

ARTICLE V. PARKING*

***Cross references:** Stopping, standing and parking, § 11-146 et seq.

Sec. 21-701. Offstreet parking required.

- (a) Every use or building instituted, constructed, erected, enlarged or structurally altered after the effective date of this chapter shall provide offstreet parking and loading facilities in accordance with the provisions of this article.
- (b) Such offstreet parking and loading facilities shall be maintained as approved and continued as long as the main use is continued.
- (c) 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.
- (d) No person shall utilize any building or use any parcel of land without providing the offstreet parking and loading facilities as required by this article, except when a building or use is legally nonconforming as to required parking.
- (e) When a permitted use is legally nonconforming as to required parking, and said use is enlarged, additional parking shall be required only on the basis of the enlargement of the permitted use. The additional parking shall meet all applicable requirements of this article.
- (f) In lieu of compliance with the regular parking regulations contained in this article, property owners in the downtown business district B-1, Colonial Williamsburg historic area CW and/or museum support district MS may submit a parking master plan for approval as a special use permit, in accordance with article II, division 2.

(Ord. No. 862, 10-10-91)

Sec. 21-702. Location of parking.

(a) The offstreet parking facilities required by this article shall be located on the same lot or parcel of land that they are intended to serve. Where practical difficulties prevent such location or where the public safety or the public convenience would be better served by an alternate location, the board of zoning appeals may authorize an alternate or cooperative location as a special exception. When the request is in conjunction with an application for a special use permit in accordance with article II, division 2, the city council may authorize the alternate or cooperative location as a part of the special use permit. When the request is in conjunction with an application for a site plan in accordance with article VII, planning commission may authorize the alternate or cooperative location as a part of the site plan approval. Any authorization shall be subject to the provisions of section 21-97(f) and the following:

- (1) An alternate location provides parking only for the use in question.
- (2) A cooperative location provides parking for two or more uses, and shall have combined parking spaces equal to the sum required for the separate uses.
- (3) Such parking spaces shall be conveniently and safely accessible to pedestrians.
- (4) All such parking spaces shall be on property zoned properly for the use or uses which require the parking spaces.
- (5) The right to use such property for parking shall be established by deed, easement, lease or similar recorded covenant or agreement; shall be approved as to form and content by the city attorney; shall be recorded in the clerk's office of the circuit court of the city and the County of James City so as to ensure

the availability of such spaces for a minimum time period of at least five years.

(6) Should such offstreet parking spaces become unavailable for use at some future time, an equal number of parking spaces shall be constructed and provided on either the primary site or by another offsite arrangement meeting the requirements of this article. Failure to provide or construct such replacement parking spaces within 90 days from the date on which the use of the previously available offstreet spaces was terminated shall be a violation of this chapter.

(7) For churches and other permanent buildings used for religious worship, alternate or cooperative parking agreements may be approved that do not provide exclusive parking rights, provided that such agreement provides adequate parking at appropriate times to meet the parking needs of the church or other permanent building used for religious worship.

(Ord. No. 862, 10-10-91; Ord. No. 2-94, § 14, 1-13-94; Ord. No. 14-98, 5-14-98; Ord. No. 05-20, 8-11-05)

Sec. 21-703. Prohibition of parking certain kinds of vehicles in residential districts

(1) The parking and storage of the following types of vehicles on lots in residential districts (RS-1, RS-2, RM-1, RM-2, RDT and PDR) shall be prohibited, except while loading or unloading on the premises:

- a. Tractor trucks and semitrailers.
- b. Trucks exceeding a registered gross weight of 7,500 pounds.

(Ord. No. 01-5, 4-12-01)

Sec. 21-704. Size of parking spaces.

- (a) Parallel spaces shall have minimum dimensions of eight feet by 22 feet.
- (b) All other parking spaces shall have minimum dimensions of nine feet by 18 feet, except as follows:
 - (1) Spaces in a parking garage shall have minimum dimensions of eight and one-half feet by 18 feet.
 - (2) Planning commission, as a part of the site plan review process, may approve spaces with minimum dimensions of eight and one-half feet by 18 feet for vehicle storage lots for automobile dealers, overflow parking areas and other limited use parking facilities.
- (c) Overhang over landscape areas shall not be counted toward the minimum dimensions stated above.

(Ord. No. 862, 10-10-91; Ord. No. 11-96, 5-9-96; Ord. No. 01-18, 10-11-01)

Sec. 21-705. Access to offstreet parking spaces.

- (a) Every parking space shall afford satisfactory ingress and egress for a motor vehicle without requiring another motor vehicle to be moved, except for the following:
- (b) Parking spaces for single-family detached, duplex and townhouse dwellings where the parking spaces are located on the same lot as the dwelling unit. This exception shall not include required parking spaces for bedroom rentals in single-family detached dwellings.

