

T&E COMMITTEE #1
November 1, 2012

MEMORANDUM

October 31, 2012

TO: Transportation, Infrastructure, Energy and Environment Committee
FROM: ^{Go} Glenn Orlin, Deputy Council Staff Director
SUBJECT: Status report—Parking Policy Study

In the FY10 Operating Budget the Council approved \$150,000 for a consultant study to re-evaluate the parking space requirements in the Zoning Ordinance regarding commercial and mixed-use developments (especially in Metro Station Policy Areas) as well as to explore alternative models of providing for, and funding of, the construction, operation, and maintenance of public parking facilities. The study was jointly managed by Maryland-National Capital Park and Planning Commission and the Department of Transportation; the consultant they selected was Nelson\Nygaard Consulting Associates. The study was completed about 19 months ago, and the T&E and PHED Committees were jointly briefed by DOT and Planning staff on April 4, 2011.

Subsequently, Planning staff has continued its work on parking requirements as part of its Zoning Ordinance rewrite. The Planning staff has developed draft recommendations, which are described on ©1-9. This draft has yet to be reviewed with the Planning Board, so the information presented is still open for comment. The Board will complete its review over the next few weeks; the Zoning Ordinance rewrite will be forwarded to the Council late this year. In early 2013 the Council will hold a public hearing, and then the PHED Committee will begin the formal review of the rewrite, including the review of the parking requirements. Nevertheless, because of the T&E Committee's interest in parking matters, it is receiving this early "heads up" briefing.

DOT has also been further developing its proposals to re-form the public parking program into Primary and Secondary Parking Benefit Districts. DOT staff will give a status report on its progress.

Those invited to present this update are:

Pamela Dunn, Planning Coordinator, M-NCPPC
Joshua Sloan, Planning Supervisor, Area 2, M-NCPPC
Al Roshdieh, Deputy Director, County DOT
Rick Siebert, Chief, Parking Management Division, DOT

59-7 Consolidated Draft Companion Document

This document is a companion document for the consolidated draft version of Article 59-7, General Development Regulations. The purpose of this document is to highlight substantive changes between the Current Code and Proposed Code in the context of Article 59-7.

Div. 7.1. Site Access

- Included alternative compliance section
- Added maximum width for driveway access
- Added maximum number of driveways allowed along the property frontage of the street

Div. 7.2. Parking, Queuing and Loading

- Formatted parking requirements into a table
- Overhauled vehicle parking requirements (see *59-7 Parking Requirement Comparison Table*) based off of recommendations from MCDOT's *Parking Policy Study*
 - Modified Parking Lot Districts (per impending changes to Chapter 60)
 - PLDs rebranded as Parking Benefit Districts
 - Two types of Parking Benefit Districts – Primary and Secondary
 - Overhauled minimum vehicle parking requirements
 - Established maximum vehicle parking requirements
 - Created new adjustments for applicants seeking to create less parking than requirement to lower vehicle parking requirements
- Overhauled bicycle parking requirements in all zones
 - Bicycle parking requirements are determined by the use, rather than as a percentage of vehicle parking requirements.
 - Percentage of bicycle parking requirements must be long-term, as determined by the use
- Overhauled vehicle parking design standards
 - Increased maximum percentage of compact spaces allowed (as a % of total # of spaces) from 10% to 15%
 - Deleted special parking design standards for regional shopping centers
 - Added new standards for electric plug-in spaces
 - Added carshare space requirement for facilities with 50 or more reserved parking space, and removed carshare space provision from existing C/R zones
- Overhauled bicycle parking design standards
 - Added additional standards for long-term parking and short-term parking
- Moved landscaping and lighting standards for parking to Div. 7.5., Landscaping and Outdoor Lighting standards
- Added new design standards for loading facilities
- Included alternative compliance section

Comparison of Base Parking Requirements - Current Code v. Proposed Code

Use or Use Group	Current Code	Proposed Code			Use or Use Group
	Min. Number of Parking Spaces	Min. Number of Parking Spaces			
	All Zones	Ag, Rural, Residential, and Industrial Zones	Primary or Secondary Parking Benefit Districts	All other C/R or Employment Zones	
Airport, airpark, airfield	50 spaces	--	--	--	--
Ambulance service or rescue squad	Adequate number of spaces to accommodate the use and 2 additional spaces per vehicle	1 space for each employee	0.5 spaces for each employee	1 space for each employee	Fire/EMS (private)
Apartment, accessory	2 spaces per dwelling unit	1 space in addition to parking requirement for principal dwelling	1 space in addition to parking requirement for principal dwelling	1 space in addition to parking requirement for principal dwelling	Accessory Apartment, Attached or Detached
Apartment hotel	1 space for each transient bedroom or transient suite with no separate bedroom; 1.25 spaces for each apt for transient suite w/one bedroom; 1.5 spaces for each apartment or transient suite with 2 bedrooms; 2 spaces for each apartment or transient suite with 3 or more bedrooms; and one space for every two employees on the major shift; and 2.5 spaces for each 1,000 square feet of floor area for places of assembly	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 0.5 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	Group Living
Auditorium or stadium	1 space for every 4 seats or similar vantage accommodations provided	5 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	3.5 spaces per 1,000 SF of GFA	Recreation and Entertainment
Automobile filling station	1 space for each car wash bay, grease bay, or similar service, and 1 space for each employee	4 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	2.5 spaces per 1,000 SF of GFA	Vehicle Service
Automobile repair and service station	1 space for each employee, and 3.3 spaces per 1,000 square feet of total floor area	4 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	2.5 spaces per 1,000 SF of GFA	Vehicle Service
Bed and breakfast lodging	1 space for each guest room, or as provided in 59-G-2.09.2(f); plus 2 spaces required for the main dwelling unit	1 space for each guest room	0.33 spaces for each guest room, plus 2 spaces for each 1,000 SF of Meeting Room, Dining	0.50 spaces for each guest room, plus 4 spaces for each 1,000 SF of Meeting Room, Dining	Lodging, Bed and Breakfast & Lodging

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Comparison of Base Parking Requirements - Current Code v. Proposed Code

Current Code		Proposed Code			
Use or Use Group	Min. Number of Parking Spaces	Min. Number of Parking Spaces			Use or Use Group
	All Zones	Ag, Rural, Residential, and Industrial Zones	Primary or Secondary Parking Benefit Districts	All other C/R or Employment Zones	
Boardinghouse	1 space for each guest room for new construction; for a converted structure, 1 space for every 2 rooms	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 0.5 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	Group Living
Charitable or philanthropic institution	See Section G-2.21(a) and (c)(1)	2.50 spaces per 1,000 SF of GFA	1.50 spaces per 1,000 SF of GFA	2.25 spaces per 1,000 SF of GFA	Charitable, Philanthropic Institution
Child care facilities:					
Family day care home and group day care home	1 space for each non-resident staff plus required spaces for the main dwelling unit, and may include on-street parking	Family Day Care: 1 space for each non-resident staff in addition to spaces required for residential	Family Day Care: 1 space for each non-resident staff in addition to spaces required for residential	Family Day Care: 1 space for each non-resident staff in addition to spaces required for residential	Family Day Care, Group Day Care
		Group Day Care Home: 3 spaces for each 1,000 SF of GFA	Group Day Care Home: 3 spaces for each 1,000 SF of GFA	Group Day Care Home: 3 spaces for each 1,000 SF of GFA	
Child day care center	1 space for each non-resident staff plus required spaces for the main dwelling unit, if applicable, plus 1 space for every six children	3 spaces for each 1,000 SF of GFA	3 spaces for each 1,000 SF of GFA	3 spaces for each 1,000 SF of GFA	Day Care Center
Civic or private club	2.5 spaces per 1,000 SF of GFA	2.50 spaces per 1,000 SF of GFA	1.50 spaces per 1,000 SF of GFA	2.25 spaces per 1,000 SF of GFA	Private Club, Service Organization
Clinic, medical or dental	5 spaces per 1,000 SF of GFA	3.50 spaces per 1,000 SF of GFA	2.00 spaces per 1,000 SF of GFA	2.25 spaces per 1,000 SF of GFA	Medical and Dental
Community center, library, museum,	2.5 spaces per 1,000 SF of GFA	1.25 spaces per 1,000 SF of GFA	0.5 spaces per 1,000 SF of GFA	1.25 spaces per 1,000 SF of GFA	Cultural Institution
Country market	5 spaces per 1,000 square feet of area used for interior and exterior retail display sales	4 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	4 spaces per 1,000 SF of GFA	Retail Sales and Services

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Comparison of Base Parking Requirements - Current Code v. Proposed Code

Use or Use Group	Current Code	Proposed Code			Use or Use Group
	Min. Number of Parking Spaces	Min. Number of Parking Spaces			
	All Zones	Ag, Rural, Residential, and Industrial Zones	Primary or Secondary Parking Benefit Districts	All other C/R or Employment Zones	
Day care facility for senior adults and persons with disabilities	1 space for every 4 non-resident senior adults or persons with disabilities. The Board of Appeals may reduce this requirement in accordance with 59-G-2.13	3 spaces for each 1,000 SF of GFA	3 spaces for each 1,000 SF of GFA	3 spaces for each 1,000 SF of GFA	Day Care Center
Domiciliary care home	1 space for every 4 beds and 1 space for every 2 employees on the largest work shift	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 0.5 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	Group Living
Dwelling, carriage house	1 space plus 2 spaces required for the main dwelling unit	1 space in addition to parking requirement for principal dwelling	1 space in addition to parking requirement for principal dwelling	1 space in addition to parking requirement for principal dwelling	Accessory Apartment, Attached or Detached
Dwelling, multiple family, or apartment:					
Efficiency	1 space for each dwelling unit	1 space for each dwelling unit	0.5 space for each dwelling unit	1 space for each dwelling unit	Multi-Unit Living
1 bedroom	1.25 spaces for each dwelling unit	1.25 space for each dwelling unit	0.5 space for each dwelling unit	1.25 space for each dwelling unit	Multi-Unit Living
2 bedrooms	1.5 spaces for each dwelling unit	1.5 spaces for each dwelling unit	0.75 space for each dwelling unit	1.5 spaces for each dwelling unit	Multi-Unit Living
3 or more bedrooms	2 spaces for each dwelling unit	2 spaces for each dwelling unit	1 space for each dwelling unit	2 spaces for each dwelling unit	Multi-Unit Living
Dwelling, one-family, semi-detached, two-family, mobile home, fourplex,	2 spaces for each dwelling unit	2 spaces for each dwelling unit	1 space for each dwelling unit	2 spaces for each dwelling unit	Single-Unit Living, Two-Unit Living
Dwelling, townhouse	2 spaces per dwelling unit	2 spaces for each dwelling unit	1 space for each dwelling unit	2 spaces for each dwelling unit	Single-Unit Living, Two-Unit Living

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Comparison of Base Parking Requirements - Current Code v. Proposed Code

Current Code		Proposed Code			
Use or Use Group	Min. Number of Parking Spaces	Min. Number of Parking Spaces			Use or Use Group
	All Zones	Ag, Rural, Residential, and Industrial Zones	Primary or Secondary Parking Benefit Districts	All other C/R or Employment Zones	
Educational institution, private	1 space for each employee, and sufficient off-street parking space for the safe and convenient loading and unloading of students, and additional facilities for student parking	0.25 space for each Student (K-8), and 0.5 space for each Student (9-12)	0.15 space for each Student (K-8), and 0.25 space for each Student (9-12)	0.25 space for each Student (K-8), and 0.5 space for each Student (9-12)	Educational Institution (Private)
Farm machinery and supply	5 spaces per 1,000 square feet of interior and exterior sales area or as per the opinion of the Board of Appeals, but no less than 2 spaces per 1,000 square feet of interior and exterior sales area; if only devoted to storage and service of farm machinery, 1.5 spaces per 1,000 square feet of total floor area	5 spaces for each 1,000 SF of GFA, excluding storage area	--	--	Farm Supply, Machinery Sales, Storage and Service
Fraternity, sorority, dormitory	1 space for every 2 students, except 1 space for every 4 students in a dormitory, plus 1 space for each manager or employee	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 0.5 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	Group Living
Funeral parlor	1 space for every 25 gross square feet of floor area in the public rooms, and one space for each employee on the major shift, and one space for each business vehicle	0.25 spaces per seat	0.15 spaces per seat	0.50 spaces per seat	Funeral and Internment Services
Furniture store	2 spaces per 1,000 square feet of gross floor area and 1 space for each employee, except this does not apply to the furniture section of a department store or a furniture store located in a regional shopping center	4 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	4 spaces per 1,000 SF of GFA	Retail Sales and Services
Guest room in a country inn, tourist home	1 space for each guest room or suite	1 space for each guest room	0.33 spaces for each guest room, plus 2 spaces for each 1,000 SF of Meeting Room, Dining	0.50 spaces for each guest room, plus 4 spaces for each 1,000 SF of Meeting Room, Dining	Lodging, Bed and Breakfast

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Comparison of Base Parking Requirements - Current Code v. Proposed Code

Current Code		Proposed Code			
Use or Use Group	Min. Number of Parking Spaces	Min. Number of Parking Spaces			Use or Use Group
	All Zones	Ag, Rural, Residential, and Industrial Zones	Primary or Secondary Parking Benefit Districts	All other C/R or Employment Zones	
Health clubs	5 spaces per 1,000 square feet of floor area devoted to patron use, except when located within an office building, 3.5 spaces	5 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	3.5 spaces per 1,000 SF of GFA	Recreation and Entertainment
Heliport/helistop	As required by the Board of Appeals	1.5 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	1.5 spaces per 1,000 SF of GFA	All Other Industrial Uses Not Specifically Listed
Hospice	1 space for each bed, plus 1 space for every 2 employees on the largest shift, plus 1 space for an ambulance or delivery vehicle	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 0.5 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	Group Living
Hospital	1 space per 1,000 square feet of total floor area, plus 1 space for each resident doctor, plus adequate reserved space for visiting staff doctors, plus 1 space for every 3 employees on the largest shift	2.5 spaces per 1,000 SF of GFA	1.50 spaces per 1,000 SF of GFA	2.25 spaces per 1,000 of SF	Hospital
Hotel, motel, inn,	.5 spaces for each guest room plus 10 spaces per 1,000 square feet of gross floor area used for places of assembly if located in a central business district or transit development area; For all other districts .7 spaces for each guest room, plus 10 spaces per 1,000 square feet of gross floor area used for places of assembly	0.7 spaces for each guest room plus 10 spaces per 1,000 SF of Meeting Room, Dining	0.33 spaces for each guest room plus 2 spaces per 1,000 SF of Meeting Room, Dining	0.50 spaces for each guest room plus 4 spaces per 1,000 SF of Meeting Room, Dining	Lodging, Hotel, Motel
Housing and related facilities for senior adults or persons with disabilities	See chart at Article E: Page 59E-28. 0.5 to 1.0 spaces per bed for 0-1 bedrooms. 0.65 to 1.35 spaces per bed for 2 or more bedrooms.	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 0.5 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	Group Living

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Comparison of Base Parking Requirements - Current Code v. Proposed Code

Current Code		Proposed Code			
Use or Use Group	Min. Number of Parking Spaces	Min. Number of Parking Spaces			Use or Use Group
	All Zones	Ag, Rural, Residential, and Industrial Zones	Primary or Secondary Parking Benefit Districts	All other C/R or Employment Zones	
Individual living unit in a personal living quarters	1 space	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 0.5 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	Group Living
Industrial, manufacturing establishment or warehouse	1.5 spaces per 1,000 square feet of total floor area	1.5 spaces per 1,000 SF of GFA			
Industrial, manufacturing establishment or warehouse	1.5 spaces per 1,000 square feet of total floor area	1.5 spaces per 1,000 SF of GFA	1 1.5 spaces per 1,000 SF of GFA	1.5 spaces per 1,000 SF of GFA	Manufacturing, Warehouse
Meeting center	10 spaces per 1,000 square feet of net floor area used for ballrooms and meeting rooms; and 2.5 spaces per 1,000 square feet of net floor area used for foyers and other space	5 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	3.5 spaces per 1,000 SF of GFA	Recreation & Entertainment
Nursing home	1 space for every 4 beds and one space for every 2 employees on the largest work shift	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 0.5 space for each dwelling unit or PLQ	0.25 spaces per bed; plus 0.5 spaces per employee; or 1 space for each dwelling unit or PLQ	Group Living
Offices, general and professional buildings	See Section 49-E-3.2 -- 2.40 - 3.00 spaces per 1,000 SF of GFA when more than 1600 ft. away from a Metro; 2.10 - 2.70 spaces per 1,000 SF of GFA when located btwn 800 - 1600 ft. away from a Metro; 1.9 to 2.6 spaces per 1,000 SF of GFA when located within 800 ft. of GFA	2.80 spaces per 1,000 SF of GFA	2 spaces per 1,000 SF of GFA	2.25 spaces per 1,000 SF of GFA	Office and Professional
Office, medical practitioner	4 spaces for each practitioner in each office	3.50 spaces per 1,000 SF of GFA	2 spaces per 1,000 SF	2.25 spaces per 1,000 SF of GFA	Medical and Dental

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Comparison of Base Parking Requirements - Current Code v. Proposed Code

Current Code		Proposed Code			
Use or Use Group	Min. Number of Parking Spaces	Min. Number of Parking Spaces			Use or Use Group
	All Zones	Ag, Rural, Residential, and Industrial Zones	Primary or Secondary Parking Benefit Districts	All other C/R or Employment Zones	
Office, professional, nonresidential	5 spaces per 1,000 square feet of gross floor area used by medical practitioners; 2.5 spaces per 1,000 square feet of gross floor area used by all other professionals	2.80 spaces per 1,000 SF of GFA	2 spaces per 1,000 SF of GFA	2.25 spaces per 1,000 SF of GFA	Office and Professional
Office, professional (other than medical practitioner)	2 spaces for each professional person in each office	2.80 spaces per 1,000 SF of GFA	2 spaces per 1,000 SF of GFA	2.25 spaces per 1,000 SF of GFA	Office and Professional
Place of worship	One space for each 4 persons for whom seating is provided in the main auditorium, provided that the number of spaces is not reduced by more than 30% of the facility is located within 500 feet of any public parking lot; see Article : Page 59E-25 for further details	0.25 spaces per each fixed eat or 20 spaces per 1,000 SF of assembly area	0.15 spaces per each fixed eat or 10 spaces per 1,000 SF of assembly area	0.25 spaces per each fixed eat or 14 spaces per 1,000 SF of assembly area	Religious Assembly
Railroad station, bus depot or other passenger terminal	100 spaces	1.5 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	1.5 spaces per 1,000 SF of GFA	Bus, Rail Terminal
Recreational establishment, commercial	12.5 spaces per 1,000 square feet of floor area, except that racquetball, squash, and handball courts shall require 3.5 spaces per court	5 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	3.5 spaces per 1,000 SF of GFA	Recreation and Entertainment
Regional shopping centers	5.5 spaces per 1,000 square feet of gross leasable square feet; parking requirements for separate standing office and professional buildings shall be as set forth under the category in this subsection	4 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	4 spaces per 1,000 SF of GFA	Retail Sales and Service
Restaurants	25 spaces per 1,000 square feet of floor area devoted to patron use within the establishment and 15 spaces per 1,000 square feet of ground area located outside the establishment	10 spaces per 1,000 SF devoted to patrons	2 spaces per 1,000 SF devoted to patrons, excluding outdoor seating area	4 spaces per 1,000 SF devoted to patrons, excluding outdoor seating area	Eating and Drinking

Comparison of Base Parking Requirements - Current Code v. Proposed Code

Current Code		Proposed Code			
Use or Use Group	Min. Number of Parking Spaces	Min. Number of Parking Spaces			Use or Use Group
	All Zones	Ag, Rural, Residential, and Industrial Zones	Primary or Secondary Parking Benefit Districts	All other C/R or Employment Zones	
Retail establishments, auxiliary	3.5 spaces for each 1,000 square feet of gross leasable space	4 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	4 spaces per 1,000 SF of GFA	Retail Sales and Service
Retail, general	5 spaces per 1,000 square feet of gross leasable square feet; all storage space that exceeds 35% of the total gross leasable area shall be excluded from this calculation	4 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	4 spaces per 1,000 SF of GFA	Retail Sales and Service
Self-storage facility	3 spaces per 1,000 square feet of gross floor area, plus 1 space for each employee, plus 2 spaces for a resident manager	1.5 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	1.5 spaces per 1,000 SF of GFA	Warehouse
Swimming pool, commercial	1 space for every 4 persons legally permitted to occupy the pool	5 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	3.5 spaces per 1,000 SF of GFA	Recreation and Entertainment
Swimming pool, community	1 space for every 7 persons legally permitted to occupy the pool	--	--	--	Swimming Pool (Community)
Theaters, indoor or legitimate	1 space for every 4 seats or similar vantage accommodations provided	5 spaces per 1,000 SF of GFA	1 space per 1,000 SF of GFA	3.5 spaces per 1,000 SF of GFA	Recreation and Entertainment