

ORDINANCE NO. 3238

AN ORDINANCE to amend Division 1, Article E, Chapter 6, Title 7 of The Code of the City of Alexandria, Virginia, 1981, as amended, by adding a new section numbered 7-6-77; which Title 7 relates to PLANNING AND DEVELOPMENT, which Chapter 6 relates to ZONING, which Article E relates to OFF-STREET PARKING AND LOADING, which Division 1 relates to GENERAL PROVISIONS and which new Section 7-6-77 relates to SHARED OFF-STREET PARKING GENERALLY.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Division 1, Article E, Chapter 6, Title 7 of The Code of the City of Alexandria, Virginia, 1981, as amended, be and the same hereby is amended to read as follows:

Sec. 7-6-77 Shared off-street parking generally.

(a) Shared parking is the provision of required off-street parking based on the hourly parking demand for a combination of two or more permitted uses.

(b) Notwithstanding any provision of this chapter to the contrary, the owner of land and/or a building or group of buildings or the agent of such owner may elect to have the number of off-street parking spaces required for the land and/or building(s) determined pursuant to this section.

(c) When any land and/or building or group of buildings under single ownership or control is used for two or more permitted uses, the number of required off-street parking spaces shall, upon an election made under subsection (b), be determined by (i) multiplying the number of off-street parking spaces normally required under this chapter for each use by the appropriate percentage for the time of day, as shown on the following parking accumulation schedule, (ii) summing, for each hour, the number of spaces so calculated for each use, and (iii) determining the hour with the highest number of spaces. The number of spaces calculated for that hour shall be the number of required off-street parking spaces for the land and/or building or group of buildings.

Parking Accumulation Schedule

Time of Day	Residential	Hotel	Office	Retail	Restaurant	Entertainment
6 a.m.	1.00	1.00	--	--	--	--
7 a.m.	.90	.90	.20	.05	--	--
8 a.m.	.80	.65	.60	.20	.10	--
9 a.m.	.70	.55	.90	.30	.10	--
10 a.m.	.70	.45	1.00	.50	.20	--
11 a.m.	.60	.35	1.00	.70	.30	--
12 p.m.	.60	.30	.90	.75	.50	.30
1 p.m.	.60	.30	.90	.75	.70	.50
2 p.m.	.60	.35	1.00	.75	.60	.60
3 p.m.	.60	.35	.95	.70	.55	.60
4 p.m.	.70	.50	.75	.65	.50	.60
5 p.m.	.80	.60	.50	.60	.70	.60
6 p.m.	.90	.70	.20	.60	.90	.65
7 p.m.	.95	.75	.15	.70	1.00	.75
8 p.m.	1.00	.90	.15	.65	1.00	.80
9 p.m.	1.00	.95	.05	.40	1.00	.80
10 p.m.	1.00	1.00	.00	.20	.90	.80

(d) The following conditions shall apply to any land and/or building or group of buildings providing shared parking spaces.

(1) Any land and/or building or group of buildings providing shared off-street parking spaces must be under single ownership or management and control. If such ownership or management and control is lost, each use shall thereafter provide the number of parking spaces required by section 7-6-72.

(2) Reserved off-street parking spaces may not be counted toward or included in the number of required shared parking spaces.

(3) Off-street parking spaces segregated by use may not be counted toward or included in the number of required shared parking spaces.

(4) When a change in use or a new use, or an addition or enlargement, is proposed for land and/or a building or group of buildings utilizing shared parking spaces, the number of parking spaces for the land and/or building or group of buildings, as altered by the changed or new use or by the addition or enlargement, shall be determined by applying the parking accumulation schedule in subsection (c).

(5) Any land and/or building or group of buildings providing shared parking shall not be eligible for any off-street parking reductions from the Board of Zoning Appeals.

Section 2. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet requests. The city clerk shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective on the date of its final passage.

JAMES P. MORAN, JR.
Mayor

Final Passage: October 19, 1987