

Prepared by the DC Office of Planning

CURRENT USE and PARKING STANDARD		PROPOSED USE CATEGORY and PARKING STANDARD		NOTES AND COMPARISONS			
Adult Day Treatment Facility		Daytime Care					
All Districts	1 for each employee	All districts	0.25 per 1,000 sf				
Art Gallery		Arts, Design and Creation		Example	Existing	Proposed	
All Districts	In excess of 3,000 sf, 1 for each 300 sf of gross floor area and cellar floor area	All districts	In excess of 3,000 sf 1 per 1,000 sf,	2000 sf 6000 sf	0 10	0 3	
Chancery:		Chancery		Example	Existing	Proposed	
R-5-D	1 for each 1,200 sf of gross floor area devoted to chancery use, or as determined by the Board of Zoning Adjustment	All districts	In excess of 3,000 sf 0.5 per 1,000 sf,	2000 sf 6000 sf	2 5	0 2	
R-5-E	1 for each 1,800 sf of gross floor area devoted to chancery use, or as determined by the Board of Zoning Adjustment			2000 sf 6000 sf	1 3	0 2	
D	1 for each 800 sf of gross floor area devoted to chancery use, or as determined by the Board of Zoning Adjustment			2000 sf 6000 sf	3 8	0 2	
SP, W, CR, C, C-M, M	Same as required for general office			2000 sf 6000 sf			
Clinic		Medical Care		Example ¹	Existing	Proposed	
R-4, R-5	1 space for each 300 sf of gross floor area or cellar floor area	All districts	In excess of 3,000 sf, 1 per 1,000 sf	2000 sf 6000 sf 10,000 sf	7 20 33	0 3 7	

¹ Typical sizes based on figures from Medscape Multispecialty Space Planning

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Electronic Equipment Facility (EEF):		Basic Utilities		Example	Existing	Proposed	
C-3, CR	In excess of 2,000 sf, 1 for each additional 1,800 sf of gross floor area	All districts	In excess of 3,000 sq. ft, 0.33 per 1,000 sf,	2000 sf	0	0	
				6000 sf	2	1	
				10,000 sf	4	2	
C-M, M	1 for each 3,000 sf of gross floor area			2000 sf	1	0	
				6000 sf	2	1	
				10,000 sf	3	1	
				20,000 sf	17	6	
C-4, C-5 (PAD)	Same as required for general office use			2000 sf	1	0	
				6000 sf	2	1	
				10,000 sf	3	1	
				20,000 sf	17	6	
<u>In an existing structure:</u> Number of parking spaces required for the use that existed immediately prior to the EEF use or, if structure is vacant, the use that existed immediately prior to the vacancy. <u>New construction:</u> up to 50% of required spaces specified may be set aside as a parking reserve and used for non-habitable uses related to the EEF use. If EEF use is discontinued, the parking reserve shall be developed to provide the required number of parking spaces for the succeeding use.							
Fast Food Restaurant		Eating and Drinking Establishments		Example ²	Existing	Proposed	
C-2, C-3-A:		All districts	In excess of 3,000 sf, 1.33 per 1,000 sf				
In a building having a side yard	In excess of 1,500 sf, 1 for each additional 100 sf of gross floor area and cellar floor area			2000 sf	5	0	
				4000 sf	25	1	
In a building having no side yard	Same as required for retail or service establishment in the district in which located			2000 sf	0	0	C-2-A, C-3-A C-2-B, C-2-C
				4000 sf	3	1	
				4000 sf	1	1	
All other districts	Same as required for retail or service establishment in the district in which located			2000 sf	0	0	C-1, CM-1 W,CR, C-3-B, C-3-C, CM-2, CM-3 C-4, C-5
				4000 sf	3	1	
				4000 sf	1	1	
				4000 sf	0	0	
Food Delivery Service:		Eating and Drinking Establishments		Example	Existing	Proposed	
C-2, C-3-A, C-3-B,	1 space for each 500 sf of gross floor		In excess of 3,000 sf, 1.33 per	500 sf	1	0	

² Example size based on typical size of fast food restaurant as reported on Reed Construction Data website and Dimensions Info website.

