

ARTICLE 22. PARKING AND LOADING REQUIREMENTS

Sec. 15-331 Off-street parking and loading/unloading requirements

- A. *Minimum off-street parking.* When any main building is constructed, enlarged, or structurally altered and converted to another use, adequate minimum off-street parking spaces must be provided as follows:

Land Use	Required Parking*
<i>Agricultural/Natural Resources</i>	
Abattoir	1/employee
Farm and feed supply	1/200 sq. ft. of sales area
Farm equipment sales and service	1/500 sq. ft.
Farmers market; vendor or produce stand	2, plus 1/1,000 sq. ft. of outdoor display area (under tent)
Greenhouse/nursery - retail	1/500 sq. ft., plus 4/ac. of outdoor sales, display or service area
Meat, poultry, and fish processing	1/employee
<i>Residential</i>	
Accessory dwelling unit, attached or detached	1/bedroom
Assisted living facility; group home of eight or fewer	1/4 beds
Bed and breakfast	1/guestroom; plus 1/operator
Cluster mailboxes	2 spaces if serving more than 16 lots
Community clubhouse, neighborhood	1/500 sq. ft.
Continuing care retirement community	1/independent dwelling unit; 1/3 patient beds; 1/employee on maximum shift
Dwelling, single-family detached	1/dwelling unit
Dwelling, two-family	1.5/dwelling unit
Family health care structure, temporary	1/dwelling unit
Housing, ground level-temporary, operated by nonprofit group	1/bedroom
Housing, second story, not to exceed 50% of the total area of the building	1/bedroom
Multifamily; multifamily age-restricted	2/dwelling unit (multifamily); 1.5/dwelling unit (age-restricted)
Senior congregate care living facility	1/independent dwelling unit; 1/employee on maximum shift
Short-term rental, hosted	1/guestroom; plus 1/operator
Short-term rental, unhosted	1/bedroom
<i>Commercial and Office</i>	

Adult business	1/200 sq. ft.
Adult day care center	1/350 sq. ft.
Animal boarding; animal kennel	1/500 sq. ft.
Animal grooming	1/300 sq. ft. for boarding areas (excluding exercise areas)
Antique shop; gift shop	1/300 sq. ft.
Art studio, school, or gallery	1/400 sq. ft.
Automobile sales or rental; motor vehicle, watercraft, motorcycle and commercial and industrial truck sales; service of these vehicle types within an enclosed building	1/400 sq. ft. of enclosed sales, rental, office and parts area excluding service areas; plus 1/2,500 sq. ft. of outside display area; plus 3/bay
Automobile repair; gas station; service station	1/employee, plus 4/bay
Bakery	1/300 sq. ft.
Barber shop; beauty shop	1/300 sq. ft.
Bicycle sales and repair shop	1/400 sq. ft.
Campground; camp, day or boarding	2; plus 1/campsite
Carwash	1/employee
Cemetery, commercial	1/300 sq. ft. of office area
Cemetery, private	1
Child care center	1/350 sq. ft.
Club, private	1/3 members
Convenience store	1/200 sq. ft.
Dance school; music or martial arts instruction	1/400 sq. ft.
Drycleaner; laundromat	1/300 sq. ft.
Electric vehicle charging station	1/charging station
Family day home, fewer than six children	1/5 children, plus required parking for dwelling unit
Financial institution; bank	1/300 sq. ft.
Funeral home	1/50 sq. ft. (excluding storage and work areas)
Furniture store	1/1,000 sq. ft.
Hotel; motel	1/guestroom
Office, medical	1/300 sq. ft.
Office, professional	1/400 sq. ft.
Packing and mailing services	1/200 sq. ft.
Personal services	1/300 sq. ft.