(Ord. No. 862, 10-10-91)

Sec. 21-705.1. Special regulations for single-family detached dwellings.

- (a) Parking spaces and driveways shall be constructed of gravel, compacted stone, concrete, asphalt, brick or paving stones.
- (b) Parking spaces and driveways shall not occupy more than 30 percent of a front or rear yard area, and shall not occupy more than 15 percent of the total lot area for lots having a lot area of 20,000 square feet or less; more than ten percent of the total lot area for lots having a lot area of more than 20,000 square feet; nor more

than 20 percent of the total lot area for lots in a cluster subdivision.

(1) Additional lot coverage by parking spaces and driveways, and alternative paving material, may be allowed contingent upon approval as a special exception use by the board of zoning appeals, in accordance with section 21-97(f). The board of zoning appeals shall consider, in addition to the criteria listed in section 21-97(f), the following:

- a. Is the parking required for the permitted, special exception or special use permit use?
- b. Is on-street parking available adjacent to the property?
- c. Is the lot narrower, shallower or smaller than required by the ordinance, or than surrounding lots?
- d. Does the topography of the lot create difficulties with meeting these requirements?

(c) Parking shall be allowed only in driveways or parking spaces meeting these requirements, and shall be prohibited elsewhere on the lot.

(Ord. No. 9-95, § 1, 4-13-95)

Sec. 21-706. Calculation of number of offstreet parking spaces.

(a) In calculating the number of required parking spaces, the following rules shall govern:

- (1) Floor area shall mean the gross floor area of the specific use, measured from the exterior faces of exterior walls or from the centerline of walls separating two attached buildings. Unless otherwise specified, floor area shall include associated corridors, utility rooms and storage space.
- (2) When the units of measurements determining the number of required parking spaces results in the requirement of a fractional space, any fraction less than one-half shall be disregarded, and fractions of one-half or over one-half shall require one additional parking space.
- (3) The parking space requirement for a use not specifically mentioned shall be the same as required for a use of similar nature, as determined by the zoning administrator.
- (4) In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

(Ord. No. 862, 10-10-91)

Sec. 21-707. Amount of offstreet parking required.

The offstreet parking required by this article shall be provided and maintained on the basis of the following table, except as otherwise provided in this article:

TABLE INSET:

	Use Type	Required Parking Spaces
(a)	<i>Residential uses:</i>	
(1)	Single-family detached dwelling	2 for each dwelling unit
(2)	Duplex dwellings	2 for each dwelling unit
(3)	Townhouses and planned unit developments	2 for each dwelling unit, plus 0.25 for each dwelling unit for visitor parking
(4)	Multifamily dwellings	1.25 for each efficiency and one bedroom dwelling unit, and 1.5 for each two or more bedroom dwelling unit, plus 0.25 for each dwelling unit for visitor parking
	Housing for the elderly and	

	(5)	physically handicapped	1 for each 2 dwelling unit
(b)	<i>Group quarters:</i>		
	(1)	Lodginghouses and roominghouses	1 for each room rented
	(2)	Nursing homes	1 for each 3 beds
	(3)	Dormitory, fraternity or sorority	1 for each 2 beds
(c)	<i>Transient lodgings:</i>		
	(1)	Hotels/motels:	
		1--100 bedrooms	1 for each bedroom
		101--200 bedrooms	100 spaces plus 0.9 for each bedroom over 100
		201--300 bedrooms	190 spaces plus 0.8 for each bedroom over 200
		301 and over	270 spaces plus 0.7 for each bedroom over 300
		Meeting rooms, banquet rooms and restaurants located within a hotel/motel	1 for each 350 square feet of floor area
	(2)	Room rentals in single-family detached dwellings (in addition to the parking required by section 21-707(a)):	
		For more than 1 roomer	1 for each roomer
		For visitors	1 for each bedroom rented
(d)	<i>Educational uses:</i>		
	(1)	Kindergarten, day care center, nursery school	1 for each 200 square feet of floor area
	(2)	Elementary, middle and high schools, college or preparatory school	1 for each 4 seats of maximum capacity in the auditorium or main place of assembly; or 1 for each 100 square feet of floor area in the main place of assembly in places which do not have fixed seats
(e)	<i>Business:</i>		
	(1)	Retail establishments (unless otherwise specified)	1 for each 200 square feet of floor area
	(2)	Automobile sales and rental establishments, automobile service center, service stations and tire stores	1 for each 500 square feet of enclosed sales/rental floor area, plus 2 for each service bay (bay area not counted)
	(3)	Furniture, hardware, home furnishings, automobile parts and supplies	1 for each 500 square feet of floor area
	(3.01)	Mini-storage warehouses	0.02 for each storage unit, plus 2 spaces for office, plus 2 spaces for the on-site caretaker's residence (if provided).
	(3.1)	Pharmacy, freestanding, with a drive-through window for drop	1 for each 400 square feet of floor area

