

27-6305. Off-Street Parking Space Standards

(a) Minimum Number of Off-Street Parking Spaces

Except as otherwise provided for multiple use developments (see Section 27-6305(c) below), new development or a change in use or expansion shall provide the minimum number of off-street parking spaces in accordance with Table 27-6305(a), Minimum Number of Off-Street Parking Spaces, based on the principal use(s) involved and the extent of development. Interpretation of the off-street parking space standards for uses with variable parking demands or unlisted uses is provided in Section 27-6305(b), Unlisted Uses.

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces								
Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PD)		TAC Zone (Base and PD)		NAC (Base and PD)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
Agriculture/ Forestry Uses	Agriculture	Not applicable					1.0 per 1,000 SF GFA of office or sales area	1.0 per 1,000 SF GFA of office or sales area
	Community garden	No minimum						
	Forestry	Not applicable					No minimum	No minimum
	Keeping of horses or ponies	Not applicable					No minimum	No minimum
	Medical cannabis grower and/or processor	Not applicable					1.0 per 600 SF up to 3,000 SF GFA; then 1.0 per additional 3,000 SF GFA	1.0 per 600 SF up to 3,000 SF GFA; then 1.0 per additional 3,000 SF GFA
	<u>Nursery and garden center</u>	<u>Not applicable</u>					<u>1.0 per 1,000 SF GFA of sales area</u>	<u>1.0 per 1,000 SF GFA of sales area</u>
	Urban agriculture	No minimum						
	[All similar uses]	[Not applicable]					[1.0 per 500 SF GFA display area]	[1.0 per 400 SF GFA display area]
Agriculture/ Forestry Related Uses	Agriculture research facility	Not applicable					No minimum	No minimum
	Equestrian center	Not applicable					No minimum	No minimum

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		Core	Edge	Core	Edge			
	Farm-based alcohol production	Not applicable					1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA
	Farm market	Not applicable					2.0 spaces	3.0 spaces
	Farm supply sales or farm machinery/implement sales, rental, or repair	Not applicable					1.0 per 2,500 SF GFA of gross outdoor display area	1.0 per 2,500 SF GFA of gross outdoor display area
	Food hub	Not applicable					1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA
	Riding stable	Not applicable					1.0 per 2 stalls	1.0 per 2 stalls
	Sawmill	Not applicable					1.0 spaces per 5,000 SF GFA office area	1.0 spaces per 5,000 SF GFA office area
	[All similar uses]							
Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area	No minimum						
	[All similar uses]							
Household Living Uses	Artists' residential studios	No minimum	0.75 per DU	1.0 per DU	0.75 per DU	1.5 per DU	1.0 per DU	1.5 per DU
	Conversion of a single-family detached dwelling	Not applicable					2.0 per DU	3.0 per DU
	Dwelling, live-work	Not applicable	1.0 per DU	[Not applicable] 1.0 per DU	1.0 per DU	1.0 per DU	2 per DU	2 per DU
	Dwelling, multifamily	No minimum	1.0 per DU (all studio and 1 BR) to 1.35 per DU (all other unit types)	1.0 per DU (all studio and 1 BR) to 1.2 per DU (all other unit types)	1.0 per DU (all studio and 1 BR) to 1.35 per DU (all other unit types)	1.0 per DU (all studio and 1 BR) to 1.35 per DU (all other unit types)	1.5 per DU	2.0 per DU
	Dwelling, single-family detached	Not applicable					1.5 per DU	2.0 per DU

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		Core	Edge	Core	Edge				
	Dwelling, three-family	No minimum	1.0 per DU	1.0 per DU	1.2 per DU	1.0 per DU	1.2 per DU	1.5 per DU	
	Dwelling, townhouse	[Not applicable] <u>1.0 per DU</u>	1.0 per DU	No minimum	1.5 per DU	1.5 per DU	2.0 per DU	2.0 per DU	
	Dwelling, two-family	Not applicable					1.5 per DU	2.0 per DU	
	Elderly housing (single-family attached dwellings)	Not applicable					<u>1.0 per 4 beds</u>	<u>1.0 per 4 beds</u>	
	<u>Elderly housing (single-family detached dwellings)</u>	Not applicable					<u>1.0 per 4 beds</u>	<u>1.0 per 4 beds</u>	
	<u>Manufactured home park</u>	Not applicable					<u>1.5 per DU</u>	<u>2.0 per DU</u>	
	Mobile home	Not applicable					1.5 per DU	2.0 per DU	
	[All similar uses]								
Group Living Uses	Apartment housing for elderly or physically disabled families	Not applicable					<u>1.0 per 4 beds</u>	<u>1.0 per 4 beds</u>	
	Assisted living facility	≤ 8 elderly or disabled residents	No minimum	1.0 per 8 beds	1.0 per 8 beds	1.0 per 4 beds	1.0 per 8 beds	1.0 per 4 beds	1.0 per 4 beds
		> 8 elderly or disabled residents	No minimum	1.0 per 4 beds and 1.0 per 500 SF GFA of general office space	1.0 per 4 beds and 1.0 per 500 SF GFA of general office space	1.0 per 4 beds and 1.0 per 500 SF GFA of general office space	1.0 per 4 beds and 1.0 per 500 SF GFA of general office space	1.0 per 4 beds and 1.0 per 500 SF GFA of general office space	1.0 per 4 beds and 1.0 per 500 SF GFA of general office space
	Boarding or rooming house	[No minimum] <u>Not applicable</u>	1.0 per 500 SF GFA of support space	0.5 spaces per 2 guest rooms + 1.0 per 500 SF GFA of support space		1.0 per 2 guest rooms + 1.0 per 500 SF GFA of support space	1.5 per 2 guest rooms + 1.0 per 500 SF GFA of support space	1 per guest room	
	<u>Congregate living facility</u>	Not applicable					<u>1.0 per 4 beds</u>	<u>1.0 per 4 beds</u>	
	Convent or monastery	Not applicable					1.0 per 4 residents	1.0 per 4 residents	