Pharmacy; drugstore	1/250 sq. ft.
Retail uses	1/300 sq. ft.
Retail trade establishment which serves the needs of the neighborhood	1/300 sq. ft.
Repair services such as computers, home appliances, and TV	1/400 sq. ft.
Recreation vehicle, motor homes, travel trailer, and camper sales	1/300 sq. ft. of showroom/retail sales area; plus 1/employee
Sales of trucks, trailers, equipment, and tools	1/400 sq. ft.; plus 1/3,000 sq. ft. of outdoor display
Self-storage facility; mini-warehouse facility	1/10,000 sq. ft. devoted to self-storage, plus any floor area devoted to office space
Small wind turbine	1
Shopping center	1/250 sq. ft. of gross leasable area, excluding unfinished storage areas
Taxi service; limousine service	1/300 sq. ft.
Taxidermy	1/400 sq. ft.
Travel plaza; truck stop	1/200 sq. ft., plus 1 truck space/10,000 sq. ft. of site area
Truck hauling operation, four or more trucks	1/employee
Veterinary services; animal hospital; animal boarding place; animal shelter	1/500 sq. ft.
Food/Beverage	
Bar; nightclub	1/100 sq. ft.
Brewpub	1/100 sq. ft.
Microbrewery; distillery; winery; cidery; associated uses with public assembly	1/4 seats, up to 50% of the required spaces may be located off-site, if use complies with Sec. 15-332
Restaurant, drive-in/takeout	1/50 sq. ft., 15 minimum
Restaurant, sit down	1/100 sq. ft.
Recreation	
Athletic field and other commercial recreation	30/field
Club; lodge	1/3 members
Country club; golf club; private club	1/2 employees, plus 3/hole
Driving range	1/tee
Golf course, public	1/2 employees, plus 3/hole

Golf course, miniature	2/hole
Gun range, indoor and outdoor; rifle range; skeet shooting range; similar range or course; gunsmith shop	1/shooting station
Health club; fitness center and gymnasium; training facility	1/250 sq. ft.
Skating rink; swimming pool; other similar entertainment facility	1/50 sq.
Tennis, racquetball, squash and handball court	4/court
Theater, indoor	1/4 seats
Theater, outdoor	Per POD approval
<i>Public/Institutional</i>	
Animal shelter	1/500 sq. ft.
Broadcasting studio	1/1,000 sq. ft.
College; university	1/2 classroom seats; plus 1/auditorium seat
Convention hall; conference center	1/4 seats, up to 50% of the required spaces may be located off-site, if use complies with Sec. 15-332
Fire and rescue station	1/employee shift
Governmental building	1/300 sq. ft.
Government maintenance or storage facility	1/employee; plus 4/bay
Hospital	1/2 patient beds
Library	1/500 sq. ft.
Nursing home; assisted living facility	1/4 beds
Park and ride facility	Per POD approval
Park; playground; public recreational facility	1/600 sq. ft. of usable recreational area
Public assembly uses	1/4 seats, up to 50% of the required spaces may be located off-site, if use complies with Sec. 15-332
Residential facility, children (therapeutic group home)	2; plus 1/non-resident
School, public/private	High school: 6/classroom; middle and elementary school: 4/classroom
Worship uses	1/4 seats, up to 50% of the required spaces may be located off-site, if use complies with Sec. 15-332

Industrial	
Airport	1/2 tie-downs or hangar spaces, plus 1/vehicle garaged onsite
Asphalt mixing plant; concrete mixing plant	1/2 employees
Automobile storage lot	Per POD approval
Cabinetmaking, furniture and upholstery shop	1/2 employees
Catering; commercial kitchen	1/200 sq. ft.
Composting facility	1/2 employees
Contractor equipment storage yard, plant, or rental of equipment	1/commercial vehicle; plus 1/employee
Data center	1/300 sq. ft.
Debris landfill	Per POD approval
Game preserve	1/station; plus 1/employee
Laboratory, pharmaceutical/medical	1/300 sq. ft.
Lumber, building, fencing supplies, and equipment	1/400 sq. ft., plus 1/3,000 sq. ft. of outdoor display area
Manufacture, assembly, or fabrication, light	1/2 employees
Manufacture, assembly, or fabrication, heavy	1/2 employees
Material recovery facility	Per POD approval
Metal product assembly, cutting and fabrication	1/2 employees
Outdoor storage	Per POD approval
Petroleum storage	1/employee
Planned development park	Per POD approval
Plumbing and electrical supply	1/employee
Printing; other similar reproduction facility	1/employee
Sand and gravel pit; quarry; mining	Per POD approval
Truck terminal	1/1,000 sq. ft. of gross warehouse floor area. Parking for office/sales area to be calculated separately and required in addition to the space(s) required herein.
Wholesale business, store or warehouse	Wholesale: 1/400 sq. ft.; warehouse: 1/2,000 sq. ft.
Wildlife preserve; conservation area; woodland preserve; arboretum	1/station; plus 1/employee

Utilities	
Public utility generating station; transmission substation; transmission line other than normal distribution facility	1/employee
Telecommunication facility; radio tower	1/site

*Square footage means gross square footage, unless otherwise specified.

