



Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

Zoning Ordinance Rewrite Project Parking Section Update

Zoning Ordinance Committee

2/3/21

Parking Update: Objectives

- ✓ Align with updated zoning districts and land use types
- ✓ Identify and address land use types not currently in the parking section
- ✓ Incorporate best practices relevant to Loudoun County
- ✓ Incorporate new mobility options
- ✓ Consolidate parking regulations in parking section
- ✓ Recommend process and guidelines for parking modification requests
- ✓ Draft updated parking section language

Parking Update: Focus Group Inputs

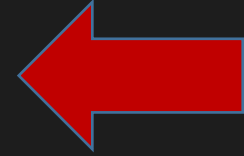
- ✓ Investigate differentiating parking rates between rural and urban areas given that current rates are applied universally
- ✓ “Parking is over-prescribed” and can hinder site reuse and in-fill applications
- ✓ Commercial uses are over-parked; some residential uses are under-parked
- ✓ May be worthwhile to try to aggregate similar land uses and simplify land use groupings
- ✓ Concern about parking maximums – developers will only build what they need due to high cost

Parking Update: Focus Group Inputs

- ✓ On-street parking could be used to satisfy some of site parking requirements
- ✓ Can site-specific parking studies be used to determine parking supply?
- ✓ Administrative parking reductions are complicated by required covenants
- ✓ Parking rates should be updated to recognize new shared mobility modes and technological advances
- ✓ Some stand-alone parking rates are wrong and should be re-evaluated

Parking Update: Primary Tasks

1. Recommend updated parking section structure



2. Evaluate updated parking standards related to parking supply

3. Recommend process and guidelines for parking modification requests

4. Draft updated parking section language

Parking Update: Changes to Current Section Structure

- ✓ Add "Purpose and Intent" subsection
- ✓ Add "Exceptions" subsection to account for special circumstances
- ✓ Update standards for computation including revised independent variables
- ✓ Update land uses and land use groups to correspond with overall ordinance updates
- ✓ Add "Zoning District-Specific Parking Requirements" subsection

Parking Update: Changes to Current Section Structure

- ✓ Add “Administrative Adjustments to Parking Requirements” subsection
 - ✓ Process for adjusting, or seeking waivers from, the parking standards
 - ✓ Guidelines and criteria for parking adjustment requests
- ✓ Add subsections on bicycle and motorcycle/scooter parking requirements in appropriate districts

Parking Update: Example Zoning District Parking Matrix

	ZONING DISTRICTS						
	Urban Policy Area		Suburban Policy Area		Transition Policy Area		Etc.
	District "A"	District "B"	District "A"	District "B"	District "A"	District "B"	
USES							
<u>Residential</u>							
Single Family							
Multifamily							
etc.							
<u>Retail</u>							
Convenience							
Hard Goods							
etc.							
<u>Office</u>							
General							
Financial							
Etc.							

Conclusion



QUESTIONS?



COMMENTS?