

MEMORANDUM

TO: Zoning Committee of the Planning Commission (ZOCO)

FROM: Deborah Albert

DATE: June 29, 2015

SUBJECT: Technical Updates (Proposed Zoning Ordinance Amendment)

The purpose of this memo is to inform ZOCO members that staff is preparing a Request to Advertise for the July County Board meeting, for a Zoning Ordinance amendment to make technical updates throughout the Zoning Ordinance.

Background: The fourth and final phase of a four-year process to comprehensively update the Zoning Ordinance was adopted by the County Board on February 21, 2015 and became effective on April 6, 2015. Through use of the amended Ordinance, typographical and structural errors and some inconsistencies with terminology have been identified, and are proposed to be corrected. The proposed corrections are strictly technical and do not implement any change to policy. Previous amendments to correct such errors were adopted by the County Board as follows:

- October 19, 2013 (correct technical errors introduced in Phase IIA);
- February 22, 2014 (correct additional technical errors introduced in Phase IIA and through other recent amendments)
- February 21, 2015 (correct additional technical errors introduced in Phase IIA as part of adoption of Phase IIC amendments)
- April 18, 2015 (correct technical errors introduced in Phase IIC as part of adoption of changes to the short term use standards that were advertised as part of County Board action on February 21, 2015)

Schedule: Because of the technical nature of these updates, staff and the ZOCO chair have not scheduled a ZOCO meeting to discuss the proposed amendments. Consistent with the process followed for previous technical amendments, the anticipated public hearing schedule for the proposed amendments is as follows:

- July 18, 2015: County Board Request to Advertise
- September 8, 2015: Planning Commission final consideration
- September 19, 2015: County Board final consideration

The proposed amendments are described in the table below, followed by the proposed text amendments.

Section and Line Number	Description
4.2.3 S-3A district Lines 6-9	This paragraph includes a reference to development allowed under the Columbia Pike Form Based Code, which was intended to be deleted. Zoning districts eligible to use the Form Based Code are identified in the applicability section of Article 11, and therefore references in individual zoning districts were removed. It is proposed to be deleted.
6.3.4.C and 6.5.5.C RA8-18 and RA6-15 districts Lines 18-31	This table incorrectly references 3.2 in the low and moderate income housing column. The reference is proposed to be corrected to reflect the location of the appropriate standards for low and moderate income housing in 12.3.7.
7.1.2 Commercial/ Mixed-Use principal use table Lines 38-39	Trade or commercial school is listed under “community service” uses in the use table, but is classified with “colleges.” Location in the use table needs to be moved into the correct category.
7.2.3.B, D RA4.8 district Lines 47-56	<p>The special exception density and dimensional table column for retail and other uses does not correctly reflect the terminology used in the use classification, and the header is proposed to be edited for consistent terminology. Height and FAR rows are also proposed to be updated in this column to reflect the text proposed to be deleted in 7.2.3.D.</p> <p>The special exception density and dimensional table column for “multiple-family” includes an additional word (“commercial”) in the header, which is proposed to be deleted.</p>
7.3.3.B R-C District Lines 65-68	The special exception density and dimensional table column for “multiple-family” contains incorrect terminology for retail in the density row. It is proposed to be edited, consistent with terminology in the use classification system.
7.5.3.B RA-H-3.2 district Lines 75-78	The special exception density and dimensional table columns for “multiple-family” and “hotels” contain incorrect terminology for retail in the density row. These terms are proposed to be edited, consistent with terminology in the use classification system.
8.1.2 Industrial (M) district use table Lines 87-92	The ‘P’ in each column for the “grocery store” use was inadvertently deleted and is proposed to be restored, consistent with how the use was allowed in the 2013 reformat and 1950 Ordinance.

Section and Line Number	Description
<p>8.1.2 Industrial (M) district use table</p> <p>Lines 87-92</p>	<p>The ‘P’ in each column for the “building material sales yards” use was inadvertently deleted and is proposed to be restored, consistent with how the use was allowed in the 2013 reformat and 1950 Ordinance. In the 1950 Ordinance, this use originated in the CM district as a permitted use (by-right), and was allowed in M-1 and M-2 districts by reference to CM. Use standards for this use are included in 12.6.1 based on the original provisions from the CM district.</p> <p>Part of reconciling the use tables with the use classification in the February 21, 2015 amendments, included explicitly listing telecommunications as a use allowed by use permit in all zoning districts. However, the use was not populated in the industrial (M) district use table for any of the M districts, which include CM, M-1 and M-2. This is proposed to be corrected by inserting a U in the column for each of these three zoning districts.</p>
<p>9.3.3</p> <p>Lines 98-105</p>	<p>A typographical error in a reference in this paragraph is proposed to be corrected (9.2.E.5 should read 9.3.5.A.5)</p>
<p>12.2.5.G.2(a)</p> <p>Line 123</p>	<p>This paragraph contains duplicate words. It is proposed to be edited to remove duplicate terms.</p>
<p>12.3.7.B.2(a)</p> <p>Lines 155-156</p>	<p>In the amendments adopted on June 14, 2014, the phrase “in no event” was replaced with “under no circumstances” for consistency throughout the Ordinance. This instance was missed and is proposed to be updated with the same replacement phrase.</p>
<p>12.5.6</p> <p>Lines 161-166</p>	<p>The use standard for dry-cleaners, laundry and laundromat was incorrectly applied to such use in <u>all</u> zoning districts as part of the February 21, 2015 and April 18, 2015 amendments that combined all dry-cleaning and laundry uses into a single use category. The use standard should have been applied only to the C-1, C-1-R and C-R districts (this use standard was correctly applied in the 2013 reformat), as reflected in the 1950 Ordinance. In the 1950 Ordinance, the use standard applied to dry-cleaning, laundry and laundromat, which limits such uses to certain types of equipment and solvents, originated in the C-1-R district. It was subsequently allowed in C-1 and C-R districts by reference to C-1-R and C-1, respectively. The use was listed again in C-2, CP-FBC and C-TH districts as a permitted use (by-right), without the use limitation included in the former districts. It was subsequently allowed, without the use limitation, in the MU-VS, C-O-A, and C-3 districts by reference to C-2. The use standard is proposed to be corrected to apply only to the C-1, C-1-R and C-R districts as originally codified in the 1950 Ordinance and in the 2013 reformat.</p>
<p>12.9.1.B</p> <p>Lines 175-176</p>	<p>This paragraph is missing “principal” before “use”, similar to the structure of the paragraph A above. It is proposed to be corrected.</p>

Section and Line Number	Description
14.2.4 Line 187	This paragraph includes an incorrect reference that is proposed to be corrected.
14.3.3.B.1 Lines 202	The heading for this paragraph incorrectly refers to R and RA districts while the paragraphs regulates uses in districts <i>other than R and RA districts</i> . The heading is proposed to be corrected to reflect the content of the paragraph.
14.3.7 Lines 214-219	Under the retail and service commercial uses category, “indoor or outdoor recreation or entertainment facilities” is proposed to be clarified to include reference to the “retail, service and commercial” use classification for these uses so they are not confused with uses with similar terminology that are classified under the “public, civic and institutional ” use categories.
14.3.7.C Lines 223-245	<p>When this subsection was amended on April 21, 2015 to add a second paragraph to allow the County Board to approve off-site parking spaces to be used to count toward the number of required parking spaces for day care uses (14.3.7.C.2), the subsection was restructured. With the restructure, an existing provision of the parking modification for elementary and middle school uses and public recreational facilities (14.3.7.C.1) was inadvertently lost. The existing parking modification provision for elementary and middle school and public recreation uses was more permissive than the new day care parking modification, in that it allowed the County Board to modify <i>both</i> the required number of parking spaces as well as to allow off-site parking spaces to be used to meet that requirement.</p> <ul style="list-style-type: none"> ▪ The proposed amendment restores the ability for the County Board to modify the required number of parking spaces for elementary and middle school and public recreational uses, in addition to the location of required parking spaces, as intended when the provision was originally adopted on February 23, 2013. ▪ Technical edits are also included in the second paragraph (for day care uses) to clarify that <i>only</i> the location of parking spaces for day care uses may be modified, as intended with the April 21, 2015 amendment.