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		Core	Edge	Core	Edge			
	Fraternity or sorority house	Not applicable					1.0 per 3 residents; 1.0 per 4 residents if within one-quarter mile of designated college or university campus	1.0 per 3 residents
	Group residential facility	Not applicable	1.0 per 2 units	[No minimum] <u>Not applicable</u>	1.0 per 2 units	1.0 per 2 units	1.5 per 2 units	1.5 per 2 units
	Planned retirement community	<u>Not applicable</u>					<u>1.0 per DU</u>	<u>1.0 per DU</u>
	Private dormitory	0.75 spaces per leased occupant if parking is included in lease agreements; 0.5 spaces per leased occupant if parking is not included in lease agreements and must be rented separately						
	[All similar uses]							
Communication Uses	<u>Antenna</u>	<u>No minimum</u>						
	Broadcasting studio and Newspaper/periodical printing establishment	1.0 per 400 SF GFA and 1.0 space per 4 seats of audience seating					1.0 per 400 SF GFA and 1.0 space per 4 seats of audience seating	1.0 per 400 SF GFA and 1.0 space per 4 seats of audience seating
	Tower, pole, <u>or</u> monopole [or antenna]	<u>No minimum</u>						
	[All similar uses]	<u>Not applicable</u>					<u>No minimum</u>	<u>No minimum</u>
Community Service Uses	Adaptive use of a Historic Site	<u>See requirement for proposed use(s)</u>						
	Adult [care facility], <u>day care center</u>	<u>Not applicable</u>					1.0 per 4 occupants	1.0 per 3 occupants
	[Community center/facility]	[No minimum]	[1.5 per 1,000 SF GFA]	[1.5 per 1,000 SF GFA]	[2.0 per 1,000 SF GFA]	[1.5 per 1,000 SF GFA]	[3.0 per 1,000 SF GFA]	[3.0 per 1,000 SF GFA]
	Cultural facility	No minimum	1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	3.0 per 1,000 SF GFA	3.0 per 1,000 SF GFA

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		RTO and LTO Zones (Base and PD)		TAC Zone (Base and PD)		NAC (Base and PD)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
	Day care center for children	No minimum	1.0 per 20 children	1.0 per 20 children	1.0 per 12 children	1.0 per 20 children	1.0 per 10 children	1.0 per 10 children
	Eleemosynary or philanthropic institution	1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	3.0 per 1,000 SF GFA	3.0 per 1,000 SF GFA
	Emergency services facility	No minimum	1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	3.0 per 1,000 SF GFA	3.0 per 1,000 SF GFA
	Family child care home, large	<u>Not applicable</u>					<u>1 per 6 children</u>	<u>1 per 6 children</u>
	Family child care home, small	<u>Not applicable</u>					<u>1 per 6 children</u>	<u>1 per 6 children</u>
	Place of worship (regardless of lot size)	1.0 per 4 seats	1.0 per 4 seats	1.0 per 4 seats	1.0 per 4 seats	1.0 per 4 seats	1.0 per 4 seats	1.0 per 4 seats
	[All similar uses]	[No minimum]	[1.0 per 1,000 SF GFA]	[1.0 per 1,000 SF GFA]	[2.0 per 1,000 SF GFA]	[1.0 per 1,000 SF GFA]	[3.0 per 1,000 SF GFA]	[3.0 per 1,000 SF GFA]
Educational Uses	Adaptive reuse of a surplus public school	<u>See requirement for proposed use(s)</u>						
	College or university	No minimum	1.0 per 3 faculty/FTE	1.0 per 3 faculty/FTE	1.0 per 3 faculty/FTE	1.0 per 3 faculty/FTE plus 1 space per 1,000 SF GFA classroom and research space	1.0 per 2 faculty/FTE plus 1 space per 1,000 SF GFA classroom and research space	1.0 per 2 faculty/FTE plus 1 space per 500 SF GFA classroom and research space
	Private school	No minimum	1.0 per 10 students (design capacity) under 10 th grade; 1.0 per 2 students 10 th grade and above	K-9: 1 space per 3 employees; Others: 1 space per 3 faculty	1.0 per 10 students (design capacity) under 10 th grade; 1.0 per 2 students 10 th grade and above	1.0 per 8 students (design capacity) under 10 th grade; 1.0 per 2 students 10 th grade and above	1.0 per 8 students (design capacity) under 10 th grade; 1.0 per 2 students 10 th grade and above	1.0 per 6 students (design capacity) under 10 th grade; 1.0 per 2 students 10 th grade and above