W, CR, and other districts in which the use is permitted	area or cellar floor area	All districts	1,000 sf. (=1 space for each 750 sf)	1000 sf 2000 sf	2 4	0 1	
Hotel or Inn:		Lodging		Example ³	Existing	Proposed	
R-5-B, R-5-C, R-5-D	1 for each 2 sleeping rooms or suites	All districts, except Downtown	In excess of 3,000 sf, 0.5 per 1,000 sf.	New hotels are not a permitted use; Existing hotels may not expand.			
R-5-E	1 for each 4 sleeping rooms or suites			New hotels are not a permitted use; Existing hotels may not expand.			
C-1, C-2, C-3-A, W	1 for each 2 rooms usable for sleeping, plus 1 for each 150 sf of floor area in either the largest function room or the largest exhibit space, whichever is greater			50,000 sf (115 rms)	71	24	S – modify the 150
SP, C-3-B, C-3-C, CR	1 for each 4 rooms usable for sleeping plus 1 for each 300 sf of floor area in either the largest function room or the largest exhibit space, whichever is greater			50,000 sf (115 rms)	35	24	
C-M, M	1 for each room usable for sleeping plus 1 for each 150 sf of floor area in the largest function room or the largest exhibit space, whichever is greater			50,000 sf (115 rms)	128	24	
C-4, C-5 (PAD)	1 for each 8 rooms usable for sleeping	Downtown	No Requirement	50,000 sf (115 rms)	14	0	S
Office - General, including television and radio broadcast studio:		Office		Example	Existing	Proposed	
C-1, C-2-A, C-3-A	In excess of 2,000 sf, 1 for each additional 600 sf of gross floor area and cellar floor area	All districts, except Downtown	In excess of 3,000 sf, 0.5 per 1,000 sf.	10,000 sf 100,000 sf 300,000 sf	13 163 497	4 49 149	
W, C-2-B, C-2-C, C-3-B, C-3-C, SP, CR	In excess of 2,000 sf, 1 for each additional 1,800 sf of gross floor area			10,000 sf 100,000 sf 300,000 sf	4 54 166	4 49 149	S
C-M, M	In excess of 2,000 sf, 1 for each			10,000 sf	10	4	

³ Average hotel Room Size = 325 sf; average number of rooms 115; USA Today 2009

	additional 800 sf of gross floor area and cellar floor area devoted to that use			100,000 sf 300,000 sf	123 373	49 149	
C-4: For a building or structure built on a lot having an area of more than 10,000 sf	In excess of 2,000 sf, 1 for each additional 1,800 sf of gross floor area			10,000 sf 100,000 sf 300,000 sf	4 54 166	0 0 0	S
C-4: For a building or structure built on a lot having an area of 10,000 sf or less	No Requirement	Downtown	No Requirement	10,000 sf 85,000 sf	0 0	0 0	
C-5 (PAD)	No Requirement	Downtown	No Requirement	10,000 sf 100,000 sf 300,000 sf	0 0 0	0 0 0	
Office - Medical and dental, Clinic, or Veterinary Hospital:		Office		Example	Existing	Proposed	
C-1, C-2-A, C-3-A: - If the space devoted to medical or dental use is <u>less than 25%</u> of the gross floor area and cellar floor area of the entire structure; - If the space devoted to medical or dental use is <u>25% or more</u> of the gross floor area and cellar floor area of the entire structure, for that portion of the structure devoted to medical and dental	- Same as required for general office for district in which located - Twice the number of spaces required for general office for district in which located	All districts, except Downtown	In excess of 3,000 sf, 0.5 per 1,000 sf.	<u>< 25%</u> 10,000 sf 100,000 sf 300,000 sf <u>≥ 25%</u> 10,000 sf 100,000 sf 300,000 sf	13 163 497 26 326 994	4 49 149 4 49 149	

offices							
C-4	Same as required for general office	Downtown	No Requirement	≥ 10000 sf 10,000 sf 100,000 sf < 10000 sf 10,000 sf 85,000 sf	4 54 0 0	0 0 0 0	S
C-5 (PAD)	No Requirement	Downtown	No Requirement	10,000 sf 100,000 sf	0 0	0 0	S
All Other Districts: • If the space devoted to medical or dental use is <u>less than 25%</u> of the gross floor area of the entire structure • If the space devoted to medical or dental use is <u>25% or more</u> of the gross floor area of the entire structure, for that portion of the structure devoted to medical and dental offices	• Same as required for general office for district in which located • Twice the number of spaces required for general office for district in which located	All Districts, except Downtown	In excess of 3,000 sf, 0.5 per 1,000 sf.	$< 25\%$ 10,000 sf 100,000 sf 300,000 sf $\geq 25\%$ 10,000 sf 100,000 sf 300,000 sf	12 145 447 23 293 895	4 49 149 4 49 149	S Cellar excluded form “all Other District” calculations; estimated 10% reduction for cellar space
Optical Transmission Nodes:		Basic Utilities		Example	Existing	Proposed	
All Districts	1 for each 3,000 sf of gross floor area	All Districts , except Downtown	In excess of 3,000 sf, 0.33 per 1,000 sf.				
Retail or Service Establishment [except gasoline service station and repair garage]:		Retail		Example	Existing	Proposed	
C-1, C-2-A, C-3-A, C-M-1, M	In excess of 3,000 sf, 1 for each additional 300 sf of gross floor area and cellar floor area	All Districts, except Downtown	In excess of 3,000 sf, 1.33 per 1,000 sf.	2,000 sf 6,000 sf 10,000sf	0 10 23	0 4 9	
W, CR, C-2-B, C-2-C, C-	In excess of 3,000 sf, 1 for each			2000 sf	0	0	

3-B, C-3-C, C-M-2, C-M-3	additional 750 sf of gross floor area	All Districts, except Downtown	In excess of 3,000 sf, 1.33 per 1,000 sf.	6,000 sf 10,000sf	4 9	4 9	
C-4	In excess of 30,000 sf, 1 for each additional 3,000 sf of gross floor area		No Requirement	6,000 sf 10,000sf 35,000 sf	0 0 2	0 0 0	
C-5 (PAD)	No Requirement		No Requirement	6,000 sf 10,000sf 35,000 sf	0 0 0	0 0 0	
SP-2 (If property is located south of M Street N.W. and N.E.)	In excess of 2,000 sf, 1 for each additional 1,800 sf of gross floor area	All Districts, except Downtown	In excess of 3,000 sf, 1.33 per 1,000 sf.	2,000 sf 6,000 sf 10,000sf	0 2 4	0 4 9	
Gasoline service station:		Motor Vehicle-related		Example	Existing	Proposed	
All districts	1 for each 300 sf of gross floor area, excluding any pump island canopy and any kiosk adjacent to the pumps used exclusively as an attendant's shelter	Motor Vehicle-related	2 per 1,000 sf	1000 sf 2000 sf	3 6	2 4	
Repair garage:		Motor Vehicle-related		Example	Existing	Proposed	
All districts	4 plus 1 for each 200 sf of gross floor area	All Districts, except Downtown	2 per 1,000 sf	1,000 sf 2,000 sf	9 14	2 4	
Driver's License Road Test Facility		Government, City-wide		Example	Existing	Proposed	
C-2-A, C-3-A C-2-B, C-2-C, C-3-B, C-3-C, C-4, C-5 C-M, M SP, CR, W-2, W-3	4 spaces for each employee.	All districts	No Requirement				
Fire Station, Fire Department Training Facility, Fire Department Administrative Facility or Fire Department Support Facility (established after October 14, 2005, not including the expansion of facilities existing as of Oct. 14, 2005):		Government, City-wide		Example	Existing	Proposed	
All R Districts , C-1, C-2-A, C-3-A	In excess of 2,000 sf, 1 space for each 600 sf of gfa and cellar floor area	All districts	No Requirement	2,000 sf 4,000 sf	0 3	0 0	
All other districts	In excess of 2,000 sf, 1 space for each 1,800 sf of gross floor area			2,000 sf 4,000 sf	0 1	0 0	

Hospital:		Medical Care		Example⁴	Existing	Proposed	
C-4, C-5 (PAD)	No Requirement	Downtown	No Requirement	No change			
All other districts	1 for each bed	All districts, except Downtown	In excess of 3,000 sf, 1 per 1,000 sf.	371 beds (400K sf)	371	397	
Police Department General Facility or Local Facility (established after January 12, 2004, not including the expansion of facilities existing as of January 12, 2004):		Local Government		Example	Existing	Proposed	
All R Districts , C-1, C-2-A, C-3-A	In excess of 2,000 sf, 1 space for each 600 sf of gross floor area	All districts	No Requirement	2000 sf:	0	0	
				4000 sf:	3	0	
				10000 sf	13	0	
All other Districts	In excess of 2,000 sf, 1 space for each 1,800 sf of gross floor area			2000 sf:	0	0	
				4000 sf:	1	0	
				10000 sf	4	0	
Public Library:		Local Government		Example	Existing	Proposed	
• Full-Service Neighborhood Public Library:							
All residence districts	For libraries constructed after December 19, 2003 and in excess of 2,000 square feet of gross floor area, 1 space for each additional 1,000 square feet of gross floor area.	All districts	No Requirement	22,000 sf ⁵	20	0	
All other districts	For libraries constructed after December 19, 2003 and in excess of 3,000 square feet of gross floor area, 1 space for each additional 1,000 square feet of gross floor area.	All districts	No Requirement	22,000 sf	19	0	
• Community Public Library:							
All districts	For libraries constructed after December 19, 2003 in excess of 2,000 square feet of gross floor area, 1 space for each additional	All districts	No Requirement	1,500 sf 2,000 sf	0 0	0 0	

⁴ American Hospital Directory, Statistics by State; Oct 2012

⁵ Average sizes provided by DCPL in zoning case ZC 3-10

	1,000 square feet of gross floor area.						
• Kiosk Public Library:							
All districts	No Requirement	All districts	No Requirement	No Change			
Public Recreation and Community Center Use:		Local Government		Example	Existing	Proposed	
Rec/Comm Centers: All districts	1 for each 2,000 sf of gross floor area of bldg. or use	All districts	No Requirement	40,000 sf	20	0	
Tennis courts: All districts	1 space for every 2 courts			4 courts	2	0	
Ball fields: All districts	5 spaces			2 fields	10	0	
Basketball courts: All districts	5 spaces			2 courts	10	0	
Bleachers: All districts	1 for each 12 seats, plus 1 seat for each 20 seats above 700. If seats are not fixed, each 7 square feet usable for seating or each 18 inches of bleacher/bench space shall be considered 1 seat			500 seats 1000 seats	42 57	0 0	
Manufacturing, Industrial, or Wholesale establishment:		PDR		Example	Existing	Proposed	
All districts	1 for each 1,000sf of gross floor area	PDR districts	In excess of 3,000 sf, 1 per 1,000 sf, except Warehouse or Storage Facility	5,000 sf 10,000 sf	5 10	2 7	
Warehouse: All districts	1 for each 3,000 sf of gfa	PDR districts	Warehouse or Storage Facility – 1 per 3,000 sf.	No change			
Area, armory, assembly hall, auditorium, comm center, concert hall, convention hall, dance hall, funeral parlor, ice or roller skating rink, public hall, stadium, or theater							
C-4, C-5 (PAD)	No Requirement						
All other districts	1 for each 10 seats of occupancy capacity for the first 10,000 seats, plus 1 for each 20 seats above the first 10,000; provided, that where such seats are not fixed, each 7 sf usable for seating shall be						

	considered 1 seat						
Boat Club or Marina:		Marine		Example	Existing	Proposed	
All Districts , except W-0	1 for each 4 berths or slips	All districts	0.5 per 1,000 sq. ft.	4 berths 20 berths	1 5	0 0	
W-0: • Marina • Boathouse • Yacht Club	• 1 for each 4 berths or slips plus 1 for each floating home space within a marina or yacht club • 1 space for every 2,000 square feet of gross building area • The greater of 1 for each 4 berths or slips or 1 for each 800 square feet of clubhouse building area			20 berths + 2000 sf	6	1	
Churches:		Institutional, Religious		Example	Existing	Proposed	
C-3-C, C-4, C-5(PAD)	No Requirement	Downtown	No Requirement	No Change			
All other districts	1 for each 10 seats of occupancy capacity in the main sanctuary; provided, that where the seats are not fixed, each 7 sf usable for seating or each 18 in. of bench if benches are provided shall be considered 1 seat	All districts except Downtown	1.67 per 1,000 sf, in excess of 5,000 sf	279 seats 20,156 sf 500 seats 7,210 sf 270 seats 4751	28 50 27	25 4 0	
Recreational Building or Use (private):		Parks and Recreation		Example	Existing	Proposed	
All districts	1 for each 2,000 sf devoted to the building or use	All districts except Downtown	0.5 per 1,000 sq. ft.	2,000 sf 4,000 sf	1 2	1 2	
		Downtown	No Requirement	2,000 sf 4,000 sf	1 2	0 0	
Apartment house or multiple dwelling:		Residential, Multi-Household		Example	Existing	Proposed	
R-5-A, C-1	1 for each 1 dwelling unit	All districts except Downtown	1 per 3 dwelling units in excess of 4 units	6 units 50 units 100 units	6 50 100	1 15 32	

