

Public Hearing Initiation Request

Ordinance 23-171- Chapter 23- Zoning,
Article 5, Division 9, 10, 11- Off-Street
Parking, Loading and Stacking

April 5, 2017

Planning Commission

Proposed Amendments

- No. 23-171: Chapter 23- Zoning, Article 5, Division 9, 10, 11- Off-Street Parking, Loading and Stacking.

Common Amendments

- Clarify vague references;
- Correct Planning Director references to apply to Zoning Administrator;
- Capitalization referencing County permits, forms, position titles for consistency with comprehensive Zoning Ordinance efforts;
- Update code to reflect related amendments approved elsewhere.

Division 9- Off-Street Parking

- Sec. 23-5.9.1, Applicability- update zoning references acknowledging Mixed Use (MU) modifications;
- Sec. 23-5.9.2, General provisions- remove stacking space dimensions and parking lot lighting requirements deemed misplaced and unnecessary;
- Expand parking lot lighting hours by an hour prior to business open and after close;
- Expand shared parking provision allowing for reduced onsite parking to apply to all parking users;
- Remove complicated and confusing parking area requirements for residential subdivisions deemed problematic by zoning office;

Division 9- Off-Street Parking

- Sec. 23-5.9.3, Minimum required parking spaces- alphabetize listed uses;
- Add minimum parking standards for a number of unique existing or newly added uses where no standard presently exists;
- Amend (reduce, alter, or increase) minimum parking requirements as proposed;
- Revise, relocate, remove parking spaces table notes as proposed;
- Sec. 23-5.9.4, Parking Geometrics Standards- relocated geometrics standards from Design Standards Manual Article 5.

Division 10- Off-Street Loading

- Sec. 23-5.10.1, Applicability- clarify and update zoning references acknowledging Mixed Use (MU) modifications;
- Sec. 23-5.10.2, General provisions- remove lighting requirements in (g) identified as misplaced and unnecessary;
- Add life, health, safety amendment to avoid conflict between loading spaces and traffic circulation;
- Sec. 23-5.10.4, Off-street loading- Add Industrial/ Flex to Industry Type I,II, III requirements and Public Schools with Private Schools.

Division 11- Off-Street Stacking

- Sec. 23-5.11.2, General provisions, remove lighting requirements in (7) identified as misplaced and unnecessary;
- Add life, health, safety amendment to avoid conflict between loading spaces and traffic circulation;
- Sec. 23-5.11.3, Minimum required space, amend carwash stacking requirement to apply to all principle carwash facilities;
- Add specific stacking requirement for fuel pumps and private/public schools;
- relocate “all other uses” standard to table.

Recommendation

- Staff recommends that the Planning Commission initiate the ordinance amendments for public hearings with the following motion:

Based upon the public necessity, convenience, the general welfare, good zoning practices and compliance with the Virginia Code, I move that the Planning Commission initiate changes to the Spotsylvania County Ordinance found in Chapter 23 amending and adding provisions related to Article 5, Division 9, 10, 11- Off Street Parking, Loading and Stacking (Ordinance 23-171).