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	Vocational or trade school	No minimum	1 space per 6 persons (enrolled)	1 space per 6 persons (enrolled)	1 space per 3 persons (enrolled)	1 space per 6 persons (enrolled)	1 space per 3 persons (enrolled)	1 space per 3 persons (enrolled)
	Water-dependent research facility operated by a government or educational institution	Not applicable					2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
	[All similar uses]							
Health Care Uses	Hospital	No minimum	1 space per 2 beds	1 space per 2 beds	1 space per bed	1 space per 2 beds	1 space per bed	1 space per bed
	Health campus	Not applicable					<u>1 per 4 beds, plus 1 space per 2 employees</u>	<u>1 per 4 beds, plus 1 space per 2 employees</u>
	Medical or dental office or lab	No minimum	1.0 per 500 SF GFA	1.0 per 1,000 SF GFA	1.0 per 500 SF GFA	1.0 per 400 SF GFA	1.0 per 400 SF GFA; 1.0 per 200 SF GFA when in a single-family dwelling	1.0 per 250 SF GFA; 1.0 per 200 SF GFA when in a single-family dwelling
	Medical/residential campus	Not applicable					<u>1 per 4 beds, plus 1 space per 2 employees</u>	<u>1 per 4 beds, plus 1 space per 2 employees</u>
	Methadone treatment center	<u>Not applicable</u>	<u>1.0 space per 1,000 SF GFA and 1.0 space per employee</u>	<u>Not applicable</u>	<u>1.0 space per 1,000 SF GFA and 1.0 space per employee</u>	<u>Not applicable</u>	1.0 space per 1,000 SF GFA and 1.0 space per employee	1.0 space per 1,000 SF GFA and 1.0 space per employee
	Nursing or care home	No minimum	1.0 per 8 beds	1.0 per 8 beds	1.0 per 4 beds	No minimum	1.0 per 4 beds	1.0 per 4 beds
	[All similar uses]							
Transportation Uses	Airfield, [A]airpark, [A]airport, or [heliport] airstrip	Not applicable					No minimum	No minimum
	[Airstrip, private]	[Not applicable]					[1.0 space per airplane tie-down space]	

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	Park and ride facility	To be determined by public transit agency plans and desired transit service levels at facility.						
	Parking facility	Not applicable						
	Parking of commercial vehicles	Not applicable					1 space	1 space
	Transit station or terminal	To be determined by public transit agency plans and desired transit service levels at facility.						
	[All similar uses]							
Utility Uses	Solar energy systems, large-scale	Not applicable					1.0 per 500 SF GFA (office facilities)	1.0 per 500 SF GFA (office facilities)
	Public utility uses or structures, major	Not applicable	1.0 per 1,000 SF GFA (office facilities)	Not applicable	1.0 per 1,000 SF GFA (office facilities)	Not applicable	1.0 per 500 SF GFA (office facilities)	1.0 per 500 SF GFA (office facilities)
	Public utility uses or structures, minor	No minimum	No minimum	No minimum	1.0 per 1,000 SF GFA (office facilities)	1.0 per 1,000 SF GFA (office facilities)	1.0 per 500 SF GFA (office facilities)	1.0 per 500 SF GFA (office facilities)
	Wind energy conversion system, large-scale	Not applicable					1.0 per 500 SF GFA (office facilities)	1.0 per 500 SF GFA (office facilities)
	[All similar uses]							
Adult [Businesses] Uses	[All adult uses] <u>Adult entertainment</u>	Not applicable					3.0 per 1,000 SF GFA	5.0 per 1,000 SF GFA
	<u>Adult book or video store</u>	Not applicable					3.0 per 1,000 SF GFA	5.0 per 1,000 SF GFA
Animal Care Uses	Animal shelter	[Not applicable] 1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	1.0 per 500 SF GFA	1.0 per 1,000 SF GFA	1.0 per 500 SF GFA	1.0 per 500 SF GFA
	Kennel (regardless of lot size)	Not applicable	[1.0 per 500 SF GFA] Not applicable	[1.0 per 500 SF GFA] Not applicable	[1.0 per 250 SF GFA] Not applicable	[1.0 per 250 SF GFA] Not applicable	1.0 per 250 SF GFA	1.0 per 250 SF GFA

