

SUMMARY OF PARKING REQUIREMENTS RELATED TO TOWN CENTER

Parking Standards (Sec. 25.16.03.d)

Use Category	Use Type	Unit Measure	Base Number Required
Residential	Townhouse	For 1 or 2 bedrooms	1.5
		For 3 or more bedrooms	2
	Multi-family	For zero bedrooms	1
		For 1 bedrooms	1
		For 2 or more bedrooms	1.5
Commercial	General Retail	Per 200 s.f. GFA	1
	Grocery stores 30,000 s.f. or more	Per 200 s.f.	1 and
		Per 2 employees	1
	Theaters	Per each 4 seats	1 and
		Per every 2 employees	1
	Restaurant, full service	Per 50 s.f. of patron use area (excluding rest rooms)	1 and
		Per 80 s.f. of outdoor patron use area	1 and
		Per 2 employees	1
		Per 15 s.f. of bar patron area Where bar patron area exceeds 10% of total patron use area	1
	Offices	General offices	Per 300 s.f. GFA
Medical or dental office		Per 250 s.f. GFA	1

Sec. 25.16.03.f:

Maximum Parking Limits – In order to limit excessive off-street parking and encourage parking reductions in the MXTD and MXCD zones, the number of parking spaces to be provided is limited to no more than the standard shown in the tables above. Additional parking can only be provided if:

1. The additional parking consists of a permeable surface acceptable to the Department of Public Works; or
2. The additional parking is provided via an automated parking structure or in a structure above or below grade; or
3. Parking in connection with an automobile sharing program; or
4. All of the required public use space is provided on-site.

Sec. 25.16.03.g:

Determination of Requirements for Multiple Uses

1. Except as provided in paragraph 3 of this subsection and in subsections h.5 and h.6 below, when any land or building is used for two (2) or more purposes, the number of parking spaces required must be the sum of the requirements for the various individual uses, computed separately in accordance with this article. Parking facilities for one (1) use cannot be considered as providing the required parking facilities for any other use, except as otherwise provided.
2. Requirements for the provision of parking facilities with respect to two (2) or more uses of the same or different types may be satisfied by the permanent allocation of the requisite number of spaces for each use in a common parking facility, cooperatively established and operated. The number of spaces so designated may not be less than the sum of the individual requirements for each use except as hereinafter provided, and all design requirements contained in this division must be complied with. A common parking facility so established must be located so that a major point of pedestrian access to such common facility is within a 500 foot walking distance of the entrance to each use served thereby. The Approving Authority may attach such conditions to the approval of a common parking facility as may be reasonable and necessary to assure that the use will be consistent with the purpose and intent of this Chapter.
3. In a predominantly office, multiple-use building located in the MXTD Zone with frontage on a Transit Station Link, and not part of a previously approved Project Plan, the number of parking spaces required may be determined by using the parking standards for office use applied over the entire floor area of the building and not on the requirements for the individual uses. Office uses must occupy more than 75 percent of the gross floor area of the building. If the mix of uses contains one (1) or more restaurants that, in the aggregate, exceed 4,500 square feet of gross floor area, the parking requirement for the restaurant or restaurants exceeding 4,500 square feet of gross floor area, must be calculated according to the restaurant parking standard.
4. On a lot or parcel that contains a church, synagogue, or other place of worship and an affiliated private institution, the Board of Appeals, as part of the consideration of the special exception application for the private educational institution, may grant a parking reduction of up to 30 percent of the total required parking for the site upon the finding that the uses on the property will not have overlapping peak hour parking requirements and the reduction will not adversely affect the site of the adjacent area.

Sec. 25.16.03.h:

Flexible Parking Standards – The Approving Authority may permit reductions in the number of parking spaces required, if certain standards and requirements are met as set forth below.

1. *Mayor and Council and Planning Commission Reductions*

The Mayor and Council, in the approval of a Project Plan, or the Planning Commission in the approval of a site plan within the MXTD, MXCD, MXE, MXNC and PD Zones, have the authority to reduce the required number of parking spaces for uses in the building or buildings to be constructed provided that:

- (a) A major point of pedestrian access to such building or buildings is within seven-tenths of a mile (3,696 feet) walking distance of a transit station entrance shown on the Washington Metropolitan Area Transit Authority Adopted Regional Rail Transit System; or
 - (b) There are three (3) or more bus routes in the immediate vicinity of the building or buildings; or
 - (c) There is a major public parking facility available to the public within 1,000 feet of a building entrance; or
 - (d) Where the size of the lot is so small that meeting the parking requirement would prevent redevelopment; or
 - (e) Where there is a bikeway in close proximity to the site and the applicant demonstrates that the uses in the proposed development are conducive to bicycle use; or
 - (f) For any other good cause shown.
2. The Planning Commission may not approve a further reduction on site plans that implement all or part of a Project Plan where the Mayor and Council has previously granted a reduction.
 3. *Reductions with Proximity to a Transit Station* - Within any mixed-use zone where the building entrance is more than seven-tenths of a mile (3,696 feet) walking distance from a transit station entrance as shown on the Washington Metropolitan Area Transit Authority Adopted Regional Rail Transit System, a reduction of not more than ten (10) percent of the required parking spaces may be approved if a parking management plan approved by the Approving Authority will be implemented with occupancy of the building or buildings using such features as car and van pooling and public or private transit. A Transportation Demand Management strategy must be submitted with the goal of reducing parking demand by the building to meet the amount of reduction requested. The effectiveness of this plan must be demonstrated periodically after the use has been operating, as determined by the Approving Authority.
 4. *Multiple-Unit Residential Projects* – For multiple-unit residential projects, a condition of approval of a Project Plan or site plan may limit parking below the normal requirements set forth in the tables in Section 25.16.03.d above.
 5. *City Owned Land* - Parking may be provided under an approved integrated parking demand program for a mixed-use development on City-owned land or land purchased by the applicant from the City within the MXTD Zone, or for development within a designated Parking District.

6. *Reductions for Shared Uses* – Parking within a project application may be reduced by the appropriate percentage as shown in the parking credit schedule for each of the five (5) time periods shown in the chart below. The number of parking spaces required is determined by totaling the resulting numbers in each column; the column total that generates the highest number parking spaces then becomes the parking requirement.

Use	Weekday		Weekend		Night-time
	Daytime 6 a.m. – 6 p.m.	Evening 6 p.m. – midnight	Daytime 6 a.m. – 6 p.m.	Evening 6 p.m. – midnight	Midnight – 6 a.m.
Office/Industrial	100%	10%	10%	5%	5%
General Retail	50%	90%	100%	70%	5%
Hotel, motel, inn	70%	100%	70%	100%	70%
Restaurant	50%	100%	100%	100%	10%
Indoor or legitimate, theater, commercial recreational establishment	40%	100%	80%	100%	10%
Community center, museum, civic club, private club, lodge and health and fitness establishment	50%	100%	100%	100%	10%
Residential	60%	90%	80%	90%	100%
Institutional and public uses	50%	100%	100%	30%	5%
All other uses	100%	100%	100%	100%	100%
Percentages here are a percent of the standard requirements found in Sec. 25.16.03.d.					