		off and pick up of prescriptions	
	(4)	Shopping centers, but excluding theaters (unless otherwise specified)	1 for each 300 square feet of floor area
	(4.1)	[<i>Reserved.</i>]	
	(5)	Restaurant or nightclub	1 for each 100 square feet of floor area, plus 1 for each 100 square feet of outdoor dining area in excess of 1,000 square feet
	(5.1)	Restaurant, carry-out	1 for each 200 square feet of floor area
	(6)	Outdoor sales and display	1 for each 500 square feet of open sales and display area
	(7)	Wholesale, inventory and storage uses not otherwise classified	1 for each 1,000 square feet of floor area devoted to enclosed storage
(f)	<i>Industrial uses:</i>		
	(1)	Manufacturing, industrial uses and laboratories	1 for each 1 1/2 employees on the maximum working shift
(g)	<i>Cultural, entertainment and recreational uses:</i>		
	(1)	Auditoriums, assembly halls, community centers, dancehalls and theaters:	
		a. Fixed seats	1 for each 4 seats based on maximum seating capacity
		b. Fixed seats in a shopping center	1 for each 8 seats based on maximum seating capacity
		c. Without fixed seats	1 for each 100 square feet of floor area
	(2)	Amphitheaters, sports arenas, stadiums or gymnasiums	1 for each 5 seats or 10 feet of bench space
	(3)	Art galleries, libraries, museums	1 for each 400 square feet of floor area
	(4)	Bowling	4 for each alley
	(5)	Golf course or miniature golf course	2 for each hole
(h)	<i>Office uses:</i>		
	(1)	Offices, but not including medical offices	1 for each 400 square feet of floor area
(i)	<i>Medical uses:</i>		
	(1)	Doctor's or dentist's office, clinic and outpatient clinic	1 for each 200 square feet of floor area
	(2)	Hospital	2 for each bed, plus 1 for each 300 square feet of floor area devoted to patient care services, such as cardiopulmonary, physical therapy, radiology, surgery and laboratory
	(3)	Veterinary hospital	1 for each 400 square feet of floor area
(j)	<i>Service uses:</i>		

	(1)	Barbershop or beauty salon	1 for each 200 square feet of floor area
	(2)	Laundry:	
		a. Self-service	1 for each 200 square feet of floor area
		b. Dry cleaning establishment	1 for each 400 square feet of floor area
	(3)	Funeral home	1 for each four seats in chapels or parlors with fixed seats; or 1 for each 100 square feet of floor area for assembly rooms without fixed seats that are used for services
(k)	<i>Institutional uses:</i>		
	(1)	Churches and other places of worship; and civic, fraternal, political, private, religious and social nonprofit organizations	1 for every 10 seats of maximum seating capacity in the main place of assembly

(Ord. No. 862, 10-10-91; Ord. No. 11-94, 6-9-94; Ord. No. 11-96, 5-9-96; Ord. No. 17-97, 10-9-97; Ord. No. 7-00, 6-8-00; Ord. No. 01-19, 10-11-01; Ord. No. 02-21, 9-12-02; Ord. No. 04-23B, 10-14-04; Ord. No. 07-26, 6-14-07)

Sec. 21-708. Offstreet loading spaces.

- (a) Spaces designated for offstreet loading shall not be counted toward the required number of offstreet parking spaces.
- (b) Offstreet loading spaces shall be located so that there is sufficient room for the turning and maneuvering of vehicles using said spaces.
- (c) Access to offstreet loading spaces shall not be across required offstreet parking spaces.

(Ord. No. 862, 10-10-91)

Sec. 21-708.1. Reduction of amount of offstreet parking required for offices (including doctors' and dentists' offices, but not including clinics and outpatient clinics).

The city council may authorize a reduction of the amount of offstreet parking for offices (including doctors' and dentists' offices, but not including clinics and outpatient clinics) as a special use permit in accordance with section article II, division 2, special use permits. When the request is in conjunction with an application for a special use permit in accordance with article II, division 2, the city council may authorize a reduction as a part of the special use permit. Any reduction shall be subject to the following:

- (1) The reduction shall not exceed 15 percent of the required offstreet parking.
- (2) A parking analysis shall be prepared by a qualified professional traffic consultant, and shall include:
 - a. Proposed use of the property.
 - b. Anticipated average and peak demand and how this is addressed by the parking proposed to be provided.
 - c. Layout and location of proposed offstreet parking.
 - d. Pedestrian circulation.
 - e. Analysis of accessibility of site to mass transit facilities.
 - f. The city may, at its discretion and expense, employ a qualified professional traffic consultant to evaluate the proposed parking, and to make recommendations as to whether or not the proposed reduction of offstreet parking provided should be approved.

(3) Any approved reduction of offstreet parking shall be only for the uses proposed in the special exception application.

