



## PARKING STANDARDS FOR NEW DEVELOPMENT PROJECTS STUDY PHASE 2 - COMMERCIAL USES

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**Draft Recommendation**  
**September 19, 2017**

### **HOTEL**

Base Ratio	Min (spaces per room)	Max (spaces per room)
Within Enhanced Transit Area	0.2	0.4
Outside Enhanced Transit Area	0.25	0.7

### **OFFICE**

	Min (spaces per 1,000 sf)	Max (spaces per 1,000 sf)
Within Enhanced Transit Area	0.25	1.25
Outside Enhanced Transit Area	0.75	1.75

### **RETAIL, RESTAURANT, AND OTHER COMMERCIAL**

Base Ratio	Min (spaces per 1,000 sf)	Max (spaces per 1,000 sf)
Within Enhanced Transit Area	0.25	3.0
Outside Enhanced Transit Area	0.75	4.0

This ratio would apply to the following “commercial” parking categories and uses that fall under each as defined by the Zoning Ordinance.

- Retail
  - Retail shopping establishment
  - Convenience store
- Restaurant
- Theaters, auditoriums, and assembly halls
- Medical office
- Amusement enterprise – indoor and outdoor
- Schools
  - Day care center
  - Private Commercial Schools

- Accessory Meeting Space in hotels
- Non-retail
  - Personal Service
    - Arts and crafts studios or stores;
    - Appliance repair and rental;
    - Banks, savings and loans, and credit unions;
    - Bicycle repair;
    - Barbershops and beauty shops;
    - Contractors' offices, without accessory storage;
    - Dressmakers and tailors;
    - Dry-cleaning and laundry pickup stations;
    - Laundromat;
    - Locksmiths;
    - Musical instrument repair;
    - Optical center;
    - Pawnshops;
    - Private school, academic, with a maximum of 20 students on the premises at any one time;
    - Professional photographer's studios;
    - Shoe repair;
    - Furniture upholstering shops;
    - Watch repair;
    - Printing and photocopy service;
    - Tattoo parlors;
  - Automobile repair (light and general)
  - Animal care facility
  - Animal shelter
  - Health and athletic club
  - Garden center
  - Light assembly , service and crafts
  - Social service use
  - Massage business
  - Veterinary/animal hospital

## **Exemption**

### ***New Buildings or Building Additions Requiring a Site Plan:***

Within the boundaries of the Enhanced Transit Area:

- Retail and office buildings less than 10,000 sf shall be exempt from the minimum parking requirements for retail and office.
- Mixed use buildings with less than 10,000 sf of retail shall be exempt from the minimum parking requirements for retail.
- Maximum parking requirements shall apply.

Outside the boundaries of the Enhanced Transit Area:

- Retail and office buildings less than 5,000 sf shall be exempt from the minimum parking requirements for retail and office.
- Mixed use buildings with less than 5,000 sf of retail shall be exempt from the minimum parking requirements for retail.
- Maximum parking requirements shall apply.

### ***Existing Buildings:***

For new retail or office uses proposed in buildings constructed prior to December 31, 2017 or with an approved site plan or grading plan dated prior to December 31, 2017, no additional parking beyond what is currently provided on site shall be required. The minimum parking requirements may be applied if desired by the retail or office use. Maximum parking requirements shall only apply to new parking that is constructed after December 31, 2017.

# Potential "Enhanced Transit Area" Map for Commercial Parking Requirements



This map is for discussion purposes only.

The map depicts an aggregate 1/2 mile transit walkshed with contextual adjustments. The walkshed is based on existing and anticipated stations and entryways. The purpose of the map is to differentiate future parking requirements for commercial developments and tenants. Requirements generated by the map are not intended to apply to residentially zoned properties that fall within the walkshed area. The map does not imply that residentially zoned properties will be rezoned as commercial for redevelopment.

Last Revised 9.8.17



- Potential Enhanced Transit Area
- ▲ Anticipated Metroway Stations
- M Existing Metrorail Station Entryways
- ▲ Anticipated West End Transitway Stations
- M Anticipated Metrorail Station Entryways
- Existing King Street Trolley Stations
- ▲ Existing Metroway Stations



# PARKING STANDARDS FOR NEW DEVELOPMENT PROJECTS STUDY

## PHASE 2 - COMMERCIAL USES

### Exemption Scenarios

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*Scenario 1 – Minimum Ratio of 0.25 spaces per 1,000 sf and maximum ratio of 3.0 spaces per 1,000 sf*

Retail Size	Minimum Spaces	Maximum Spaces	Minimum Spaces if Exempt up to:			
			2,500	5,000	7,500	10,000
2,500	1	8	0	0	0	0
5,000	2	15	2	0	0	0
7,500	2	23	2	2	0	0
10,000	3	30	3	3	3	0
15,000	4	45	4	4	4	4
50,000	13	150	13	13	13	13

An exemption for buildings up to 10,000 sf equals a **3 space** exemption

*Scenario 2 – Minimum Ratio of 0.5 spaces per 1,000 sf and maximum ratio of 4.0 spaces per 1,000 sf*

Retail Size	Minimum Spaces*	Maximum Spaces*	Minimum Spaces if Exempt up to:			
			2,500	5,000	7,500	10,000
2,500	2	10	0	0	0	0
5,000	3	20	3	0	0	0
7,500	4	30	4	4	0	0
10,000	5	40	5	5	5	0
15,000	8	60	8	8	8	8
50,000	25	200	25	25	25	25

An exemption for buildings up to 10,000 sf equals a **5 space** exemption

## Examples of Applying the New Building Exemption to Recently Approved Buildings

Site	Size	Eligible for Exemption with 10,000 sf option?
<b>Del Ray Tower</b> (Streets Market) – <i>Mount Vernon Ave</i>	Multifamily building with 10,900 sf of retail	NO
<b>Edens Development</b> – <i>First Street and St. Asaph St</i>	Multifamily building with 52,000 sf of retail	NO
<b>King Street Hotel</b> – <i>King St and Harvard St</i>	Hotel and Office building with 2,500 restaurant	Yes – Restaurant only
<b>Modera Tempo</b> (Portners, Starbucks, Smashburger) – <i>Van Dorn St and Pickett St</i>	Multifamily building with 15,000 sf of retail	NO
<b>National Industries for the Blind</b> – <i>Potomac Ave and E Glebe Rd</i>	90,000 sf Office building with 9,950 sf of retail	YES – retail only
<b>Robinson Terminal South</b> – <i>Duke St and S. Union St</i>	Multifamily building with 11,000 sf of retail	NO
<b>Shops at Del Ray</b> (Pork Barrel, Holy Cow) - <i>Mount Vernon Ave and E Oxford Ave</i>	12,400 SF building: 5,900 Office 6,500 Retail (184 seats)	YES – retail only
<b>Station 650</b> – Jefferson Davis Hwy and Potomac Ave	Multifamily building with 2,500 sf of retail	Yes – retail only
<b>The Asher</b> (Bastille and Studio Barre) – <i>N. Fayette St and Pendleton St</i>	Multifamily building with 4,500 sf of retail	YES – retail only
<b>The Dorn Building</b> – <i>E Howell Ave and Jefferson Davis Hwy</i>	2,641 sf Retail & Office	YES
<b>Tony's Corner</b> – <i>E Raymond Ave and Jefferson Davis Hwy</i>	10,525 sf Retail Building	NO