In the proposed amendment shown below, text proposed to be added is shown with underline and text proposed to be removed is shown with ~~striketrough~~.

* * *

Article 4. Public (P) Districts

1
2
3

* * *

§4.2. S-3A, Special District

* * *

§4.2.1. ~~Columbia Pike Special Revitalization District~~

~~Properties that are located in the Columbia Pike Special Revitalization District may be developed in accordance with §11.1, CP FBC district. After such development all uses permitted in §11.1 shall be permitted on the property, subject to all regulations in §11.1.~~

* * *

Article 6. Multiple-Family (RA) Districts

§6.3. RA8-18, Multiple-family Dwelling District

* * *

§6.3.4. Density and dimensional standards

* * *

C. Special exception

All development allowed by special exception in the RA8-18 district shall comply with the following standards, except as otherwise approved by the County Board.

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	All other uses
	Semi-detached	Duplex			
Site area, minimum (sq. ft.)	7,000	7,000			--
Lot, minimum (sq. ft.)					
Lot area	3,500	7,000			5,000
Lot area per dwelling unit	3,500	3,500			5,000
Lot width, minimum average (feet)					
Lot width	28	56	See §3.2 See §12.3.7	See §12.3.4	50
Lot width per dwelling unit	28	--			--
Height					
Maximum (feet)	35	35			35
Maximum (stories)	3 ½	3 ½			--
Floor area per dwelling unit, minimum, exclusive of basement or attic (sq. ft.)	750	750			--

* * *

§6.5. RA6-15, Multiple-family Dwelling District

* * *

25 **§6.5.5. Density and dimensional standards**

26 * * *

27
28 **C. Special exception**

29 All development allowed by special exception in the RA6-15 district shall comply with the
30 following standards, except as otherwise approved by the County Board.

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	All other uses
	Semi-detached	Duplex			
Site area, minimum (sq. ft.)	7,000	7,000			--
Lot, minimum (sq. ft.)					
Lot area	3,500	7,000			5,000
Lot area per dwelling unit	3,500	3,500			5,000
Lot width, minimum average (feet)			See §3.2 See §12.3.7	See §12.3.4	
Lot width	28	56			
Lot width per dwelling unit	28	--			
Height					
Maximum (feet)	35	35			35
Maximum (stories)	3 ½	3 ½			--
Floor area per dwelling unit, minimum, exclusive of basement or attic (sq. ft.)	750	750			--

31 * * *

32
33 **Article 7. Commercial/ Mixed Use (C) Districts**

34 **§7.1. Commercial/Mixed Use (C) Districts Use Tables**

35 * * *

36 **§7.1.2. Commercial/mixed use (C) districts principal use table**

37 * * *

COMMERCIAL/MIXED USE (C) DISTRICTS PRINCIPAL USE TABLE																				
Specific Use Types	RA4.8	R-C	RA-H	RA-H-3.2	C-1-R	C-1	MU-VS	C-1-O	C-O-1.0	C-O-1.5	C-O-2.5	C-O	C-O-A	C-O ROSSLYN	C-O CRYSTAL CITY	C-2	C-TH	C-3	C-R	Use Standards
KEY: C = requires use permit and site plan approval; P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted																				
Residential Use Categories (See §12.2.3)																				

38 * * *

Public, Civic and Institutional Use Categories (See §12.2.4)

Colleges (See §12.2.4.A)	Colleges and universities	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
	Trade or commercial school	S			S					S	S	S	S	P	S	S	P	P	P	S
Community Service (See §12.2.4.B)	Community centers	U	U	U	P	U	U	U		U	U	U	U	U	U	U		U	U	
	Community swimming pool	U	U	U	U	U	U		U	U	U	U	U	U	U	U		U	U	§12.4.8
	Libraries	U	U	U	P	U	U	U		U	U	U	U	U	U	U		U	U	
	Museums and art galleries or studios	U	U	U	P	U	U	U		U	U	U	U	U	U	U		U	U	
	Trade or commercial school	S			S					S	S	S	S	P	S	S	P	P	P	S
	Recreation centers	U	U	U	U	U	U		U	U	U	U	U	U	U	U		U	U	§12.4.6

* * *

§7.2. RA4.8, MULTIPLE-FAMILY DWELLING DISTRICT

* * *

§7.2.3. Density and dimensional standards

* * *

B. Special exception

Development allowed by special exception in the RA4.8 district shall comply with the following standards, except as otherwise approved by the County Board

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Multiple-family Commercial	All Retail Sales and Service and Food and Drinking Establishment uses	All other uses	
	Semi-detached	Duplex						
Site area, minimum (sq. ft.)	7,000	7,000	See 12.3.7	See 12.3.4	30,000		5,000	
Lot, minimum (sq. ft.)								
Lot area	3,500	7,000					30,000	5,000
Lot area per dwelling unit	3,500	3,500					--	--
Lot width, minimum average (feet)								
Lot width	56	56					150	150
Lot width per dwelling unit	28	--					--	--
Height								
Maximum (feet)	35	35					136 (including mechanical penthouse and parapet walls)	35
Maximum (number of stories)	3 ½	3 ½					--	--
Floor area ratio	--	--			3.24 (including all commercial uses street level sales and service)	0.5 (street level only)	--	
Floor area, minimum (sq. ft.)								

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Multiple-family Commercial	All Retail Sales and Service and Food and Drinking Establishment uses	All other uses
	Semi-detached	Duplex					
Floor area per dwelling unit, exclusive of basement or attic	750	750			--		--

50 **C. Bulk coverage and placement**
 51 For bulk, coverage and placement requirements not listed in this section see §3.2.

52 **D. Exceptions**

53 **1. Height**
 54 ~~By site plan approval, a building may have a maximum height of 136 feet, including mechanical penthouses and parapet walls, measured from the average elevation at the perimeter of the site.~~

57 * * *

59 **§7.3. R-C, Multiple-family Dwelling and Commercial District**

60 * * *

61 **§7.3.3. Density and dimensional standards**

63 * * *

65 **B. Special exception**

66 Development allowed by special exception in the R-C district shall comply with the
 67 following standards, except as otherwise approved by the County Board.

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Multiple-family	All Retail and Food and Drinking Establishment uses	All other uses
	Semi-detached	Duplex					
Site area, minimum (sq. ft.)	7,000	7,000	See §12.3.7	See §12.3.4	20,000		5,000
Lot, minimum (sq. ft.)					20,000		5,000
Lot area	3,500	7,000			--		--
Lot area per dwelling unit	3,500	3,500					
Lot width, minimum average (feet)					--		50
Lot width	56	56			--		--
Lot width per dwelling unit	28	--					
Height							
Maximum (feet)	35	35			65, including the mechanical penthouse		35
Maximum (number of stories)	3 ½	3 ½			--		--
Floor area, minimum (sq. ft.)					0.62 per square foot of multiple-		

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Multiple-family	All Retail and Food and Drinking Establishment uses	All other uses
	Semi-detached	Duplex					
Floor area per dwelling unit, exclusive of basement or attic	750	750			--	family (first floor only)	--
Floor area ratio	--	--			3.24 (including retail sales and service)		--

68

69

* * *

70

\$7.5. RA-H-3.2, Multiple-Family Dwelling and Hotel District

71

* * *

72

\$7.5.3. Density and dimensional standards

73

74

* * *

75

B. Special exception

76

Development allowed by special exception in the RA-H-3.2 district shall comply with the following standards, except as otherwise approved by the County Board.

77

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Multiple-family Dwellings	Hotels	Retail and Eating and Drinking Establishment uses	All other uses
	Semi-detached	Duplex						
Site area, minimum (sq. ft.)	7,000	7,000			30,000	30,000		5,000
Lot, minimum (sq. ft.)								
Lot area	3,500	7,000			30,000	30,000		5,000
Lot area per dwelling unit	3,500	3,500			--	--		--
Lot width, minimum average (feet)								
Lot width	56	56	See §12.3.7	See§12.3.4	150	150		150
Lot width per dwelling unit	28	--			--	--		--
Height								
Maximum (feet)	35	35			180 including mechanical penthouse and parapet walls	180 including mechanical penthouse and parapet walls		35
Maximum (number of stories)	3 ½	3 ½			--	--		--
Floor area ratio								
	--	--			4.8 (including retail sales and service)	3.8 (including retail sales and service)	0.5 (street level only)	--
Floor area, minimum (sq. ft.)								

Type of Standard	Two-family Dwellings		Low or Moderate Income Housing	Townhouse, Semi-detached, and Existing One-family Dwellings	Multiple-family Dwellings	Hotels	Retail and Eating and Drinking Establishments uses	All other uses
	Semi-detached	Duplex						
Floor area per dwelling unit, exclusive of basement or attic	750	750			--	--		--

78
79
80

* * *

Article 8. Industrial (M) Districts

§8.1. Industrial (M) Districts Use Tables

81
82
83
84
85
86
87

* * *

§8.1.2. Density and dimensional standards

* * *

INDUSTRIAL (M) DISTRICTS PRINCIPAL USE TABLE

Use Category	Specific Use Types	CM	M-1	M-2	Use Standards
KEY: P = allowed by-right; U = requires use permit approval; S = requires site plan approval; Blank cell = not permitted					

88
89

* * *

Retail, Service and Commercial Use Categories (See §12.2.5)

Retail Sales (See 12.2.5.G.2(a))	Drug store	P	P	P	12.5.5
	Florist or gift shop	P	P	P	12.5.8
	Grocery store	P	P	P	12.5.10
	Kiosks	U	U	U	12.5.12
	Large-format retail establishments	U	U	U	
	Nursery, flower or plant store	P	P	P	12.5.15
	Open air markets	U	U	U	12.5.17
	All other retail sales uses	P	P	P	

90
91

* * *

Industrial Use Categories (See §12.2.6)

Wholesale Trade (See 12.2.6.F)	Storage or rental of machinery, equipment, heavy trucks, building supplies and lumber, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures	P	P	P	12.6.5
	Building material sales yards	P	P	P	12.6.1
	Retail lumber yards	P	P	P	12.6.8
	All other wholesale trade uses	P	P	P	12.6.13

Other use categories (See §12.2.7)

* * *

Tele-communications Facilities (12.2.6.C)	All telecommunications facilities	P	P	P	
---	-----------------------------------	---	---	---	--

92
93
94

* * *

Article 9. Special Planning Area Regulations

§9.3. Fort Myer Heights North Special District

97

* * *

98

§9.3.3. Affordable dwelling units

99
100
101
102
103
104
105

The County Board may approve a site plan project where the proposal designates 20 percent of the G.F.A. that is above the General Land Use Plan maximum as affordable, in addition to meeting the requirements of the county's Affordable Dwelling Unit Ordinance as outlined in §15.5.8 for the proposed G.F.A. within the General Land Use Plan maximum, except as set forth in ~~§9.3.5.A.5~~ ~~§9.2.E.5~~. Units shall be considered affordable where they are committed for a 30 year term, are affordable at 60 percent or less of the area median income and meet minimum habitability standards established by the county.

106
107

* * *

Article 12. Use Standards

108
109
110

* * *

§12.2. Use Categories

112

* * *

113

§12.2.5. Retail, service and commercial use categories

114
115
116

* * *

117

G. Retail

118

1. Characteristics

119
120

Companies or individuals involved in the sale, lease, or rental of new or used products, or providing personal or repair services to the general public.

121 **2. Examples**

122 **(a) Sales**

123 Examples of ~~sales~~ retail sales ~~and service~~ include kiosks, second-hand stores; open
124 air markets; farm stands; and stores selling, leasing or renting consumer, home
125 and business goods including alcoholic beverages; appliances; art and antiques;
126 art supplies; auto supplies; baked goods; bicycles; books, stationary, cards;
127 cameras; carpet and floor coverings; crafts; clothing; computers; convenience
128 goods; dry goods; electronic equipment; fabric; flowers; furniture; garden
129 supplies; groceries; hardware; home improvements; household products; jewelry;
130 liquor; meat, fish, produce, beverages and/or specialty foods; medical supplies;
131 musical instruments; pet food and/or pets; pharmaceuticals; picture frames;
132 office supplies and equipment; plants; printed material; sporting goods;
133 stationery; tobacco and related products; and vehicle parts.

134 * * *

136 **§12.3. Residential Use Standards**

137 * * *

138 **§12.3.7. Low and moderate income housing**

139 * * *

141 **B. Use permit options**

142 * * *

143 **2.** When a site with an area of 20,000 square feet or less is sought to be used in a manner
144 inconsistent with existing regulations for height, setback, yard, coverage, or parking,
145 the County Board may allow exceptions, after application for a use permit as provided
146 for in §15.4, in order to achieve a design which is appropriate for the site, project, and
147 the surrounding area, provided the site has been designated a Voluntary Coordinated
148 Housing Preservation and Development District (VCHPDD) by the County Board.
149 Existing multiple-family dwellings may be permitted to increase density up to the
150 maximum density shown in the table below where provision is made for low or
151 moderate income housing, and where a low or moderate income housing plan has
152 been submitted as part of a use permit application. The County Board, in its discretion,
153 may, in approving the use permit, modify regulations on height, setback, yard,
154 coverage, or parking, provided that:

155 **(a)** ~~In no event~~ Under no circumstances shall the County Board approve a building
156 with a height greater than that shown in the table below;

157 * * *

158

159 **§12.5. Commercial/Mixed Use Standards**

160 * * *

161 **§12.5.6. Dry-cleaning, laundry and laundromats**

162 ~~In the C-1-R, C-1 and C-R districts, dry-cleaning, laundry and laundromats may be permitted provided~~
163 ~~that shall employ only~~ equipment ~~employed shall that uses~~ synthetic, nonflammable solvent and have
164 an aggregate maximum rated capacity of not more than 40 pounds and not more than one truck or
165 vehicle shall be employed for pickup and delivery; ~~And n~~ And n No cleaning establishment shall serve any other
166 retail branches.

167 * * *

170 **§12.9. Accessory Use Standards**

171 **§12.9.1. General**

- 172 A. Accessory buildings and uses shall be clearly incidental and subordinate to permitted
- 173 principal uses. An accessory use shall be allowed only when an allowed principal use exists
- 174 for which such accessory use is allowed (see §12.2, Use Categories).
- 175 B. Accessory buildings and uses shall be located on the same lot as the permitted principal use
- 176 or building, except as otherwise allowed through an approved site plan.

177 * * *

178 **Article 14. Site Development Standards**

179 * * *

181 **§14.2. Landscaping**

182 * * *

183 **§14.2.1. Parking area landscaping**

184 **A. Applicability**

185 The provisions of this subsection shall apply to all parking areas, including public and
186 private areas, designed for 20 or more spaces except the provision of §14.2.3.E.1(b)
187 §14.2.3.E.2, which shall be applicable regardless of the number of parking spaces.

188 * * *

189 **§14.3. Parking and Loading**

190 * * *

191 **§14.3.3. General requirements**

192 The requirements set forth in this article with respect to the location or improvement of parking,
 193 standing and loading space shall apply to all such space that is provided for any use, whether
 194 said space is provided in accordance with the requirements of this zoning ordinance, or said
 195 space is voluntarily provided. Parking, standing and loading space shall comply with the
 196 following regulations:

197 **A. Use and parking on same lot**

198 Off-street parking and off-street loading space appurtenant to any use permitted in any R
 199 or RA districts shall be provided on the same parcel of land occupied by the use to which
 200 said space is appurtenant or on common areas in the same subdivision.

201 **B. Off-site parking**

202 **1. ~~R and RA district~~ Zoning districts other than R and RA districts**

203 All off-street parking space appurtenant to any use other than a use permitted in any R
 204 or RA district shall be on the same parcel of land with the use to which it is appurtenant
 205 or on common areas in the same subdivision; provided, however, that where there are
 206 practical difficulties in the way of such location of parking space or if the public safety
 207 or the public convenience, or both, would be better served by the location thereof
 208 other than on the same parcel of land with the use to which it is appurtenant, the
 209 zoning administrator, acting on a specific application, shall authorize such alternative
 210 location of required parking space as will adequately serve the public interest, subject
 211 to the following conditions:

212 * * *

214 **§14.3.7. Required parking and standing space**

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

Use Types	Minimum Parking Requirement (spaces)	Additional Requirements
* * *		
Retail and service commercial uses		
* * *		
Indoor or outdoor recreation (as provided in §12.2.5.F) or entertainment facilities (as provided in or §12.2.5.A), other than those specifically listed in this §14.3.7	1 per 300 sq. ft. of indoor floor area or outdoor area used for recreation or entertainment purposes	--

219 * * *

220 **A.** The County Board may, through Use Permit approval pursuant to §15.4, modify the
 221 regulations set forth in §14.3.7, as follows:

222 **1.** Modify ~~the number of parking spaces set forth in §14.3.7 and/or regulations to~~ permit
 223 off-site parking to be used, for elementary, middle and high schools and for uses
 224

- 225 associated with noncommercial recreation and community center buildings and
226 grounds, where the County Board finds that:
- 227 **(a)** Such modifications will preserve or create recreational facilities such as playing
228 fields, open space, playgrounds, and the like, that will reduce impervious surfaces,
229 minimize grading and preserve existing trees, and
 - 230 **(b)** A transportation demand management plan submitted by the applicant
231 demonstrates that the potential adverse impacts of parking demand and any
232 potential disruption of parking patterns within affected neighborhoods that could
233 result from the modification will be mitigated by utilizing available on-street
234 parking abutting the site, and through the implementation of measures such as,
235 but not limited to:
 - 236 **(1)** Utilizing, by written agreement with another party in terms acceptable to
237 the County, off-street parking spaces at a site owned or controlled by that
238 same party; and/or
 - 239 **(2)** Utilizing a managed or shared parking program at times when parking
240 demand is highest; and/or
 - 241 **(3)** Implementing Transportation Demand Management (TDM) strategies for the
242 use, and/or demonstrating that transit or other transportation options exist
243 that may offset parking demand.
- 244 **2.** Modify regulations to permit off-site parking to be used to meet the required minimum
245 number of parking spaces as set forth in §14.3.7. for day care uses as provided in
246 §12.2.4.C, where the off-site parking spaces at a site located near the day care use,
247 owned or controlled by another party, are committed through written agreement with
248 that party in terms acceptable to the County, and where the County Board finds that
249 the off-site parking will not result in parking being unavailable for the primary use of
250 the site on which the parking is provided, and that the off-site parking will be
251 conveniently usable without causing unreasonable:
- 252 **(a)** Hazard to pedestrians;
 - 253 **(b)** Hazard to vehicular traffic;
 - 254 **(c)** Traffic congestion;
 - 255 **(d)** Interference with safe and convenient access to other parking areas in the vicinity;
 - 256 **(e)** Detriment to the appropriate use of business property in the vicinity; or
 - 257 **(f)** Detriment to any residential neighborhood.

258 * * *