(Ord. No. 13-98, 5-14-98; Ord. No. 15-98, 5-14-98)

Sec. 21-709. Special parking regulations for the downtown business district B-1, economic development district ED, economic development district ED-2, Colonial Williamsburg historic area CW, museum support district MS, and planned development downtown district PDD.

(a) In lieu of compliance with the regular parking regulations contained in this article, property owners in the downtown business district B-1, economic development district ED, economic development district ED-2, Colonial Williamsburg historic area CW, museum support district MS, and planned development downtown district PDD may submit a parking master plan for approval as a special use permit by the city council in accordance with article II, division 2, Special Use Permits.

(b) The parking master plan shall be prepared by a qualified professional traffic consultant, and, in addition to the criteria listed in article II, division 2, Special Use Permits, shall address the following:

- (1) Anticipated average and peak demand and how this is addressed by the parking master plan.
- (2) Location of existing and proposed parking lots.
- (3) Location of existing and proposed onstreet parking.
- (4) Pedestrian circulation.
- (5) Mass transit facilities provided.
- (6) The city may, at its discretion and expense, employ a qualified professional traffic consultant to evaluate the master parking plan, and to make recommendations as to what, if any, modifications should be made to the plan.

(c) The parking plan shall include an area map at a scale of not less than one inch equals 100 feet, showing the location of:

- (1) Major traffic generators.
- (2) Existing and proposed parking lots, including number and size of spaces and any existing or proposed limitation on use of the parking lots.
- (3) Existing and proposed onstreet parking.
- (4) Pedestrian circulation system.
- (5) Mass transit circulation system.
- (6) Geographic area to be served by the parking master plan.

(d) The parking master plan shall include a written description of all uses to be served by the plan, a table listing the floor areas devoted to the various types of uses, and a comparison of the master parking plan with the parking normally required by this article.

(e) The master parking plan, when approved, shall be valid only for the types of uses specifically listed in the approved plan. Any changes in types of uses, or modification of parking provided, shall require an amendment of the special use permit, in accordance with article II, division 2, Special Use Permits. However, minor changes may be approved by the planning director or, at the option of the planning director, referred to the planning commission for consideration at a regular meeting without a public hearing. A change shall be considered minor if it:

- (1) Does not change the general character of the approved master parking plan.
- (2) Does not reduce the number of parking spaces provided.
- (3) Does not increase the floor areas devoted to the various types of uses as specified in the approved master parking plan.
- (4) Does not adversely affect the development or use of adjacent properties and surrounding

neighborhoods.

(Ord. No. 862, 10-10-91; Ord. No. 18-96, 10-10-96; Ord. No. 04-23C, 10-14-04; Ord. No. 05-14B, 6-9-05)

Sec. 21-710. Downtown parking district.

- (a) A downtown parking district is established to recognize the special character of the downtown business area, and the location of public parking facilities within the district. It is the intent of this section to establish special parking requirements appropriate to the unique character of the downtown parking district.
- (b) The boundaries of the downtown parking district are delineated on the official Downtown Parking District map, adopted on June 14, 2007. The official Downtown Parking District map, and all notations, references and other information shown thereon, is a part of this article, and has the same force and effect as if the official Downtown Parking District map were fully set forth or described in this article.
- (c) No offstreet parking shall be required for non-residential uses located in downtown parking district.
- (d) One offstreet parking space shall be required for each dwelling unit located in the downtown parking district.
- (e) Existing parking lots in Downtown Parking District Section A. Parking lots existing on October 11, 2001 in Section A of the Downtown Parking District shall not have their parking spaces reduced to less than the number of parking spaces existing on October 11, 2001, except as follows:
 - (1) Parking lots existing on October 11, 2001 may have their number of parking spaces reduced below the number of parking spaces existing on October 11, 2001 if those spaces are replaced in another parking lot or lots in the Downtown Parking District (Section A or Section B) under the same ownership or control. The replacement spaces shall not have existed on or before October 11, 2001 in Section A, or on or before June 14, 2007 in Section B.
- (f) Existing parking lots in Downtown Parking District Section B. Parking lots existing on June 14, 2007 in Section B of the Downtown Parking District shall not have their parking spaces reduced to less than the number of parking spaces existing on June 14, 2007, except as follows:
 - (1) Parking lots existing on June 14, 2007 may have their number of parking spaces reduced below the number of parking spaces existing on June 14, 2007 if those spaces are replaced in another parking lot or lots in the Downtown Parking District (Section A or Section B) under the same ownership or control. The replacement spaces shall not have existed on or before October 11, 2001 in Section A, or on or before June 14, 2007 in Section B.

(Ord. No. 11-96, 5-9-96; Ord. No. 01-19, 10-11-01; Ord. No. 07-25, 6-14-07)

Secs. 21-711--21-735. Reserved.