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		RTO and LTO Zones (Base and PD)		TAC Zone (Base and PD)		NAC (Base and PD)	Inside the Capital Beltway	All Other Areas in the County
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	Pet grooming establishment	[Not applicable] <u>1.0 per 500 SF GFA</u>	1.0 per 500 SF GFA	1.0 per 500 SF GFA	1.0 per 250 SF GFA	1.0 per 250 SF GFA	1.0 per 250 SF GFA	1.0 per 250 SF GFA
	Veterinary hospital or clinic	[Not applicable] <u>1.0 per 1,000 SF GFA</u>	1.0 per 1,000 SF GFA	Not applicable	1.0 per 500 SF GFA	1.0 per 1,000 SF GFA	1.0 per 500 SF GFA	1.0 per 500 SF GFA
	[All similar uses]							
Arts and Artisanal Production Uses	Art gallery	<u>No minimum</u>	<u>1.0 per 500 SF GFA</u>					
	Art, photography, music, dance, yoga, pilates, or martial arts studio or schools	<u>No minimum</u>	<u>1.0 per 500 SF GFA</u>					
	Manufacturing, artisan or maker	<u>No minimum</u>	<u>1.0 per 2 employees</u>				<u>1.0 per employee</u>	<u>1.0 per employee</u>
	Tattoo or body piercing establishment	<u>No minimum</u>	<u>2.0 per 1,000 SF GFA</u>				3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
	[All similar uses]							
Business Support Service Uses	Conference or training center	No minimum	2.0 per 1,000 SF GFA training or display space plus 1.0 per 1,000 GFA office or other administrative space	2.0 per 1,000 SF GFA training or display space plus 1.0 per 1,000 GFA office or other administrative space	3.0 per 1,000 SF GFA training or display space plus 1.0 per 1,000 GFA office or other administrative space	2.0 per 1,000 SF GFA training or display space plus 1.0 per 1,000 GFA office or other administrative space	4.0 per 1,000 SF GFA training or display space plus 2.0 per 1,000 GFA office or other administrative space	4.0 per 1,000 SF GFA training or display space plus 2.0 per 1,000 GFA office or other administrative space
	Day labor service	No minimum	2.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA

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	Qualified data center	Not applicable				3.0 per first 1,500 SF GFA; then 1.0 per additional 1,500 SF GFA up to 100,000 SF; then 0.20 per additional 1,000 SF above the first 100,000 SF		
	All [similar] other business support uses	No minimum	2.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
Eating or Drinking Establishment Uses	Alcohol production facility, small-scale; shared commercial kitchen; Restaurant; and Restaurant quick-service (without drive-through)	No minimum	6.0 per 1,000 SF seating area	6.0 per 1,000 SF seating area	8.0 per 1,000 SF seating area	8.0 per 1,000 SF seating area	8.0 per 1,000 SF seating area	10.0 per 1,000 SF seating area
	Catering or food processing for off-site consumption	2.5 per 1,000 SF GFA; in addition, for catering with seating, 1.0 per 4 seats						
	Restaurant, quick-service (with drive-through)	Not applicable	Not applicable	Not applicable	[1.0 per 4 seats and 1.0 per 100 SF GFA not used exclusively for storage or patron seating] 8.0 per 1,000 SF seating area	Not applicable	[1.0 per 4 seats and 1.0 per 100 SF GFA not used exclusively for storage or patron seating] 8.0 per 1,000 SF seating area	[1.0 per 4 seats and 1.0 per 100 SF GFA not used exclusively for storage or patron seating] 8.0 per 1,000 SF seating area
	[All similar uses]	[Not applicable]					[For catering with seating, 1.0 per 4 seats]	[For catering with seating, 1.0 per 4 seats]
Funeral and Mortuary Service Uses	Cemetery or crematory	[No minimum] Not applicable				3.0 spaces per acre of land used for grave space		3.0 spaces per acre of land used for grave space
	Funeral parlor or undertaking establishment	Not applicable				1.0 per 4 persons (legal occupancy)		1.0 per 4 persons (legal occupancy)

