

ORDINANCE NO.16-1700-981

CITY OF MANASSAS PARK

Motion: Councilmember Rishell Second: Councilmember Banks

Date: January 5, 2016

AN ORDINANCE TO AMEND SECTION 31-27, OFF-STREET PARKING REQUIREMENTS, OF ARTICLE VI, SUPPLEMENTARY REGULATIONS, OF CHAPTER 31, ZONING, OF THE CODE OF THE CITY OF MANASSAS PARK, VIRGINIA, TO REVISE THE PARKING REQUIREMENTS

BE IT ORDAINED by the Governing Body of the City of Manassas Park, Virginia, that:

1. Section 31-27, Off-street parking regulations, of Article VI, Supplementary Regulations, of Chapter 31, Zoning, of the Code of the City of Manassas Park, Virginia, is hereby amended to read as follows:

“Sec. 31-27. – Off-street parking requirements.

These off-street parking requirements are intended to ensure an efficient transportation and parking system by establishing standards for off-street parking. In any zoning district, all structures built and all uses established hereafter shall provide off-street parking spaces in accordance with the following regulations. Except for existing residential structures, when an existing structure or use is expanded, ~~accessory~~ off-street parking spaces shall be provided in accordance with the following regulations.

(a) *General provisions for off-street parking:*

- (1) Location: The off-street parking facilities required by this article shall be located on the same lot or parcel of land that they are intended to serve; provided, however, that when the site or shape of land, or a nonconforming building or structure presently existing on the parcel of land, prevents the establishment of such facilities on the same lot or parcel, they may be permitted on a properly zoned lot or parcel within four hundred (400) feet of the premises they are to serve. Before such parking facilities are approved, a written agreement thereto assuring their retention for such purposes shall be properly drawn and executed by the parties concerned, approved as to form by the city attorney, and shall be filed with the zoning administrator.
- (2) Shared: Required off-street parking spaces may be provided cooperatively for two (2) or more non-residential uses, subject to arrangements that will assure the permanent availability of such spaces to the satisfaction of the zoning administrator. The amount of such combined space shall equal the sum of the amounts required for the separate uses; provided, however, that the board of zoning appeals may reduce the

~~total number of parking spaces required by strict application of said requirements when it can be determined the same spaces may adequately serve two (2) or more uses by reason of the hours of operation of such uses. A reduction in the off-street parking required for each separate use may be allowed when the separate uses involve differing hours of operation, days of operation, or other circumstances that clearly demonstrate that the separate uses will not experience simultaneous peak-hours of usage.~~

- (3) Principal use: All off-street parking facilities shall be used solely for the parking of vehicles in operating condition by patrons, occupants or employees of the use to which such parking is accessory. No motor vehicle repair work, except emergency service, no storage of merchandise, and no motor vehicles for sale, shall be permitted in association with any required off-street parking facilities.

- (4) Change in use: Whenever a building or use is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need under the requirements of this article for an increase in parking spaces of ten (10) percent or more, such additional spaces shall be provided on the basis of the change or enlargement.

- (5) Residential garage: For residential uses in which one or more private garage spaces are provided, each space located inside a private garage based on the designed intent of the structure shall be considered as one-half (½) of an off-street parking space for purposes of determining if the minimum off-street parking requirement has been met.

- (6) Trailers, commercial or residential: Trailers shall not be occupied for residential or business purposes in any district of the city, except that contractors may park or temporarily store equipment trailers and office trailers when necessary to the construction or improvement of a structure; provided that the trailers are located on the same site as the construction or improvement, and that the trailers are removed promptly at the completion of the construction or improvement and prior to the issuance of a certificate of occupancy or phasing.

- (7) Front yards: Parking of vehicles is not allowed on front yards of any property. Parking is permitted only in approved driveways, parking stalls or parking spaces.

(b) *Design standards for off-street parking:-*

- (1) Minimum area:- For the purpose of these regulations, an off-street parking space shall have an area of not less than one hundred sixty-two (162) square feet and ~~dimension~~dimensions of at least nine (9) feet by eighteen (18) feet, exclusive of access drives and aisles, permanently reserved for the temporary storage of one (1) vehicle and connected with a street or alley by a paved driveway which affords ingress and egress for an automobile without requiring another automobile to be moved. Compact spaces are not permitted.