R-5-B, C-2-A, C-3-A	1 for each 2 dwelling units			6 units	3	1	
				50 units	25	15	
				100 units	50	32	
R-4, R-5-C, R-5-D, C-2-B, W, CR	1 for each 3 dwelling units			6 units	2	1	
				50 units	17	15	
				100 units	33	32	
R-5-E, SP, C-2-C, C-3-B, C-3-C	1 for each 4 dwelling units			6 units	2	1	
				50 units	12	15	
				100 units	25	32	
C-4, C-5(PAD)	1 for each 4 dwelling units	Downtown	No Requirement	6 units	2	0	
				50 units	12	0	
				100 units	25	0	
Community-based residential facility:		CBIF or Residential		Example	Existing	Proposed	
All districts other than C-3, C-4, C-5 (PAD): • 1 to 8 persons housed • 9 to 15 persons housed • 16 or more persons housed		All districts except Downtown: • Comm-Based Inst Facility or • Residential, Single Household	• 1 per 1,000 sf • 1 per principal dwelling				
				6 persons	1	1	
				6 persons	1	1	
				12 persons	1	2	
				16 persons	Set by BZA	Set by BZA	
C-3, C-4, C-5 Districts	1 for each 10 persons housed			10 person	1	1	CBIF limited to household equivalent size of 6; therefore parking related to household standard of 1 per unit
Dormitory, sorority, or fraternity house not approved as part of a campus plan:		Residential		Example	Existing	Proposed	
All districts	1 for each 5 beds	Residential (6 individuals)	1 per principal dwelling	1 res du	5	1	Dorms now limited to household equivalent size of 6; therefore parking related to household standard of 1 per unit
		Multi-family	1 per 3 dwelling units in excess of 4 units except 1 per 2 dwelling units for any zone within Subtitles D or E				
Flat:		Residential, Flat		Example	Existing	Proposed	

R-5-A	1 for each dwelling unit	All districts	1 per 2 dwelling units	1 flat (2 units	2	1	
All other districts	1 for each 2 dwelling units			1 flat (2 units	1	1	
One-family dwelling:		Residential, Single Household		Example	Existing	Proposed	
All districts	1 for each dwelling unit	All districts	1 per principal dwelling when alley available	1 house w/alley w/o alley	1 1	1 0	
Publicly assisted housing, reserved for the elderly and/or handicapped:		Residential, Multi-Household		Example	Existing	Proposed	
All districts	1 for each 6 dwelling units	All districts	1 per 6 units of publicly assisted housing	No change			
Rooming or Boarding house:		Residential, Single Household		Example	Existing	Proposed	
All districts	1 plus 1 for each 5 rooming units	All districts	1 per principal dwelling	8 rooms	2	1	
Child/Elderly Development Center:		Daytime Care		Example⁶	Existing	Proposed	
All districts	1 for each 4 teachers and other employees	All districts	0.25 per 1,000 sf	7 staff 2,260 sf	7	0	
				18 staff 10,300 sf	18	3	
College or other institution of higher learning, business trade, or other school and accessory uses located on the campus:		Education, College/University		Example	Existing	Proposed	
C-4, C-5 (PAD)	No Requirement	Downtown	No Requirement	Same, except for expanded D boundaries			
All other districts	For each building: 2 for each 3 teachers; plus either 1 for each 10 classroom seats or 1 for each 12 stadium seats or 1 for each 10 auditorium seats, whichever is greater, except as provided in § 2106	All Residential districts	Per approved campus plan				
		All other districts					

⁶ Survey of BZA orders through 2002; used highest and average staff figures and center size

Elem and Jr High School					
All districts	2 for each 3 teachers and other employees	All districts except Downtown: • Education, Public	• Public = 0.25 per 1,000 sq. ft.	Attached School Parking Comparison	
		• Education, Private	• Private = 1.25 per 1,000 sq. ft.		
		Downtown	• No Requirement		
High School & Accessory uses					
All districts	2 for each 3 teachers and other employees, plus either 1 for each 20 classroom seats or 1 for each 10 seats in the largest auditorium, gymnasium or area usable for public assembly, whichever is greater	Education, Public	Public = 0.25 per 1,000 sq. ft.	Attached School Parking Comparison	
		Education, Private	Private = 1.25 per 1,000 sq. ft.		
Pre-elem & pre-kindergarten schools or facilities					
All districts :	2 for each 3 teachers and other employees	Education, Public	Public = 0.25 per 1,000 sq. ft.	Attached School Parking Comparison ZC advised OP to retain existing school parking standards	
		Education, Private	Private = 1.25 per 1,000 sq. ft.		
All Other Uses:		Use Category Determined by ZA			
Uses in former public school buildings authorized by 11 DCMR §§ 201.1 (w) or 222 R Districts	Parking requirements will be those that apply in the most restrictive zone district in which the use is otherwise first permitted as a matter of right.		Parking requirements will be those that apply to the particular use in the zone		
All districts	1 for each 600 sf of gross floor area and cellar floor area	N/A	Zoning Administrator will determine which standard based on use		