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		Core	Edge	Core	Edge				
	All other funeral and mortuary services	Not applicable	Not applicable	Not applicable	[1.0 per 5 persons (legal occupancy)] <u>Not applicable</u>	Not applicable	1.0 per 4 persons (legal occupancy)	1.0 per 4 persons (legal occupancy)	
Office Uses	Contractor’s office	Not applicable			<u>1.0 per 500 SF GFA</u>	<u>Not applicable</u>	1.0 per 500 SF GFA	1.0 per 500 SF GFA	
	Office, general business and professional	No minimum	1.0 per 500	1.0 per 400	1.0 per 300, up to 1,500 SF GFA; 1 per 400 above 1,500 SF GFA	1.0 per 300, up to 1,500 SF GFA; 1 per 400 above 1,500 SF GFA	1.0 per 300, up to 1,500 SF GFA; 1 per 400 above 1,500 SF GFA	1.0 per 300, up to 1,500 SF GFA; 1 per 400 above 1,500 SF GFA	
	Office park	Not applicable					1.0 per 300, up to 1,500 SF GFA; 1 per 400 above 1,500 SF GFA	1.0 per 300, up to 1,500 SF GFA; 1 per 400 above 1,500 SF GFA	
	[All similar uses]								
Personal Service Uses	Massage establishment	<u>Not applicable</u>					<u>2.5 per 1,000 SF GFA</u>	<u>2.5 per 1,000 SF GFA</u>	
	Model studio	No minimum	2.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	[2.0 per 1,000 SF GFA] <u>Not applicable</u>	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	
	All [similar] <u>other personal services</u> uses	No minimum	2.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	
Recreation/ Entertainment Uses	Amusement Park	Not applicable					Provide alternative parking plan that demonstrates overall demand is met		
	Arena, stadium, or amphitheater	Not applicable					1.0 per 5 seats	1.0 per 5 seats	
	Cinema	No minimum	1.0 per 6 seats	1.0 per 5 seats	1.0 per 5 seats	1.0 per 5 seats	1.0 per 4 seats	1.0 per 4 seats	
	Club or lodge, private	No minimum	1.0 per 800 SF GFA	1.0 per 800 SF GFA	1.0 per 500 SF GFA	1.0 per 800 SF GFA	1.0 per 500 SF GFA	1.0 per 500 SF GFA	

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	Commercial recreation attraction	<u>Not applicable</u>					<u>Determined as part of the special exception approval</u>	
	Commercial recreational facilities (privately owned) on land leased from a public agency	<u>Not applicable</u>					<u>1.0 per 5 seats</u>	<u>1.0 per 5 seats</u>
	Country club	Not applicable					1.0 per 3 seats	1.0 per 3 seats
	Entertainment establishment	No minimum	1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	6.0 per 1,000 SF GFA	10.0 per 1,000 SF GFA
	Golf course	Not applicable					5.0 spaces per hole and 1.0 space per employee and 50 percent of spaces normally required for accessory uses	
	Golf driving range	Not applicable					1.0 per tee plus 50 percent of retail requirements for auxiliary space (pro shop, concession, etc.)	
	Nightclub	No minimum	1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	6.0 per 1,000 SF GFA	10.0 per 1,000 SF GFA
	Nonprofit recreational use	<u>Not applicable</u>					<u>1.0 per 5 seats</u>	<u>1.0 per 5 seats</u>
	Performance arts center	No minimum	1.0 per 6 seats	1.0 per 5 seats	1.0 per 5 seats	Not applicable	1.0 per 4 seats	1.0 per 4 seats
	Racetrack, pari-mutuel	Not applicable					Provide alternative parking plan that demonstrates overall demand is met	
	Recreation facility, indoor	No minimum	3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	5.0 per 1,000 SF GFA	5.0 per 1,000 SF GFA	6.0 per 1,000 SF GFA	6.0 per 1,000 SF GFA
	Recreation facility, outdoor	Not applicable	No minimum	Not applicable	No minimum	[1 space per 5 seats] <u>Not applicable</u>	1.0 [space] per 5 seats	1.0 [space] per 5 seats
	Recreational or entertainment establishment of a commercial nature	No minimum	1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	6.0 per 1,000 SF GFA	10.0 per 1,000 SF GFA