- B. *Off-street loading and/or unloading requirements.* Except as otherwise provided in this article, when any building or structure is hereafter erected or structurally altered to increase the floor area by 25% or more, or any building is hereafter converted, for the uses listed below and containing the floor area specified, accessory off-street loading and/or unloading spaces must be provided as follows:

Use	Number of Unloading Spaces
<i>Retail grocery store and department store</i>	
4,000-10,000 sq. ft. of floor area	1
10,001-20,000 sq. ft. of floor area	2
Each 10,000 or fraction thereof over 20,001 sq. ft.	1
Restaurant greater than 4,000 sq. ft.	1
<i>Hospital, or similar institution, or place of public assembly</i>	
10,000-50,000 sq. ft.	1
Each 50,000 sq. ft. over 50,000 sq. ft.	1 additional
<i>Wholesale warehouse, general service manufacturing, or industrial establishment</i>	
15,000-30,000 sq. ft.	1
Each 50,000 sq. ft. over 30,000 sq. ft.	1 additional

Sec. 15-332 Joint use of off-site parking facilities

- A. All required parking spaces must be located on the same lot with the building or use served, except non-residential buildings may have spaces located up to 600 feet away.
- B. Parking spaces required for the following uses may be jointly used, provided that a written agreement of the shared parking is properly executed and recorded:
- (1) Theaters, public auditoriums, bowling alleys, dance halls, nightclubs, and other uses with non-traditional business operating hours may be jointly used with banks, offices, retail stores, repair shops, service establishments, and similar uses not normally open, used, or operated during the same hours.
 - (2) Up to 100% of parking spaces required for a public assembly use which operates only on weekends.

Sec. 15-333 Design standards for off-street parking facilities

- A. *Minimum area.* An off-street parking space is defined as an all-weather surface area (unless gravel is permitted) not in a street or alley which is not less than 162 square feet, at least nine feet wide, and a minimum of 18 feet long, and is permanently reserved for the temporary storage of one vehicle, and connected with a street or alley by a paved driveway (unless gravel is permitted) which affords ingress and egress for two-way traffic.
- B. *Drainage and maintenance.* Off-street parking facilities must be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys, and surfaced with erosion resistant materials as specified in chapter 5, article II, of this code, relating to soil erosion and sedimentation control.
- C. *Required setback.* Off-street parking spaces may be located in a yard, but must be separated from walkways, sidewalks, streets, or alleys by a wall, fence, curbing, or other approved protective device, or by a distance of at least five feet, so that vehicles cannot protrude over a property line.
- D. *Entrances and exits.* Entrances and exits must be located and designed in accordance with the requirements of applicable regulations and standards, including Article 23, Access Management. In general, it is recommended that not more than one entrance and one exit, or one combined entrance and exit be allowed along primary roads (Route 6, Route 250, and Route 522). Landscaping, curbing, or approved barriers must be provided along lot boundaries, to control vehicle entrance and exit.
- E. *Interior drives.* Interior drives must be of adequate width to serve a particular design arrangement of parking spaces, according to the following schedule: Aisles cannot be less than 24 feet for 90 degree parking; 18 feet for 60 degree parking; 13 feet for 45 degree parking; and 10 feet for 30 degree parking. Aisles serving spaces angled other than 90 degrees can only be one-way. Any drive aisle abutting a building/structure is required to be at least 20 feet wide to allow for safe maneuverability and emergency services access; an additional 10 feet in aisle width is required for drive aisles abutting loading areas; this additional ten-foot wide area may be used to meet the minimum parking and loading space parking requirements, if designed and striped as parallel parking.
- F. *Marking.* Parking spaces are required to be marked by painted lines, curbs, wheel stops, bumper blocks or other means to indicate individual spaces. Signs or markers should be used as necessary to ensure efficient traffic operation on the lot. Curbs, wheel stops, bumper blocks or other approved means must be used when parking spaces are angled at other than 90 degrees to prevent vehicles from pulling through vacant parking spaces and entering a one-way aisle from the wrong direction.
- G. *Lighting.* Adequate lighting must be provided if off-street parking spaces are to be used at night. The lighting must be arranged and installed to minimize glare onto adjoining residential properties or public highways.
- H. *Screening.* When off-street parking spaces for 10 or more automobiles are located closer than 50 feet to a lot zoned residential or on which there is a dwelling, a continuous, visual screen with a minimum height of six feet must be provided between the parking areas and that lot. The screen must consist of a compact evergreen hedge, foliage, or an ornamental wall or fence.
- I. *Handicapped parking.* Handicapped parking spaces must be provided as required by the Virginia Uniform Statewide Building Code.

Secs. 15-334 through 15-340. Reserved.