



PRINCE WILLIAM
COUNTY

Industrial Parking ZTA

**DORAC Meeting
January 25, 2023**

**Bryce Barrett, AICP
Department of Transportation**

The BOCS directed staff to initiate a Zoning Text Amendment (ZTA) on December 7, 2021.

- This directive was based on feedback from the development community to expand options for off-site parking associated with a primary use in industrial districts.
- The Zoning Ordinance currently only permits off-site parking when located directly adjacent or abutting the primary use.

The Planning Office initiated Zoning Text Amendment #DPA2023-00006, Industrial Parking on September 20, 2022.

Note: The Department of Transportation is assisting the Planning Office on the research and development of the proposed text.

At the October 26, 2023 DORAC meeting Staff presented draft text with two options. Staff were asked to evaluate the following:

October Draft:

- **Add clarity/flexibility to the language**
- **Avoid non-conforming uses**



Current Draft:

- **Consolidated into the “Fleet Parking” option**
- **Draft text further refined for clarity**
- **Definition changed to “5 or more” vehicles to avoid creating non-conforming uses**
- **Expanded to include M/T**

The proposed ZTA will amend the zoning ordinance to add a new “Fleet Parking” use with the following provisions:

- Require a Special Use Permit (SUP)
- Associated with a primary use
- Allowed in M-1, M-2, and M/T
- Include general provisions to related to access, lighting, and signage.
- Parking must be in addition to the minimum requirements of the associated primary use.



Next Steps

Project Schedule:

- Draft Text
- DORAC
 - October 26, 2023
 - January 25, 2024
- CDC Meeting - January 17, 2024
- PC Worksession - February 14, 2024
- PC Hearing - TBD
- BOCS Hearing - TBD