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			Core	Edge	Core	Edge			
	Rifle, pistol, or skeet shooting range	Indoor	Not applicable						
		Outdoor; lot area ≤ 20 acres	Not applicable						
		Outdoor; lot area > 20 acres	Not applicable						
	Skating facility		Not applicable				1.0 per 4 patrons	1.0 per 4 patrons	
	Waterfront entertainment/retail complex		Not applicable				Provide alternative parking plan that demonstrates overall demand is met		
	[All similar uses]		[Not applicable]				1.0 per 500 SF GFA	1.0 per 500 SF GFA	
Retail Sales and Service Uses	Automated teller machine (ATM), freestanding		2.0 per ATM						
	Bank or other financial institution		No minimum	1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	1.0 per 500 SF GFA	1.0 per 800 SF GFA	1.0 per 500 SF [GRA] GFA	1.0 per 400 SF GFA
	Check cashing business		Not applicable		2.5 per 1,000 SF GFA		Not applicable	3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
	Combination [R]retail		No minimum	2.0 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
	Consumer goods establishment		No minimum	2.0 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
	Convenience store		No minimum	1.0 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
	Drug store or pharmacy		No minimum	2.0 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
	Farmers' market		No minimum	1.0 per 500 SF of vending area	1.0 per 500 SF of vending area	1.0 per 800 SF of vending area	1.0 per 800 SF of vending area	1.0 per 1,000 SF of vending area	1.0 per 1,000 SF of vending area
	Food and market hall		No minimum	2.0 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces								
Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PD)		TAC Zone (Base and PD)		NAC (Base and PD)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
	Grocery store or food market	No minimum	1.0 per 300 SF GFA	1.0 per 400 SF GFA	1.0 per 300 SF GFA	1.0 per 300 SF GFA	1.0 per 300 SF GFA	1.0 per 250 SF GFA
	Manufactured or modular home sales	Not applicable			1.0 per 2,500 SF GFA of gross outdoor display area	Not applicable	1.0 per 2,500 SF GFA of gross outdoor display area	
	Medical cannabis dispensary	No minimum	2.0 per 1,000 SF GFA	[2.5 per 1,000 SF GFA] <u>Not applicable</u>	[2.5 per 1,000 SF GFA] <u>Not applicable</u>	[2.5 per 1,000 SF GFA] <u>Not applicable</u>	3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
	Pawnshop	Not applicable					3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
	[Retail tobacco or electronic cigarette business] <u>Tobacco shop, electronic cigarette shop, or retail tobacco business</u>	No minimum	2.0 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
	[All similar uses]	[Not applicable]					[1.0 per 300 SF GFA]	[1.0 per 300 SF GFA]
Shopping Centers	25,000 to 399,999 SF of gross leasable floor area	Not applicable					All uses other than office, medical office and theater: 1.0 per 300 SF GFA	All uses other than office, medical office and theater: 1.0 per 300 SF GFA
		Not applicable					Medical Office and Office: 1.0 per 400 SF GFA	Medical Office and Office: 1.0 per 300 SF GFA

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		RTO and LTO Zones (Base and PD)		TAC Zone (Base and PD)		NAC (Base and PD)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
		Not applicable					Theater: 1.0 per 4 seats; if at least 20 percent of shopping center is developed with office use comprising at least 15 percent of floor area, 1.0 per 6 seats	Theater: 1.0 per 4 seats; if at least 20 percent of shopping center is developed with office use comprising at least 15 percent of floor area, 1.0 per 6 seats
	400,000 SF or more of gross leasable floor area	Not applicable					All uses other than office, medical office and theater: 1.0 per 300 SF GFA	All uses other than office, medical office and theater: 1.0 per 250 SF GFA
		Not applicable					Medical Office and Office: 1.0 per 400 SF GFA	Medical Office and Office: 1.0 per 300 SF GFA
		Not applicable					Theater: 1.0 per 4 seats; if at least 20 percent of shopping center is developed with office use comprising at least 15 percent of floor area, 1.0 per 6 seats	Theater: 1.0 per 4 seats; if at least 20 percent of shopping center is developed with office use comprising at least 15 percent of floor area, 1.0 per 6 seats

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PD)		TAC Zone (Base and PD)		NAC (Base and PD)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
Vehicle Sales and Service Uses	Commercial fuel depot	Not applicable					1.0 per employee	1.0 per employee
	Commercial vehicle repair and maintenance	Not applicable					4.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
	Commercial vehicle sales and rental and Personal vehicle sales and rental	Not applicable					2 spaces per 1,000 SF GFA of building	
	Gas station	Not applicable	1.0 per 600 SF GFA	Not applicable	1.0 per 600 SF GFA	1.0 300 SF GFA	1.0 300 SF GFA	1.0 300 SF GFA
	Personal vehicle repair and maintenance	Not applicable			<u>3.0 per 1,000 SF GFA</u>	<u>Not applicable</u>	4.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
	Taxi or limousine service facility	No minimum	1.0 per employee	1.0 per employee	1.0 per employee	1.0 per employee	1.0 per employee	1.0 per employee
	Vehicle and trailer rental display	<u>Not applicable</u>					<u>2 spaces per 1,000 SF GFA of building</u>	
	Vehicle parts or tire store	Not applicable					3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
	Vehicle paint finishing shop and vehicle or trailer storage yard	Not applicable					4.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
	<u>Vehicle towing and wrecker service</u>	<u>Not applicable</u>					<u>2 customer spaces plus 1 space per employee</u>	
	[All similar uses]	[Not applicable]					[2 spaces per 1,000 SF GFA of building]	
Visitor Accommodation Uses	Bed and breakfast (as accessory to single-family dwelling)	<u>Not applicable</u>					<u>1 per guest room, not to exceed 8 spaces</u>	
	Country inn	Not applicable	[1.0 per guest room and 1.0 per resident caretaker] <u>Not applicable</u>	Not applicable	[1.0 per guest room and 1.0 per resident caretaker] <u>Not applicable</u>	[1.0 per guest room and 1.0 per resident caretaker] <u>Not applicable</u>	1.0 per guest room and 1.0 per resident caretaker	1.0 per guest room and 1.0 per resident caretaker