- (2) Surfacing:- Off-street parking areas, service areas, interior travel lanes, or driveways shall be surfaced with a stable material, such as asphalt, or concrete, ~~or gravel and tar,~~

in accordance with specifications approved by the [Public Works Department](#). [The use of grass pavers may be permitted in low-traffic areas \(i.e., overflow parking for places of assembly, temporary events, etc.\) upon approval from the city-engineer, where it can be demonstrated that the vegetation will survive the amount of expected traffic.](#)

- (3) *Drainage and maintenance*:- Off-street parking areas shall be drained so as to dispose of all surface water accumulated in the parking ~~area~~areas in such a way as to preclude drainage of water onto adjacent property, public streets, or toward buildings. Required parking areas shall be maintained in a clean, orderly, dust-free condition at the expense of the owner or lessee.
- (4) *Delineating parking spaces*:- Whenever five (5) or more parking spaces are provided, such spaces shall be laid out on the parking surface with paint, plastic stripping, curbs, or other means to indicate individual spaces.
- (5) *Separation from walkways and streets*:- Off-street parking spaces shall be separated from walkways, sidewalks, or streets by a wall, fence, curbing, bumper guard, or other protective device, or by distance so that vehicles cannot protrude over publicly owned areas or roll onto adjacent property.
- (6) *Access to street*:- Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles. A landscaped strip five (5) feet in width, curbing, or approved barriers, continuous except for entrances and exits, shall be provided along the boundaries of any off-street parking area that abuts or adjoins a public street, alley, or public right-of-way in order to control entrance and exit of vehicles or pedestrians.
- (7) *Maneuvering lanes*:- All spaces shall be provided adequate access by means of maneuvering lanes of sufficient width to serve interior traffic movement. Backing directly onto a public street shall be prohibited.
- (8) *Lighting*:- Adequate lighting shall be provided if off-street parking spaces are to be used at night. Any lights used to illuminate said parking areas shall be so arranged and hooded as to confine all direct light rays entirely within the boundary lines of the parking area.

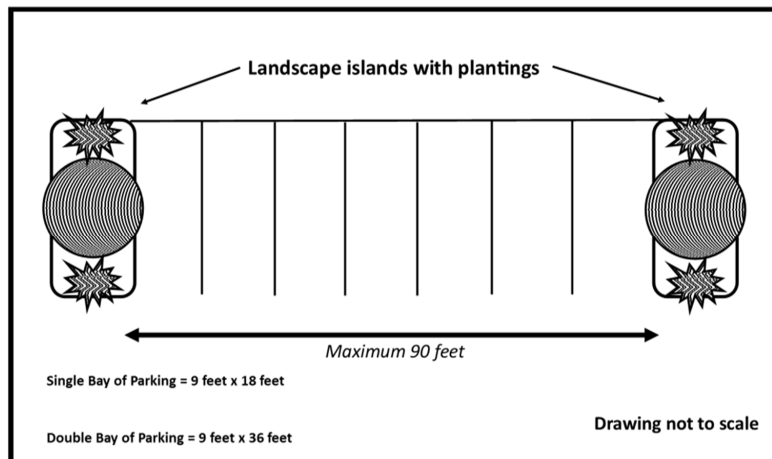
[\(9\) Charging stations: Parking spaces that meet the minimum requirements may also include charging stations for electric vehicles as indicated on the submitted site plan.](#)

~~(9)~~[\(10\) Landscaping and screening](#):- [All off-street parking areas shall comply with the provisions of article VI, section 31-33, “Landscapinglandscaping and screening requirements.” Of section 31-33. Parking areas shall be arranged for functional efficiency and safety for both vehicles and pedestrians and shall be designed to be amenable to surrounding property. Parking areas, accessory or otherwise, shall comply with the following:](#)

- (10) The parking lot shall be constructed so that spaces are grouped into bays. At the end of each bay, a landscape island of at least nine (9) feet in width and eighteen (18) feet in length shall be built to separate the bays from each other and from traffic lanes. When the parking bays contain double rows of parking spaces, the landscape island shall be increased to nine (9) feet in width and thirty-six (36) feet in length. A parking bay shall not be constructed to a length of more than ninety (90) feet without constructing a landscape island. The city may approve islands, which vary from 9-foot by 18-foot or 9-foot by 36-foot rectangles in order to provide desirable geometric design features such as rounded corners and angles to facilitate maneuvering of automobile traffic. In no case shall the total island area be decreased as a result of a design change.

