



## ARLINGTON COUNTY, VIRGINIA

**ZOA-2019-08**

**(Child Care Center Parking)**

Adopted April 23, 2019

Effective April 23, 2019

At the County Board regular meeting on July 16, 2019, on a motion duly made by County Board member Erik Gutshall and seconded by County Board member Libby Garvey, the Arlington County Board unanimously adopted an ordinance, effective immediately, to amend, reenact and recodify §14.3.7 of the Arlington County Zoning Ordinance to amend the parking ratio for child care centers from 1 space per 8 children to 1 space per 10 children and to remove the requirement specified in §14.3.7.C.2.a.1 that the major portion of the child care center be located within a 1/3 mile radius of a Metrorail station entrance or a bus stop along a high frequency route.

\* \* \*

Approved amendments are shown with **bold underline** to denote new text, and **~~bold strikethrough~~** to denote deleted text.

Where paragraphs are added or deleted, all subsequent paragraphs are renumbered accordingly, and all references throughout the Ordinance are updated accordingly.

\* \* \*

# Article 14. Site Development Standards

## §14.3. Parking and Loading

### §14.3.7. Required parking and standing space

A. Parking shall be provided for all uses in accordance with the following standards unless specified otherwise in this or other sections of this zoning ordinance:

Use Types	Minimum Parking Requirement (spaces)	Additional Requirements	
<b>Public, Civic and Institutional uses</b>			
Day care uses	Child care centers	1 per <del>8</del> <b>10</b> children	--

\* \* \*

- C. The County Board may, through Use Permit approval pursuant to §15.4, modify the regulations set forth in §14.3.7, as follows:
1. Modify the number of parking spaces set forth in §14.3.7 and/or permit off-site parking to be used for elementary, middle and high schools and for uses associated with noncommercial recreation and community center buildings and grounds, where the County Board finds that:
    - (a) Such modifications will preserve or create recreational facilities such as but not limited to playing fields, open space, and playgrounds, located either within the school development project or at approved off-site locations, through incorporation of techniques that will reduce impervious surfaces, minimize grading, preserve existing trees, or similar objectives; and
    - (b) A transportation demand management plan submitted by the applicant demonstrates that the potential adverse impacts of parking demand and any potential disruption of parking patterns within affected neighborhoods that could result from the modification will be mitigated by utilizing available on-street parking abutting the site, and through the implementation of measures such as, but not limited to:
      - (1) Utilizing, by written agreement with another party in terms acceptable to the County, off-street parking spaces at a site owned or controlled by that same party; and/or
      - (2) Utilizing a managed or shared parking program at times when parking demand is highest; and/or
      - (3) Implementing Transportation Demand Management (TDM) strategies for the use, and/or demonstrating that transit or other transportation options exist that may offset parking demand.
  2. Modify the number of off-street parking spaces and/or permit off-site parking to be used for child care centers where the County Board finds that:
    - (a) For any reduction to the number of required off-street parking spaces, the child

care center has demonstrated the following:

~~(1) The major portion of the use is located within a 1/3 mile radius of a Metrorail station entrance or a bus stop along a high frequency bus route;~~

~~(2)~~(1) That sufficient parking and circulation for pick-up and drop-off of children are maintained; and

~~(3)~~(2) That the potential adverse impacts of parking demand and any potential disruption of parking patterns within affected neighborhoods that could result from the modification will be mitigated and implemented by measures such as, but not limited to:

a. Utilizing a managed or shared parking program at times when parking demand is highest; and/or

b. Implementing Transportation Demand Management (TDM) strategies, and/or demonstrating that transit or other transportation options exist that may offset parking demand.

(b) For modifications to allow off-site parking, the child care center has demonstrated the following:

(1) Any off-site parking spaces owned or controlled by another party is committed through written agreement with that party in terms acceptable to the County;

(2) Off-site parking shall not result in parking being unavailable for the primary use of the site on which the parking is provided;

(3) That sufficient parking and circulation for pick-up and drop-off of children are maintained; and

(4) Off-site parking shall be located near the child care center and accessible by a reasonable walking path.

(c) Modified parking allowing a reduction in the number of off-street parking spaces and/permitting off-site parking is conveniently usable without causing unreasonable:

(1) Hazard to pedestrians;

(2) Hazard to vehicular traffic;

(3) Traffic congestion;

(4) Interference with safe and convenient access to other parking areas in the vicinity;

(5) Detriment to the appropriate use of business property in the vicinity; or

(6) Detriment to any residential neighborhood.