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		Core	Edge	Core	Edge				
	Hotel or motel	No minimum	1.0 per 2 guest rooms	0.75 per guest room	1.0 per guest room	Not applicable	1.0 per guest room and 1 per 500 SF GFA of auxiliary space	1.0 per guest room and 1 per 500 SF GFA of auxiliary space	
	Recreational [C]campground	Not applicable						1.0 per campsite	
	[All similar uses]								
Water-Related Uses	Boat sales, rental, service, or repair	Not applicable						1.0 per 2,500 SF of gross outdoor display area	1.0 per 2,500 SF of gross outdoor display area
	Boat storage yard	Not applicable						2.0 spaces per 1,000 SF GFA of office or indoor space	2.0 spaces per 1,000 SF GFA of office or indoor space
	Marinas and marina expansions	Not applicable						1.0 per 2 boat slips	1.0 per boat slip
	Waterfront boat fuel sales	Not applicable						2.0 spaces per 1,000 SF GFA of office or indoor space	2.0 spaces per 1,000 SF GFA of office or indoor space
	[All similar uses]	[Not applicable]						[Boat ramps: 15.0 spaces per ramp]	[Boat ramps: 15.0 spaces per ramp]
Extraction Uses	Sand and gravel wet-processing	Not applicable						1.0 per 2 employees	1.0 per 2 employees
	Surface mining	Not applicable						1.0 per 2 employees	1.0 per 2 employees
	[All similar uses]	[Not applicable]						[1 per 2 employees]	[1 per 2 employees]
Industrial Service Uses	Bulk storage of gasoline	Not applicable						1.0 per 2 employees	1.0 per 2 employees

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		Core	Edge	Core	Edge			
	Contractor’s yard, photographic processing plant	Not applicable					2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
	Fuel oil or bottled gas distribution	Not applicable					2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
	Landscaping contractor’s business	<u>Not applicable</u>					<u>1.0 per 2 employees and 1 per vehicle operated in connection with the use</u>	
	Printing or similar reproduction facility, small engine repair shop	Not applicable					2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
	[Petroleum, gas, and related products:]Liquid gas storage	<u>Not applicable</u>					<u>1.0 per 2 employees</u>	<u>1.0 per 2 employees</u>
	Research and development	No minimum	1.0 space per 1,000 SF GFA	No minimum	1.0 space per 1,000 SF GFA	1.0 space per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
	Slaughterhouse	Not applicable					1.5 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
	[All similar uses]	[Not applicable]					[2.0 spaces per 1,000 SF GFA]	[2.0 spaces per 1,000 SF GFA]
Manufacturing Uses	Abrasives and asbestos product manufacturing	<u>Not applicable</u>					<u>2.0 spaces per 1,000 SF GFA</u>	<u>2.0 spaces per 1,000 SF GFA</u>
	Alcohol production facility, large-scale	Not applicable					1.0 spaces per 1,000 SF GFA	1.0 spaces per 1,000 SF GFA
	Asphalt mixing plant	<u>Not applicable</u>					<u>2.0 spaces per 1,000 SF GFA</u>	<u>2.0 spaces per 1,000 SF GFA</u>
	Beverage bottling	<u>Not applicable</u>					<u>2.0 spaces per 1,000 SF GFA</u>	<u>2.0 spaces per 1,000 SF GFA</u>
	Cement manufacturing	<u>Not applicable</u>					<u>2.0 spaces per 1,000 SF GFA</u>	<u>2.0 spaces per 1,000 SF GFA</u>
	Concrete batching plant	<u>Not applicable</u>					<u>2.0 spaces per 1,000 SF GFA</u>	<u>2.0 spaces per 1,000 SF GFA</u>

