

## ARTICLE VIII. OFF-STREET PARKING AND LOADING

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### Sec. 8-200 General parking regulations.

(A) Schedule of requirements. The following number of parking spaces shall be provided for each use listed. In the case of any use not listed in section 8-200(A), the requirements of the most similar listed use shall apply. The requirements of section 8-200(A) may be reduced when special zoning allows parking reductions and the required approvals of the director and the director of transportation and environmental services have been obtained and the conditions of said approval are complied with.

(1) ~~Single-unit family detached, two-unit family and row or townhouse, and multi-unit up to four unit dwellings: two (2.0) spaces per dwelling unit for single family detached, two-family, and townhouse dwellings.~~

~~(a) Within the enhanced transit area: no minimum requirement~~

~~(b) Outside the enhanced transit area: 0.5 spaces per dwelling unit~~

(2) ~~Multi-unit family dwellings with more than four dwelling units.~~

~~(a) Parking ratio.~~

~~i. Metro Station Walkshed Area. Multi-unit family dwellings located on property within the Metro Half-Mile Walkshed as shown on the map approved herewith, titled "City of Alexandria Metro Station Walkshed Map," as the same may be amended from time to time to incorporate new Metro stations: i. shall provide eight-tenths of a parking space per bedroom, unless the applicant shows, to the satisfaction of the director, that the multi-unit family dwelling complies with any of the following in which case the ratio shall be reduced by the percentage as shown:~~

~~(A) Five percent if the multi-unit family dwelling is within one-quarter of a mile of four or more active bus routes;~~

~~(B) Ten percent if the multi-unit family dwelling has a walkability index of 90—100 or five percent if the multifamily dwelling has a walkability index of 80—89; or~~

~~(C) Five percent if the multi-unit family dwelling includes 20 percent or more studio units.~~

~~ii. Outside the Metro Station Walkshed Area. Multi-unit family dwellings located on property not within the Metro Half-Mile Walkshed: i. shall provide one parking space per bedroom, unless the applicant shows, to the satisfaction of the director, that the multi-unit family dwelling complies with any of the following in which case the ratio shall be reduced by the percentage as shown:~~

~~(A) Ten percent if the multi-unit family dwelling is outside of the Metro Half-Mile Walkshed but within the Bus Rapid~~

Transit Half-Mile Walkshed as shown on the map approved herewith, titled "City of Alexandria Bus Rapid Transit Walkshed Map," as the same may be amended from time to time to incorporate new operational bus rapid transit stops;

(B) Five percent if the multi-unit-family dwelling is within one-quarter of a mile of four or more active bus routes;

(C) Ten percent if the multi-unit-family dwelling has a walkability index of 90—100 or five percent if the multifamily dwelling has a walkability index of 80—89; or

(D) Five percent if the multi-unit-family dwelling includes 20 percent or more studio units.

iii. Optional parking ratio for affordable housing. If a multi-unit family building includes income-restricted units, the parking ratio for such units may be as follows:

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d. The above parking ratios may be reduced by the following percentages if the applicant can show, to the satisfaction of the director, that the multi-unit-family dwelling in which the units are located complies with any of the following:

(A) Ten percent if the multi-unit-family dwelling is within the Metro Half-Mile Walkshed or Bus Rapid Transit Half-Mile Walkshed, as shown on the maps titled "City of Alexandria Metro Station Walkshed Map" and "City of Alexandria Bus Rapid Transit Walkshed Map";

(B) Five percent if the multi-unit-family dwelling is within one-quarter of a mile of four or more active bus routes;

(C) Ten percent if the multi-unit-family dwelling has a walkability index score of 90—100 or five percent if the multi-unit-family dwelling has a walkability index score of 80—89; or

(D) Five percent if the multi-unit-family dwelling includes 20 percent or more studio units.

(b) Calculation of the number of bedrooms. For purposes of calculating the required number of parking spaces for a multi-unit-family dwelling, the following shall apply:

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v. If the multi-unit-family dwelling includes affordable units that are exercising the optional parking ratio for affordable housing pursuant to section 8-200(A)(2)(a)(iii) herein, such units shall be removed from the count and calculated separately with the applicable ratios.

(c) Parking requirement. The parking requirement for the multi-unit-family dwelling shall be the number of bedrooms calculated pursuant to section (b) above, multiplied by the parking ratio calculated pursuant to section (a) above, subject to the following:

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~~(3) Reserved. Boardinghouses and rooming houses: one space for each four guest rooms; provided, that the number of off-street parking spaces for any rooming house or boarding house authorized by a special use permit granted by city council after December 12, 1987, shall be determined by council when granting, and shall be as set forth in, the special use permit.~~

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(C) Location of parking facilities.

(1) For all single-unit, family detached and two-unit, family residential townhouse, and multi-unit up to four unit dwellings, required off-street parking facilities shall be located on the same lot as the main building. Tandem parking is permitted to meet this requirement.

(2) For all multi-unit-family dwellings, required off-street parking facilities shall be located on the same lot as the main building lot, on a lot separated from the main building lot by an alley or directly across the street from the main building when separated by a minor local street only. ~~Tandem parking is permitted to meet this requirement for up to four dwelling units that share a garage within a multiunit family building provided that no more than four off-street parking spaces shall be tandem.~~

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(7) Parking, required or otherwise, limited on residential lots. For all lots containing single-unit-family, two-unit, family or townhouse, or multi-unit up to four unit dwelling uses, there shall be a limit of one vehicle per 1,000 square feet of lot area, not to exceed a maximum of four (4) vehicles per lot parked or stored outside on the lot in question.

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(F) Prior existing buildings and structures.

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(3) The provisions of this section 8-200(F) shall not apply to the enlargement, significant enlargement or significant alteration of single-unit family, two-unit, family or row or townhouse dwellings.

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(5) No single-unit family, two-unit, family or townhouse dwelling shall be deemed a noncomplying use or structure because it failed to provide two required parking spaces on June 24, 1992, if the dwelling did provide one required parking space on that date.

(6) Notwithstanding the provisions of section 8-100 above and except as provided in section 8-200(F)(3), if any land has been changed in use to a multi-unit-family residential use or any structure or building has been changed in use to a multi-unit-family residential use, or a multi-unit-family dwelling has been enlarged, significantly enlarged or significantly altered after May 16, 2015, the parking requirements of this Article VIII shall apply to all the land and to the entire structure or building upon completion of the change in use, significant enlargement or significant alteration, however, any existing parking above the requirement may remain. This section shall not apply if a construction or alteration permit has been applied for and reasonably soon thereafter construction activity has commenced and continues to be diligently pursued as of May 16, 2015, or if a special use permit is obtained under section 7-700 or section 11-500 which authorizes the change in use, enlargement, significant enlargement or significant alteration with the provision of less off-street parking than is required.

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Sec. 8-400 King Street Transit Parking District.

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(B) Requirements. Within the King Street transit parking district, the following regulations shall apply to off-street parking; uses not listed shall provide parking pursuant to section 8-200(A):

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(2) Single-unit-family, two-unit-family, and row or townhouse dwellings shall have one parking space per dwelling unit.

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