



ARLINGTON COUNTY, VIRGINIA

ZOA-2024-01

**(Compact Parking Spaces;
Parking for Athletic or Health Clubs)**

Adopted April 20, 2024

Effective April 20, 2024

At the County Board regular meeting on April 20, 2024, on a motion duly made by County Board Member Matt de Ferranti and seconded by County Board Member Maureen Coffey, the Arlington County Board unanimously adopted the following ordinance, effective immediately, to amend, reenact and recodify Article 14 of the Arlington County Zoning Ordinance, as set forth in Attachment 2 of the [staff report](#), to facilitate the following:

- A. Allowing compact car parking spaces for hospitals, hospital-related medical and health care facilities, medical offices, retail sales, service uses, and guest/visitor parking;
- B. The removal of the existing parking requirement for *athletic or health clubs* in lieu of the existing parking requirement for general *retail and service commercial uses*; and,
- C. For other reasons required by public necessity, convenience, general welfare, and good zoning practice.

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

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Compact Car Parking Spaces

Article 14. Site Development Standards

§14.3. Parking and Loading

§14.3.3. General Requirements

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

A. ...

...

F. Compact car spaces

Any parking area may include up to 15 percent of the parking spaces for compact cars. In parking areas for office uses containing more than 100 spaces, up to 15 percent of the spaces may be compact spaces. The spaces shall be grouped together and visibly marked for "compact cars only." Aisle size shall not be reduced unless an entire aisle is providing access and maneuvering space for only compact cars. ~~No compact parking spaces are permitted for hospitals, hospital-related medical and health care facilities, and medical offices. Compact parking spaces are not permitted for retail sales and service uses, or for required guest and visitor parking.~~

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Parking for Athletic or Health Clubs

§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 |
|---|---|---|
| Retail and service commercial uses | | |
| Retail and service commercial uses other than those specified below | 1 per each 250 sq. ft. of floor area on the first floor of a building | Plus 1 space each 300 sq. ft. of floor area located elsewhere in the building |
| Athletic or health clubs | 1 per 50 sq. ft. of gross floor area | -- |