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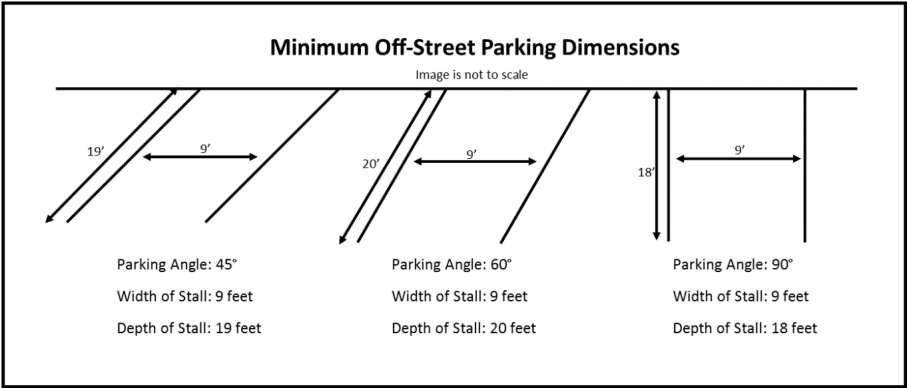


- (11) Handicap accessible parking: Every use shall include the number of handicap accessible off-street parking spaces set forth in the Public Facilities Manual (PFM) and in conformance with the requirements of the Virginia Uniform Statewide Building Code (VUSBC), as amended from time to time, including its reference to the American National Standards Institute specifications. The number of parking spaces for handicapped persons shall be included in the total required spaces. Each such parking space shall be identified by an above-grade sign, which meets the requirements of the director of public works.
- (12) Parallel parking: Parallel parking spaces shall have a minimum length of twenty-two (22) feet and a minimum width of nine (9) feet.
- (13) Bumper guards: Off-street parking areas shall have appropriate bumper guards where needed, as determined by the Director of Public Works. Header curbs may be substituted for bumper guards, provided they are located at least ten (10) feet from any property line. This will avoid vehicle overhang into adjacent properties.

MINIMUM OFF-STREET PARKING AREA DIMENSIONS

Parking angle	45°	60°	90°
Width of stall (feet)	9.0	9.0	9.0
Depth of stall (feet)	19.0	20.0	18.0

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(c) Minimum off-street parking requirements

Use Type	Required Off-Street Spaces
Residential and lodging uses	
Single-family dwelling	1 space for each dwelling unit
Two Single-family dwelling (detached)	1 1/2 spaces for each dwelling unit
Multiple-family dwelling	1 1/2 spaces for each dwelling unit

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	<u>plus 1 space for each 10 dwelling units</u>
— <u> </u> Townhouses <u>(single-family attached)</u>	2 spaces for each dwelling unit, plus 1 <u>additional</u> space for each 3 <u>dwelling units</u>
— <u> </u> Residential human care facility	1 space per <u>3 residents, plus 1 additional space for each employee</u> <u>living unit</u>
— <u> </u> Nursing or convalescent facility	<u>10.67</u> space per <u>3 residents, plus 1 additional space for each employee</u> <u>living unit</u>
— <u> </u> Hotel, motel, <u>tourist court</u>	<u>1 space for each guest room, plus 1 employee space for each 10 guest rooms</u> <u>1.3 spaces per room</u>
Educational uses	

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— <u> </u> Nursery school, child care center , kindergarten	2 spaces per each 3 employees, plus a sufficient number of spaces to accommodate all persons who may be there at any one time <u>1 space per employee, plus 1 space per 20 students</u>
<u>Child care center</u>	<u>1 space per 250 square feet</u>
— <u> </u> Elementary, intermediate, junior high school; public or private	1 space for each teacher, per employee, or administrator, whether full or part time, plus 4 spaces for visitors <u>1 space per 20 students</u>
— <u> </u> High school or college; private or public	1 space for each teacher, per employee, or administrator, whether full or part time, plus

	1 space per 8 <u>10</u> students
Medical uses	
— <u> </u> Doctor's or dentist's office; clinic	1 space per 200 <u>250</u> square feet of floor area; 10 spaces minimum for a clinic
— <u> </u> Hospital	1 space for each 2 beds per <u>300 square feet</u>
— <u> </u> Animal hospital	1 space for each 400 square feet of floor area; 4 spaces minimum <u>2</u> spaces per examination room, plus 1 space per day shift employee
Institutional and cultural uses	
— Churches and other places of worship <u> </u> Religious Institution	1 space per 4 seats in the main place of assembly or <u>60</u> <u>square feet of</u> floor area
— <u> </u> Art gallery, library, museum	1 space per 300 <u>500</u> square feet of floor

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	area
— ___ Private club, lodge, meeting hall	1 space per 30065 square feet of floor area
Entertainment and recreational uses	
— ___ Community center, dance hall, motion picture theater:	
— Fixed ___ With fixed seats	1 space per 4 seats, plus 1 space per 2 employees
— ___ Without fixed seats	1 space per 100 square feet of floor area
— ___ Amphitheater, sports arena, stadium	1 space per 5 seats or per 10 feet of bench space
— ___ Bowling alley	4 spaces per lane, plus 1 space per employee on the maximum shift
— ___ Golf course	75 spaces per hole
— ___ Indoor swimming pool, skating rink, recreation center, and similar establishment	1 space per 125 square feet of usable recreational or social floor

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	area
— Outdoor swimming pool, skating rink, miniature golf, and similar establishment	1 space per 200 square feet of usable and improved recreational area
Business uses	
— Retail sales establishments (unless otherwise specified)	1 space per 200 250 square feet of floor area
— Furniture, hardware, appliance, home furnishings establishments	1 space per 500 400 square feet of floor area
— Automobile service station Motor Vehicle Repair Shop	23 spaces per bay, but never less than 5 spaces
— Restaurant	1 space per 100 square feet of floor seating area, plus 1 space per 400 square feet of non-seating area
— Restaurant, drive-in	1 space per 60 100 square feet of floor seating area, plus 1

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	<u>space per 400 square feet of non-seating area</u>
<u> </u> Shopping center	1 space per <u>200</u> square feet of <u>rental floor area</u>
<u> </u> Wholesale trade	1 space per <u>1000</u> square feet of <u>floor area</u>
<u> </u> Financial institution	1 space per 250 square feet of <u>floor area</u>
<u> </u> Funeral home	1 space per <u>50</u> square feet of <u>floor assembly area excluding storage and work area</u>
<u> </u> Car wash: Manned	<u>12</u> stacking spaces per bay or <u>stall</u>
<u> </u> Vehicle sale, rental and service establishment	<u>1 space per 400 square feet of enclosed sales/rental floor area, plus 1 space per 2500 square feet of open sales/rental</u>

	display lot area, plus 3 spaces per service bay <u>1</u> customer <u>vehicle space</u> <u>per 500 square</u> <u>feet</u>
Service uses	
<u> </u> Barber, beauty salon	2 spaces <u>1</u> <u>space per</u> chair <u>500</u> <u>square feet</u>
<u> </u> Laundry, self-service	1 space per 2 cleaning or laundry machines <u>500</u> <u>square feet</u>
<u> </u> Dry cleaning establishment	1 space per 200 <u>500</u> square feet of floor area
<u> </u> Repair service establishment	1 space per 200 <u>800</u> square feet of floor area
<u> </u> Other personal or business service establishment	1 space per 200 <u>500</u> square feet of floor area
Office uses	
<u> </u> Business, governmental, professional office buildings <u>building</u>	1 space per

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excluding medical offices <u>doctor's or dentist's office</u>	300 square feet of floor area
Industrial uses	
<u>—</u> Manufacturing and industrial plants, including warehousing and storage	1 space per 2 employees on major working shift, plus space to accommodate all vehicles used in connection therewith <u>1 space per 800 square feet</u>
<u>Warehousing and storage</u>	<u>1 space per 1250 square feet</u>

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~~(e)~~(d) Interpretation of specific requirements:

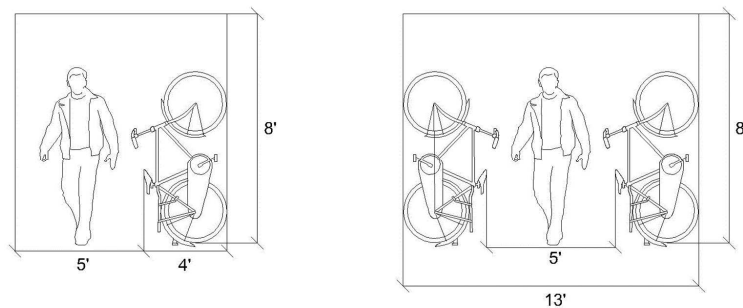
- (1) The above off-street parking requirements are in addition to space for storage of trucks or other vehicles used in connection with any use. Any spaces in excess of 125% of the minimum number required are to be located in a multi-level parking structure that will serve the proposed uses.
- (2) Where fractional space results, the parking spaces required shall be ~~construed~~ rounded to be the next highest whole number.
- (3) Seasonal variations in employment may be recognized in determining the average day.
- (4) Floor area shall mean the gross floor area of the specific use, excluding areas designated for stairwells, elevators, hallways, restrooms, storage space, and escalators.
- (5) In the case of mixed uses, the parking spaces shall be provided ~~on the basis of the sum of~~ proportional to the required spaces for each use.

- (6) The parking space requirements for a use not specifically listed in this article shall be the same as for a listed use of similar characteristics of parking demand generation. Where there is no similar general type of use listed, the zoning administrator shall determine the basis for the number of spaces to be provided- Based on the similarity to the use type presented herein.

(e) Bicycle parking: These standards are intended to promote the use of alternative transportation throughout the city and to create a healthier, multimodal community. The availability of bicycle parking improves access to commercial areas in simple and efficient ways, reducing the need for automobiles and vehicular parking spaces over time.

(1) Maneuvering areas. All required bicycle parking must meet all of the following minimum criteria:

- a. The parking area must accommodate the maneuvering standards or, for bicycle parking provided with vertical space-saving racks, as set forth in the figure below.
- b. When in use, each parking space must be accessible without moving another parked bicycle.



c. The maneuvering area provided alongside or behind the bicycle parking spaces may extend into portions of a public right-of-way but not those portions established as a motor vehicle lane, motor vehicle drive aisle, off-street parking space, or any landscaped area.

- (2) Surfacing. The surface of the bicycle parking area shall be improved with a dustless, hard surface and shall not include any gravel, dirt, sand or turf.
- (3) Visibility. Whenever the bicycle parking area is not visible from either the street or the entrance of the principal building, a sign shall be posted at the entrance of the principal building indicating the location of the bicycle parking.
- (4) Parking spaces. Except where indicated otherwise in this section, every use shall include the number of bicycle vehicle parking spaces indicated under the

classifications and formulae set forth in the [Bicycle Parking Requirements table](#) below. If a particular use is not specified in the table, then the number of spaces required shall be established by the zoning administrator based on the indicated use type category (i.e., commercial, public facilities, etc.).

(5) Exemptions.

- a. [No bicycle parking spaces are required for any single-family dwelling, two-family dwelling, group home, or industrial use.](#)
- b. [No bicycle spaces are required for any residential use located on property in the business zoning districts.](#)

Bicycle Parking Requirements		
Use Type	City Center Redevelopment District	All Other Areas
Multiple-Family Dwelling	1 per 4 dwelling units	1 per 6 dwelling units
Commercial Use (except as listed below)	1 per 1,200 gross square feet	1 per 2,000 gross square feet
Auto-Dependent Uses: Auto Rental/Repair/ Sales/Car Wash	6 per 20,000 gross square feet	4 per 20,000 gross square feet (short-term)
Hotel	1 per 20 lodging units	1 per 40 lodging units
Office Uses (Medical/General)	1 per 1,200 gross square feet	1 per 2,000 gross square feet
Place of Assembly	1 per 1,200 gross square feet of assembly area	1 per 1,500 gross square feet of assembly area
Public Facilities	1 per 1,200 gross square feet	1 per 1,500 gross square feet

Sec. 31-28. – Off-street loading requirements.

[These off-street loading requirements are intended to ensure an efficient transportation and loading system by establishing standards for commercial loading areas.](#) In any zoning district, all structures built and all uses established hereafter shall provide off-street loading spaces in accordance with the following regulations. When any existing structure or use is expanded to the extent of increasing the floor area by twenty-five (25) percent or more, accessory off-street loading spaces shall be provided in accordance with the following regulations.

- (a) *General provisions for off-street loading:-*

- (1) All required off-street loading spaces shall be located on the same or a contiguous lot as the use served.
- (2) Required off-street loading spaces may be provided cooperatively for two (2) or more uses, subject to arrangements acceptable to the city that will assure the permanent availability of such spaces. ~~However, where a given use or building contains a combination of uses, loading facilities shall be provided on the basis of the sum of the required spaces for each use, and will be located so as to provide reasonable access for each use.~~
- (3) No loading space ~~or berth~~ shall be located in a required front yard, except in ~~an~~the I-1 Industrial District, I-1 district.
- (4) No required off-street loading area shall be used to satisfy the space requirement for any off-street parking facilities and no loading area shall be located so as to interfere with the free circulation of vehicles in any off-street parking area.
- (5) No motor vehicle repair work, except emergency service, shall be permitted in association with any required off-street loading facility.

(b) *Design standards for off-street loading:*

- (1) *Access to street:-* All spaces shall be provided with safe and convenient access to a street. Ingress and egress shall be provided only through clearly limited and defined driveway openings.
- (2) *Surfacing:-* Off-street loading areas, including aisles and driveways, shall be constructed and maintained with a stable surface, such as asphalt or concrete, in accordance with specifications approved by the ~~city engineer~~director of public works.
- (3) *Dimensions:-* For the purpose of these regulations, a loading space is a space within the main building or on the same lot, providing for the standing, loading or unloading of trucks and other vehicles, having a minimum width of twelve (12) feet, a minimum depth of ~~twentythree~~-five (~~25~~35) feet, and a minimum vertical clearance of fifteen (15) feet. Such loading space shall be located so that no part of the vehicle is on any public right-of-way. Vertical clearance for a loading space for a funeral home may be reduced to eight (8) feet.
- (4) *Drainage:-* Off-street loading facilities shall be drained so as to dispose of all surface water accumulated in the loading area in such a way as to preclude drainage of water onto adjacent property, public streets, or toward buildings.
- (5) *Lighting:-* Any lights used to illuminate off-street loading areas shall be so arranged and hooded as to confine all direct light rays entirely within the boundary lines of the loading area.

(6) *Landscaping and screening*:- All off-street loading areas shall comply with the provisions of ~~article VI, section 31-33, “Landscaping and screening requirements.”~~ section 31-33.

(c) *Off-street loading requirements by use*:- ~~Minimum off-street loading spaces accessory to the uses hereinafter designed shall be provided in accordance with the following schedule:~~ type

Use or Use Category	Floor Area (Square Feet)	Loading Spaces Required
<u>Commercial</u>	<u>Up to 10,000</u>	<u>1</u>
Retail store, service establishment, regular or quick service food store, freestanding full service restaurant, fuel service with or w/o convenience retail, automotive dealership, or similar use.	Up to 10,000 Each additional 10,000	1 <u>+ additional 1</u>
Hotels and motels, indoor storage facility, commercial kennel.		<u>+</u>
Office	Up to 5,000 <u>>5,000</u>	None <u>+</u>
	<u>Greater than 5,000</u>	<u>1</u>
Bank, warehouse, wholesale establishment, manufacturing or industrial establishment, or similar use. <u>Industrial</u>	10,000 — 20,000 20,001 — to 40,000 40,000 — 60,000 Each additional 60,000	1 <u>2</u> <u>3</u> <u>+ additional</u>
	<u>40,001 to 100,000</u>	<u>2</u>
	<u>Each additional 100,000</u>	<u>1</u>

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Institutions educational or philanthropic, bowling alley, hospital office building, nursing home, funeral home, or similar use. <u>Public Facilities and Religious Institutions</u>	10,000 to 40,000 40,001—100,000 Each additional 100,000	1 2 1 additional <u>1</u>
	<u>40,001 to 100,000</u>	<u>2</u>
	<u>Each additional 100,000</u>	<u>1</u>

2. All sections of the Code of the City of Manassas Park, Virginia that are inconsistent or in conflict with this Ordinance are hereby repealed.
3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.
4. This Ordinance shall be effective upon its adoption.

Approved:

Francis C. Jones, Jr., Mayor

Lana A. Conner, City Clerk

AYES:
NAYS:
ABSENT:
ABSTAIN: