   |
| 301 to 400   | 8   |
| 401 to 500   | 9   |
| 501 to 1,000                                       | 2% of total   |
| More than 1,000                                    | 20 plus one for each 100 over 1,000                   |

- 5-11.3.2 All handicapped parking spaces must be located near building entrances and/or pedestrian walkways. If located next to curbs or steps, provisions must be made to provide an alternative means of access to the building and/or public sidewalk.
- 5-11.3.3 All handicapped parking spaces must be clearly identified by placement of signs, a minimum of four (4) feet in height and one-and-one-half (1.5) square feet in area, with the words "Reserved Parking" and having a handicapped logo, meeting Virginia Department of Transportation specifications.
- 5-11.3.4 All handicapped parking spaces must be situated on a grade not to exceed two (2) percent.