

ORDINANCE TO AMEND SECTIONS 58-1 AND 58-11 RELATING TO MINIMUM OFF STREET  
PARKING AND DEFINITIONS RELEATING TO PARKING

ORDINANCE #2015-005

BE IT ORDAINED by the Council for the Town of Haymarket, Virginia, meeting in regular session this 2<sup>nd</sup> day of March 2015 that:

1. The following changes are made to the Town Code in the definitions and subsections indicated:

**Chapter 58 - Zoning**

**Sec. 58-11. Minimum off-street parking and loading.**

(a) Minimum Standards. ~~There shall be provided that~~ At the time of erection of any main building, or at the time any main building or its accessory uses is enlarged or the use changed, all provisions of article XIII shall be met along with minimum required off-street parking and loading space with adequate provision for entrance and exit of motor vehicles, ~~by standard size automobiles as follows~~ in accordance with the following table. Modifications to these requirements may be approved if shared parking is provided in accordance with Sec. 58-11 (b):

- ~~(1) In all residential districts there shall be provided, either in a private garage or on a lot, space for the parking of two automobiles for each dwelling unit located on such lot or parcel.~~
- ~~(2) Lodginghouses, motels and hotels shall provide, on the lot, parking space for one automobile for each accommodation.~~
- ~~(3) For church, high school, college and university auditoriums, and for theaters, general auditoriums, stadiums and other similar places of assembly, at least one parking space for every five fixed seats provided in the building.~~
- ~~(4) For hospitals, at least one parking space for each two beds' capacity, including infants' cribs and children's beds.~~
- ~~(5) For medical and dental clinics, at least ten parking spaces. Three additional parking spaces shall be furnished for each doctor or dentist having offices in such clinic in excess of three doctors or dentists.~~
- ~~(6) For apartments, at least 2.5 parking spaces for each individual sleeping or living unit.~~
- ~~(7) For liquor stores, at least ten parking spaces.~~
- ~~(8) For retail stores selling directly to the public, one parking space for each 200 square feet of retail floor space in the building.~~
- ~~(9) Any other commercial building erected, converted or structurally altered after the effective date of the zoning ordinance of September 19, 1983, shall provide one parking space for each 200 square feet of business floor space in the building.~~
- ~~(11) Reserved.~~

(b) Shared Parking. The minimum required parking spaces may be reduced if a land owner can provide parking that will be shared by complementary adjacent land uses. Such a proposal must be prepared using the methods set forth in the latest edition of the *Shared Parking Manual* of the Urban Land Institute (ULI). The necessary calculations and other data that show the suitability of a shared parking proposal must be submitted to the Town in conjunction with a site plan or other applicable development application, and will be evaluated by the Town as part of the normal application review process.

(c) Parking space as required in this section shall be on the same lot with the main building; except that in the case of buildings other than dwellings, spaces may be located as far away as 600 feet. Every parcel of land used as a public parking area and motor vehicle ways, after the effective date of the zoning ordinance of September 19, 1983, shall be

surfaced with asphalt or concrete. It shall have appropriate guards where needed as determined by the administrator. Any lights used to illuminate such parking areas shall be so arranged as to reflect the light away from adjoining premises in a residential district.

### Table of Parking Requirements

#### Abbreviations:

GFA means gross square feet of floor area, as defined

NFA means net square feet of floor area, as defined. For the purposes of these parking standards, Net Floor Area is equivalent to 75% of the Gross Floor Area

SF means square feet

DU (d.u.) means dwelling unit

BR means bedroom

Uses	Minimum Parking <sup>1</sup>	Minimum Loading
<b>Residential Uses</b>		
Single family detached dwelling	2 per dwelling unit exclusive of garage	
Single family attached dwelling (townhouse) and two-family dwelling (duplex)	2.25 per d.u. (inclusive of minimum of 0.25 for visitor parking which must be distinct from d.u.)	
Apartments on the second floor of structures designed for commercial uses	1.5 per d.u. (spaces must be assigned to each dwelling)	
Elderly/independent	1 per 4 d.u. plus 1 per employee	
Active adult/age restricted	1.5 per d.u.	
Accessory apartment as defined	1 per d.u.	
Group home	See standard for the residential unit type <sup>2</sup>	

<sup>1</sup> Employee always refers to the number of employees on the largest shift

<sup>2</sup> Code of Virginia (§15.2-2291) requires that group homes be regulated like single family homes

Uses	Minimum Parking <sup>1</sup>	Minimum Loading
<b>Commercial Uses</b>		
Home occupations	Meet the residential requirement plus 1 per non-resident employee	
Lodging, hotels, motels	1.1 per room (restaurants/meeting rooms subject to separate standards)	
Bed and breakfast facilities	Meet residential requirement plus 1 per guest room	
Medical clinics, medical or dental clinics, medical or dental offices	1 per 200 square feet of gross floor area (GFA)	
Retail store (stores or shops for the conduct of retail business)	1 per 250 SF of GFA	Non for first 10,000 SF then 1/30,000 up to 70,000 SF plus 1/100,000 SF thereafter
Other low-intensity commercial and personal service uses, as defined	1 per 300 SF of GFA	Same as retail
(other) Retail sales and services and similar uses not addressed, including shopping centers	1 per 300 SF of GFA	Same as retail
Food store, grocery store, supermarket (excluding quick-service food store)	1 per 250 SF of GFA	1 up to 12,000 GSF, then 1 per 24,000 GSF
Funeral home, mortuary, or wedding chapel	1 per 4 seats plus 1 per 2 employees plus 1 for each hearse	1
<b>Motor Vehicle Repair:</b>		Same as industrial
Indoor display, sales, waiting, and offices	1.0 per 400 SF of GFA of enclosed area plus 1.0 per employee, and	
Service area	3.0 per service bay	
<b>Retail Fuel Sales:</b>	In addition to pump spaces:	
Fuel Only	1 per fueling position	1
Fuel w/service	0.75 per fueling position plus 1 per 200 SF of GFA	1
Nursery/garden center	1 per 200 SF of GFA plus 1 per 1,300 square feet of outdoor area	1 per 60,000 GSF
Office, general business or professional	1 per 300 SF of GFA	None for first 30,000 SF then one/100,000 SF thereafter
Quick service food store (convenience store)	1 per 200 SF of GFA plus 1 per 1,300 square feet of outdoor area	
<b>Recreational Uses:</b>		
Billiard parlor	1 per 150 SF of NFA	
Bowling Alley	4 per lane	
Fairground/Carnival/Circus	1 per 400 SF of NFA	
Miniature Golf	2 per tee for 36 tees, then 1 per tee	
Public Recreational Facility or Club; commercial, indoor, fitness and sports activities	1 per 300 SF of GFA	
Active recreational uses, parks and playgrounds	3 per acre	
Hard or soft courts	4 per court	
Swimming Pools	1 per 150 SF of water space	
<b>Restaurants:</b>		
Freestanding restaurant (w/o drive-in or fast food)	1 per 100 SF of GFA	1 per 40,000 SF GFA
Freestanding drive-in, drive-up, drive-through, including fast food	1 per 100 SF of GFA	1 per 40,000 SF GFA
In-line (attached)	1 per 100 SF of GFA	1 per 40,000 SF GFA

Outdoor craft/antique shows/sales; farmers markets	1 per 500 SF of GFA of sales area	
Veterinary or dog or cat hospital, kennels	1 per 300 SF of GFA	
Theater and similar establishment	1 per 3.5 seats by design capacity	
Any other commercial use not otherwise listed	1 per 300 SF of GFA	

<sup>1</sup> Employee always refers to the number of employees on the largest shift

<sup>2</sup> Code of Virginia (§15.2-2291) requires that group homes be regulated like single family homes

Uses	Minimum Parking <sup>1</sup>	Minimum Loading
<b>Institutional Uses</b>		
Schools, public and private	1 per classroom and other room used by students plus 0.2 per student above driving age	
Municipal building	1 per 300 SF of GFA	
Other public uses	(Same as municipal building)	
Churches, religious institution	1 per 5 seats of design capacity	1 per 100,000 SF of GFA
Places of assembly, private clubs, lodges or meeting halls	1 per 5 seats of design capacity	1 per 100,000 SF of GFA

Uses	Minimum Parking <sup>1</sup>	Minimum Loading
<b>Industrial Uses</b>		
Self storage center/mini warehouse	1 per 250 SF of GFA of office space plus 1 per employee	
General manufacturing, assembly and manufacture	1 per 1,000 SF of GFA	1 per 50,000 SF of GFA
Cabinets, furniture and upholstery shops	1 per 1,000 SF of GFA	1 per 50,000 SF of GFA
Laboratories, pharmaceutical and/or medical	1 per 300 SF of GFA	1 per 50,000 SF of GFA
Monumental stone works	1 per 300 SF of GFA of enclosed area (interior space)	1 per 50,000 SF of GFA
Outdoor storage of equipment	1 per 300 SF of GFA of office area	1 per 50,000 SF of GFA
Warehouse and wholesale businesses, storage warehouses	1 per 1,000 SF of GFA	1 per 50,000 SF of GFA
If office space exceeds 50% of net floor area of any industrial use	(Parking for the office areas must meet parking requirements for office uses)	

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## Sec. 58-1. Definitions.

*Accessory Apartment* means a dwelling unit, whether attached or detached from the main dwelling, that is ancillary to the main dwelling on the parcel.

*Dwelling unit* means one or more rooms in a building designed or used as a place of residence for one household.

Other low intensity commercial use means a commercial use that is permitted or permissible by this ordinance but is not otherwise defined and does not exceed 0.30 floor area ratio of gross developed square feet of space.

Service Bay means an enclosed or partially enclosed area where motor vehicles are parked while they are serviced or repaired.

Service Stall means a non-enclosed area where motor vehicles are parked while they are serviced or repaired, which may be covered but not enclosed by walls or doors.

Square feet, gross means all enclosed, usable space within a structure, including unfinished service areas such as stairwells and elevators.

Square feet, net means all enclosed, usable finished space within a structure, not including unfinished service areas such as stairwells and elevators.

## **ORDER OF THE COUNCIL**

\_\_\_\_\_  
David Leake, Mayor  
On Behalf of the Town Council of  
Haymarket, Virginia

### **ATTEST:**

\_\_\_\_\_  
Jennifer Preli, Town Clerk

**MOTION:**  
**SECOND:**  
**ACTION:**

**Votes:**  
**Ayes:**  
**Nays:**  
**Abstain from Vote:**  
**Absent from Meeting:**