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Principal Use Category	Principal Use Type	Off-Street Parking Standards							
		RTO and LTO Zones (Base and PD)		TAC Zone (Base and PD)		NAC (Base and PD)	Inside the Capital Beltway	All Other Areas in the County	
		Core	Edge	Core	Edge				
	Concrete or brick products manufacturing	Not applicable					<u>2.0 spaces per 1,000 SF GFA</u>	<u>2.0 spaces per 1,000 SF GFA</u>	
	Food processing	Not applicable			<u>2.0 spaces per 1,000 SF GFA</u>	Not applicable	<u>2.0 spaces per 1,000 SF GFA</u>	<u>2.0 spaces per 1,000 SF GFA</u>	
	Heavy armament fabrication	Not applicable					<u>2.0 spaces per 1,000 SF GFA</u>	<u>2.0 spaces per 1,000 SF GFA</u>	
	Manufacturing, assembly, or fabrication, light	Not applicable	<u>2.0 spaces per 1,000 SF GFA</u>	<u>2.0 spaces per 1,000 SF GFA</u>		<u>2.0 spaces per 1,000 SF GFA</u>	2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA	
	Manufacturing, assembly, or fabrication, heavy	Not applicable					<u>2.0 spaces per 1,000 SF GFA</u>	<u>2.0 spaces per 1,000 SF GFA</u>	
	Paper and paperboard products	Not applicable					<u>2.0 spaces per 1,000 SF GFA</u>	<u>2.0 spaces per 1,000 SF GFA</u>	
	[All similar uses]	[Not applicable]					[2.0 spaces per 1,000 SF GFA]	[2.0 spaces per 1,000 SF GFA]	
Warehouse and Freight Movement Uses	Cold storage plant	Not applicable				<u>2.0 spaces per 1,000 SF GFA</u>	Not applicable	2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
	Consolidated storage	Not applicable	<u>1.0 per 4,000 SF rentable storage area</u>	<u>Not applicable</u>	<u>1.0 per 4,000 SF rentable storage area</u>	<u>1.0 per 4,000 SF rentable storage area</u>	1.0 per 4,000 SF rentable storage area	1.0 per 3,000 SF rentable storage area; 4.0 per 1,000 SF office space; 2.0 per resident manager	
	Distribution warehouse	Not applicable					1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	
	Motor freight facility	Not applicable					2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA	
	Outdoor storage (as principal use)	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)	

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		Core	Edge	Core	Edge				
	Storage warehouse	Not applicable		<u>1.0 per 600 SF up to 3,000 SF GFA; then 1.0 per additional 3,000 SF</u>		<u>Not applicable</u>	1.0 per 600 SF up to 3,000 SF GFA; then 1.0 per additional 3,000 SF	1.0 per 600 SF up to 3,000 SF GFA; then 1.0 per additional 3,000 SF	
	Warehouse showroom	Not applicable		<u>2.0 spaces per 1,000 SF GFA</u>		<u>Not applicable</u>	2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA	
	[All similar uses]	[Not applicable]					[2.0 spaces per 1,000 SF GFA (office facilities)]	[2.0 spaces per 1,000 SF GFA (office facilities)]	
Resource Recovery and Waste Management Uses	Class 3 fill	[2.0 spaces per 1,000 SF GFA (office facilities)] <u>Not applicable</u>						2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	Composting facility	Not applicable						2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	Concrete recycling facility	Not applicable						2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	Electronic recycling facility	Not applicable						2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	Junkyard	Not applicable						2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)

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		RTO and LTO Zones (Base and PD)		TAC Zone (Base and PD)		NAC (Base and PD)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
	Paper recycling collection center	Not applicable					1.0 per attendant plus 1.0 per commercial vehicle; minimum of 10 spaces	1.0 per attendant plus 1.0 per commercial vehicle; minimum of 10 spaces
	Recycling collection center	Not applicable	1.0 per attendant plus 1.0 per commercial vehicle	Not applicable	1.0 per attendant plus 1.0 per commercial vehicle	1.0 per attendant plus 1.0 per commercial vehicle	1.0 per attendant plus 1.0 per commercial vehicle; minimum of 10 spaces	1.0 per attendant plus 1.0 per commercial vehicle; minimum of 10 spaces
	Recycling of non-ferrous metals	Not applicable					1.0 per attendant plus 1.0 per commercial vehicle; minimum of 10 spaces	1.0 per attendant plus 1.0 per commercial vehicle; minimum of 10 spaces
	Recycling plant	Not applicable					1.0 per attendant plus 1.0 per commercial vehicle; minimum of 10 spaces	1.0 per attendant plus 1.0 per commercial vehicle; minimum of 10 spaces
	Sanitary landfill; rubble fill	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	Solid waste processing facility	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)

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		Core	Edge	Core	Edge			
	[Solid waste t]Transfer station	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	Temporary rubble (construction and demolition debris) landfill	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	Vehicle salvage yard	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	[All similar uses]	[Not applicable]					[2.0 spaces per 1,000 SF GFA (office facilities)]	[2.0 spaces per 1,000 SF GFA (office facilities)]
Wholesale Uses	Food or beverage distribution at wholesale	Not applicable					1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA
	All [similar] <u>other</u> <u>wholesale</u> uses	Not applicable					1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA