

**ARTICLE 15 OFF-STREET PARKING REQUIREMENTS****3-340 General Provisions**

- A. Every use or structure instituted, constructed, erected, enlarged, or structurally altered after the effective date of this Ordinance shall provide off-street parking and loading facilities in accordance with the provisions of this Article, except as otherwise provided for in this Article. No person, firm, or corporation shall utilize such structure or use without providing the off-street parking and loading facilities to meet the requirements of and be in compliance with this Article.
- B. Such off-street parking and loading facilities shall be maintained and continued as long as the main use is continued. No owner or operator of any structure affected by this Article shall discontinue, change, or dispense with the required parking and loading facilities without establishing alternative vehicular parking and loading facilities which meet the requirements of this Article.
- C. When a permitted use is nonconforming as to required parking, and said use is enlarged with respect to the unit of measurement specified in this section as the basis for determining the amount of parking spaces, additional parking shall be required only on the basis of the enlargement of the permitted use.
- D. Required off-street parking spaces shall be located on the same lot as the structure or use to which they are necessary or on a lot adjacent thereto, not separated by any street, which has the same zoning classification and is in common ownership.
- E. The off-street parking requirements for two (2) or more neighboring uses of the same or different types may be satisfied by the allocation of the required number of parking spaces for each in a common parking facility provided that the number of off-street parking spaces is not less than the sum of the individual requirements and provided further that there be compliance with all other provisions of this division.
- F. Off-street parking spaces shall be used solely for the parking of vehicles in operation condition for patrons, occupants or employees of the use to which such parking is accessory. Permanent storage of vehicles shall not be allowed. Storage of vehicles for sale shall not be allowed.
- G. Parking areas required by this section are intended to accommodate the off-street parking needs of the customers and employees of commercial, institutional, industrial and residential uses. They are specifically intended to eliminate the need for parking along adjoining streets and roads by customers and employees they are designed to serve.

**3-341 General Design Criteria for Off-Street Parking Areas**

In addition to any other requirements of this Section, off-street parking areas shall be designed and operated in accordance with the following regulations:

A. Access

All access openings shall be in accordance with and approved by the Virginia Department of Transportation.

B. Driveways

(1) Sight clearance areas shall be maintained at the intersection of rights-of-way and driveways and the intersection of driveways with themselves. No grading, planting, fences or signs in excess of three (3) feet in height shall be erected or maintained in this clearance area except street signs, fire hydrants and light standards.

(2) Driveways shall not have a grade of more than five percent (5%) for the first twenty-five (25) feet from the street. Additionally, driveways shall not be located where visibility is limited because of road alignment or topography.

(3) Fire lanes shall be provided as required by the Fire Marshal.

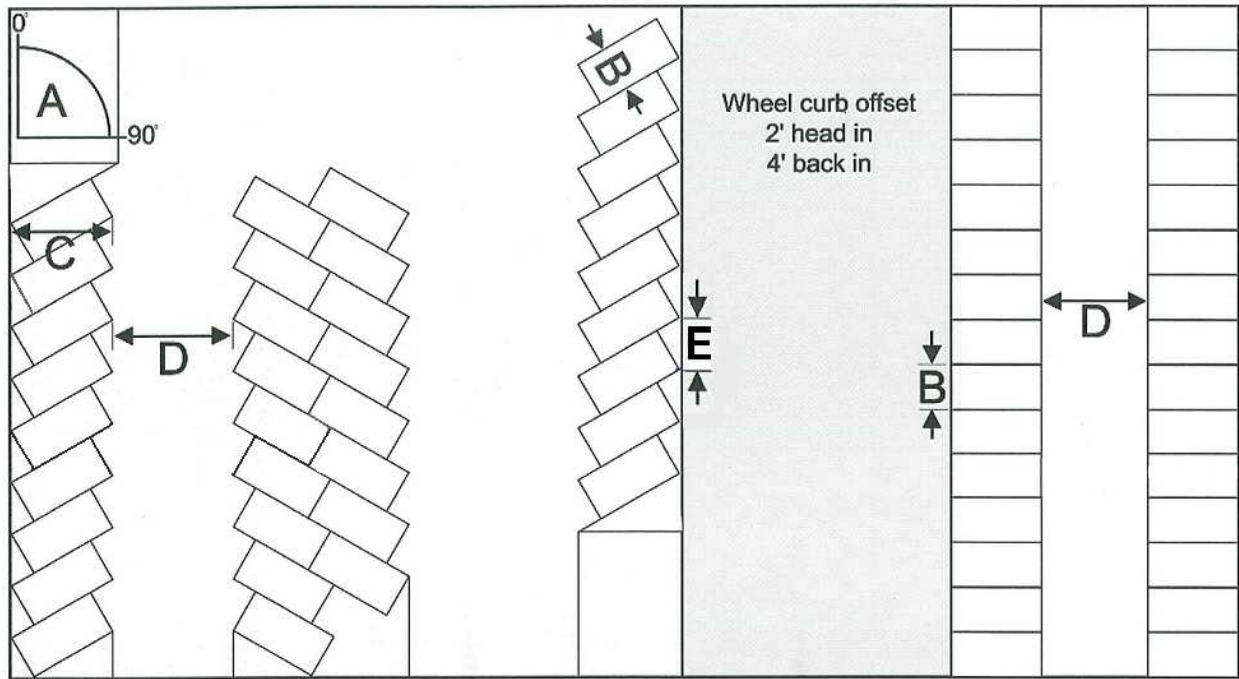
C. Parking Area Dimensions

All off-street parking shall conform to the following widths dimensions at a minimum:

Parking Angle	Parking Space Width	Parking Space Length	Aisle Width (One-Way Traffic)	Aisle Width (Two-Way Traffic)	Curb Length per Space	Bay Widths	
A	B	C	D	D	E	Parking Both Sides	Parking One Side
(Degrees)	(Feet)	(Feet)	(Feet)	(Feet)	(Feet)	(Feet)	(Feet)
90	9	18	24 20	24	9	60	42
60	9	19'-6"	18-17	20	10'-5"	60	39
45	9	19	13-11	20	12'-9"	53	33
30	9	16'-10"	12 9	20	18	47	29
0 (Parallel)	9	23	12	20	23		

See Diagram 15.1

**Diagram 15.1**



**D. Sidewalk Required**

A private walk shall be provided adjacent to a business or industrial building and shall be not less than four (4) feet in width. Walks of less than six and one-half (6-1/2) feet wide shall be separated from off-street parking, loading and service area by curbing or other protective devices so that there is an unobstructed walk space of not less than four (4) feet.

**E. Surfacing Requirement**

Parking lots for use by customers in excess of  ~~fifty (50)~~  **twenty-five (25)** spaces **(except for uses within the Agricultural zoning district)** shall be surfaced with asphalt, concrete, or tar and gravel. Parking lots with less than  ~~fifty (50)~~  **twenty-five (25)** spaces shall **be stabilized in accordance with the Erosion and Sediment Control requirements** and be dust-free. Adequate drainage shall be provided for the removal of storm water and a drainage plan shall be submitted and approved.

**F. Handicapped Parking**

(1) Where parking lots are provided, designed parking spaces for handicapped shall be required as follows:

<u>Total Number of Parking Spaces Per Lot</u>	<u>Minimum Reserved for Handicapped</u>
Up 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 spaces
Over 1,000	20+1 for each 100 spaces over 1,000

- (2) Parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances. Parking spaces shall be located so that the physically handicapped persons are not compelled to wheel or walk behind parked cars to reach entrances, ramps, walkways, or elevators. Where the designated spaces cannot be within two hundred (200) feet of the accessible principal entrances or entrances, a drop-off area is to be provided within one hundred (100) feet of such entrance or entrances.
- (3) Parking spaces for individuals with physical handicaps shall be twelve (12) feet wide and eighteen (18) feet long with an unobstructed new level surface, which is suitable for wheeling and walking. Such parking spaces shall allow room for individuals in wheel chairs or individuals with braces, canes, and crutches to have ingress and egress to each side of a vehicle.
- (4) Curb ramps shall be provided to permit handicapped people access from parking areas to sidewalks. The curb ramp shall be inclined with a gradient of not more than one (1) foot in twelve (12) feet and have a width of not less than four (4) feet.
- (5) Designated parking spaces for handicapped drives shall be identified with clearly visible signs mounted at line of sight and displaying the International Symbol of Access.

**G. Landscaping**

Parking areas shall be arranged for functional efficiency and convenience and shall be designed to be amenable to the surrounding property. Parking areas containing more than ten (10) parking spaces shall comply with the following:

- (1) Parking areas shall be separated from the street right-of-way, side property lines and rear property line by a landscaped strip at least ten (10) feet in width. The required strip along side lot lines may be reduced by five (5) feet if an equal amount is added to the width of the landscaping along the street right-of-way. Ingress and egress shall be provided through driveway openings only. In the event a joint parking lot is proposed, the required landscaped strip along the common property line may be waived.

- (2) The parking area shall be constructed so that spaces are grouped into bays. At the end of each bay, a landscaped island of at least ten (10) feet in width and fifteen (15) feet in length shall be built to separate the bays from each other or from traffic lanes. When the parking bays contain double rows of parking spaces, the length of the landscaped island shall be increased to thirty (30) feet.
  
- (3) “Landscaped area”, “landscaped setback”, “landscaped strip”, “landscaped island”, or “perimeter open space” as herein used are defined as areas containing shrubs, tree, flowers, and/or grass. Such areas shall be shown on the site plan or a separate landscaping plan for the site. All landscaped area contiguous to the parking bays shall be protected from intrusion by vehicles by curbs or bumpers.

**3-342 Minimum Off-Street Parking Requirements**

There shall be provided at the time of erection of any main building or at the time any main building is enlarged, minimum off-street parking with adequate provisions for entrance and exit by vehicles normally serving the premises as follows:

MINIMUM OFF-STREET PARKING REQUIREMENTS	
USE	MINIMUM PARKING SPACE REQUIREMENTS
Airport	Two (2) spaces per airport hanger rental space.
Automobile/ <del>Equipment/Vessel</del> sales, rentals and service Establishments	One (1) space per five hundred (500) square feet of enclosed sales/rental floor area plus one (1) space per twenty-five (25) sales/rental spaces plus one (1) space per employee but never less than five (5) spaces total.
Banks	One (1) space per <del>two</del> <b>three</b> hundred ( <del>200</del> <b>300</b> ) square feet of gross floor area.
Banks with drive-in	One (1) space per <del>two</del> <b>three</b> hundred fifty ( <del>250</del> <b>300</b> ) square feet of gross floor area plus sufficient area for an average of four (4) stacking spaces for each window.
Bowling establishments	At least four (4) spaces for each bowling lane.
Car Washes	<del>Four (4) spaces per wash bay plus one (1) space per employee for self-service or one (1) space per employee plus sufficient area for five (5) stacking spaces per bay for automated establishments.</del>
Churches, chapels, temples, synagogue, or other places of worship	One (1) space per four (4) seats in the principal place of worship.
County Administrative Complex, Fire Department, Rescue Squad	At least one (1) space for each four hundred (400) square feet of gross floor area.
Commercial, personal service or retail business	At least one (1) space for each two hundred (200) square feet of gross floor area up to 1,500 square feet. At least one (1) space for each <b>three hundred (300) square feet of gross floor area up to 10,000 square feet.</b> At least one (1) space for each <b>three hundred-fifty (350) square feet of gross floor area exceeding 10,000 square feet.</b>
Child or adult care facility, nursery schools	Two (2) spaces for each three (3) employees plus a sufficient number of spaces to accommodate all persons who may be at the establishment at any one time under normal conditions.
Funeral homes	<del>Ten (10) space for each fifty (50) square feet of floor area plus one (1) space for each vehicle maintained on the premises, plus one (1) space for any dwelling unit on the premises.</del> <b>One (1) space per four (4) persons maximum capacity, plus one (1) space per two (2) employees, plus one (1) space per company vehicle</b>
Furniture or carpet stores	One (1) space per five hundred (500) square feet of gross floor area.
Garden center, flower or plant nurseries ( <b>other than wholesale</b> )	<del>One (1) space per one hundred fifty (150) square feet of gross floor area of building plus one (1) space per one thousand (1,000) square feet of outdoor storage, sale or display area.</del> <b>At least one (1) space for each two hundred (200) square feet of gross floor area up to 1,500 square feet. At least one (1) space for each three hundred (300) square feet of gross floor area up to 10,000 square feet.</b>

	At least one (1) space for each three hundred-fifty (350) square feet of gross floor area exceeding 10,000 square feet. In addition to one (1) space per one thousand (1,000) square feet of outdoor storage, sale or display area.
Golf course and club houses	<del>Four (4)</del> Two (2) parking spaces for each tee.
Hospital or long-term care medical facility (including a nursing home)	Two (2) for every four (4) beds.
Indoor tennis, racket ball, squash or handball courts	Four (4) parking spaces per court.

Industrial & manufacturing establishment	At least one (1) parking space for each employee on the maximum work shift and one (1) additional space for each vehicle used directly in the conduct of the enterprise. A reserve parking area shall be required to be included on the site plan and shall contain a number of parking spaces equal or greater to 25% of the minimum parking spaces required herein to accommodate shift change and expansion.
Laboratory or research use	One (1) parking space for every 300 square feet of floor area.
Medical or dental practitioner's offices	Two (2) parking spaces for each treatment room, chair or other facility in which patients are examined.
Motel, hotel, auto court, motor lodge or tourist courts	At least one (1) space for each guest or sleeping room plus one (1) space for each employee on the maximum shift plus compliance with the requirements for each particular additional use located on the premises such as restaurants, retail stores and assembly halls.
Museum, exhibition hall, library or other cultural facilities	One (1) space for each <del>one and one half (1 1/2)</del> two (2) persons of rated occupancy. Provide one (1) space for bus parking.
Offices (other than medical and dental)	At least one (1) space for each two hundred (200) square feet of gross floor area up to 1,500 square feet. At least one (1) space for each three hundred (300) square feet of gross floor area up to 10,000 square feet. At least one (1) space for each three hundred-fifty (350) square feet of gross floor area exceeding 10,000 square feet.
Outdoor Events Facility (venues, fairgrounds, amusement park, flea market, seasonal events, and the like)	One (1) space per three hundred-fifty (350) square feet of gross floor area.
Private club or hall, publicly owned or operated building or use, community building, social hall and places of public assembly (other than a place of worship)	One (1) space for each one hundred (100) square feet of gross floor area.
Residential dwelling units	At least two (2) spaces per dwelling unit.
Restaurant, bar, pub, and taverns	At least one (1) space for every three (3) seats or one (1) space for every three (3) persons of rated building capacity, whichever is greater, but in all cases a sufficient number of spaces to prevent obstruction of driveways, fire lanes and aisles.
Restaurant, fast food with drive-through service	Same as for restaurant plus providing a stacking lane, which shall accommodate at least six (6) vehicles.

Retail establishments with gasoline dispensing facilities	One (1) parking space for every one hundred fifty (150) square feet of gross floor space; such spaces shall be separated by the driveway and general apron areas which give access to the gasoline and air pumps and any service areas; no designed parking space shall obstruct access to these facilities; all parking spaces shall be located between the retail facility and the gasoline dispensing pumps.
Service station, automobile	At least six (6) spaces for the first lift, wheel alignment pit or similar work area plus three (3) spaces for each additional work area; such spaces shall be separated from the driveway and general apron areas which give access to the gasoline and air pumps and services area; no designated parking spaces shall obstruct access to these areas.
Shopping/Retail Establishments	<del>One (1) parking space per two hundred (200) square feet of gross leasable area.</del> At least one (1) space for each two hundred (200) square feet of gross floor area up to 1,500 square feet. At least one (1) space for each three hundred (300) square feet of gross floor area up to 10,000 square feet. At least one (1) space for each three hundred-fifty (350) square feet of gross floor area exceeding 10,000 square feet.
Stadium, ball parks or other outdoor sports arenas	At least one (1) space for each four (4) seats.
Swimming pools (commercial or community)	One (1) space for each four (4) persons lawfully permitted in the pool at one time.
Theaters, auditoriums or indoor sports arenas.	One (1) space for each four (4) seats.
Wholesale, trade and warehousing establishments	One (1) space per five hundred (500) square feet of gross floor area.
Winery, Commercial	One (1) space for each two hundred fifty (250) square feet of retail sales.
Winery, Virginia Farm	One (1) space for each two hundred fifty (250) square feet of area.

**3-343 Reduction of Off-Street Parking Spaces Prohibited**

No off-street parking area shall be reduced in size or encroached upon by buildings, vehicular storage, loading or unloading or any other use if such reduction or encroachment will reduce the off-street parking and/or loading spaces below that which are required by this division.

**3-344 Off-Street Loading Area**

The following off-street loading requirements shall be applied to the corresponding uses:

OFF-STREET LOADING AREAS	
USE	MINIMUM LOADING SPACE REQUIREMENTS
<b>Retail, commercial, wholesaling, manufacturing and industrial uses:</b>	
3,000 square feet to 15,000 square feet	1

15,000 square feet to 30,000 square feet	2
30,000 square feet to 50,000 square feet	3
50,000 square feet to 75,000 square feet	4
For every 100,000 square feet or fraction thereof	1 additional loading space
Hotels and offices	1 for every 100,000 square feet of floor area

Each loading space shall be no less than twelve (12) feet in width, fifty (50) feet in length and fourteen (14) feet in height and may not be located in the front yard setback. Such space shall be screened from view.

...through 3-359 Reserved