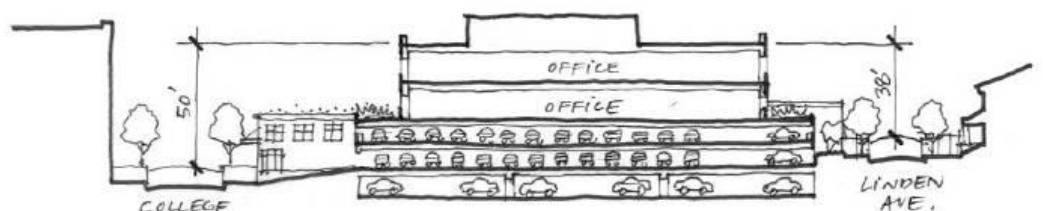


Existing Parking Requirements in the Montgomery County zoning code (Section 59-E) vs. Industry Standards

Principal Use	Existing Regulation	ITE Peak Parking Demand Rates	Montgomery County vs. ITE
One Family Detached	Two spaces per dwelling unit	1.83 spaces per dwelling unit	<u>Above</u> ITE
Two Family	Two spaces per dwelling unit	1.20 spaces per dwelling unit	<u>Above</u> ITE
Apartment Dwelling	1 space for a dwelling unit with no separate bedroom, 1.25 spaces for each dwelling unit with one separate bedroom, 1.5 spaces in a dwelling unit with 2 separate bedrooms, and 2 spaces for a dwelling unit with 3 or more separate bedrooms.	1.20 spaces per dwelling unit	<u>Above</u> ITE
Hotels, Motels, or Inn	If located within CBD or transit station development area, ½ space for each guest room, plus 10 spaces for each 1,000 square feet of gross floor area used for ballrooms, meeting rooms, etc. For other locations, 7/10 of a space for each guest room.	0.91 spaces per room	Below ITE
Nursing Home	One space for each 4 beds and one space for every 2 employees on largest work shift.	0.39 spaces per bed	Similar to ITE
General Retail	Five parking spaces for each 1,000 gross leasable square feet.	Retail: 2 to 4 spaces per 1000 square feet	<u>Above</u> ITE
Office and Professional Building	Office and Professional Building parking is based on proximity to the Metro and subject to reductions for participation in share-a-ride programs.	Office (suburban): 2.84 spaces per 1000 square feet	Mostly Below ITE
Townhouse & Townhouse Development	Two spaces for each townhouse. Requirements may be reduced if in CBD/transit development area.	1.73 spaces per dwelling unit	<u>Above</u> ITE
Restaurant or Similar Place Dispensing Food, Drink, or Refreshments	25 parking spaces for each 1,000 square feet of floor area devoted to patron use within the establishment and 15 parking spaces for each 1,000 square feet of ground area devoted to patron use on the property outside the establishment. Requirements may be reduced depending upon the location of the establishment.	0.5 spaces per seat for sit-down restaurants, 9.9 spaces per 1000 square feet of gross floor area for restaurants with a drive-through window.	<u>Above</u> ITE

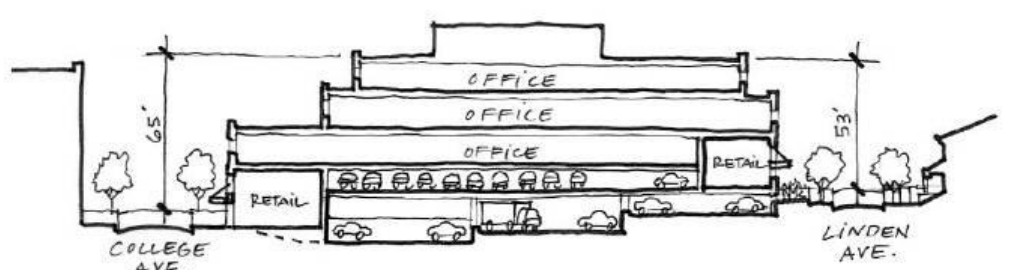
Impacts of Standards: Project Cost & Built Form

4 spaces/1000 SF



1.5 spaces/1000 SF

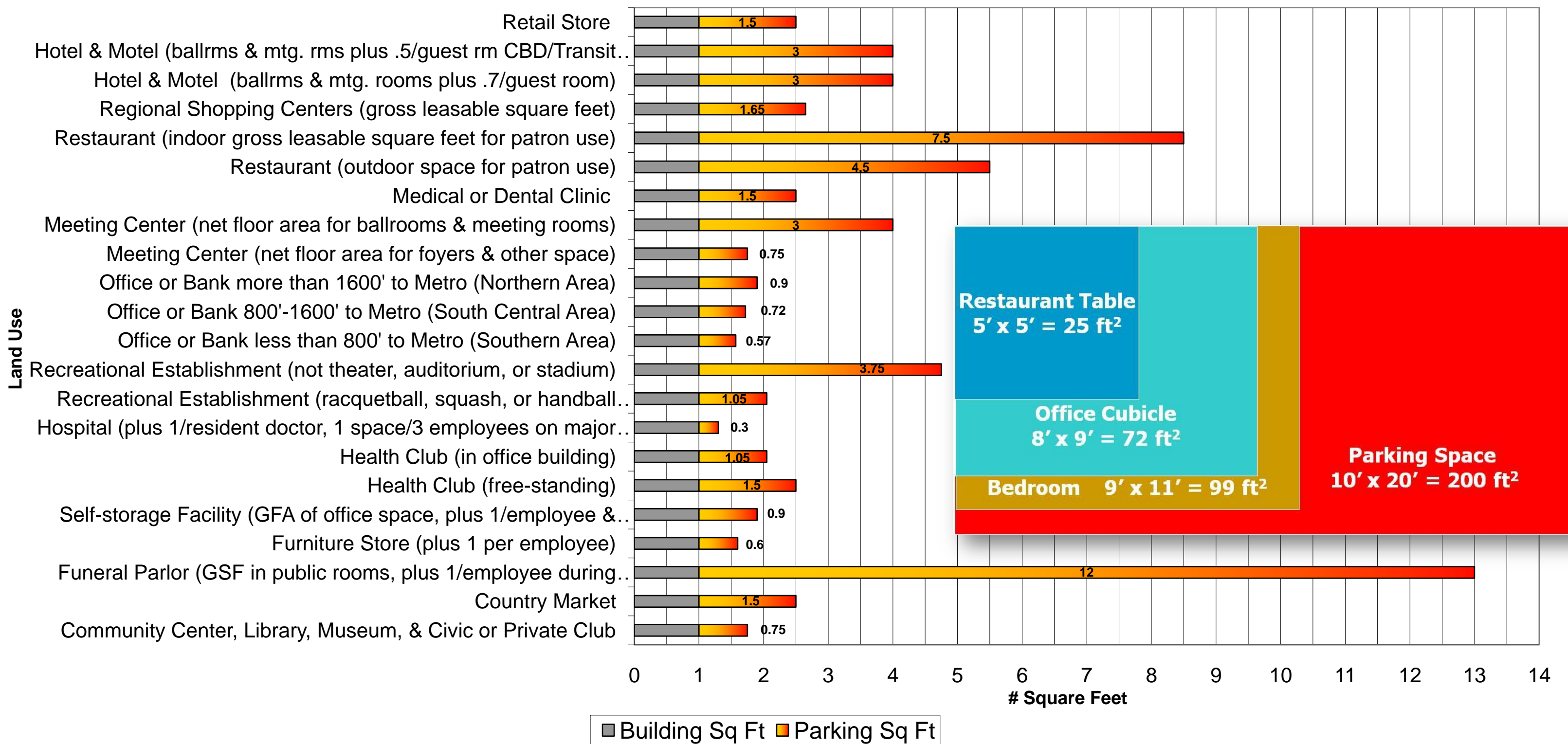
(100% more space for same development cost)



A Question For You!:

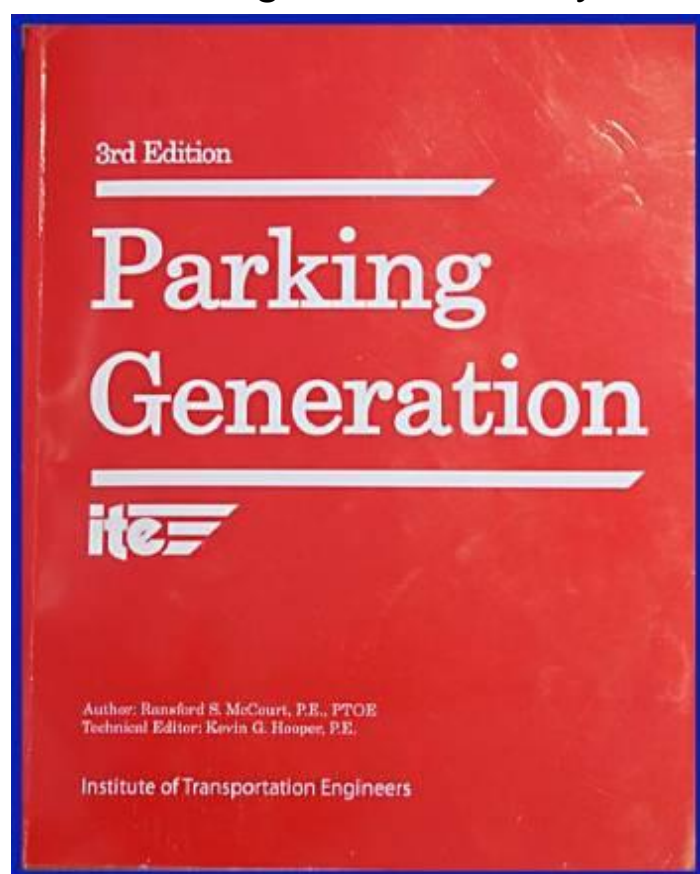
Is less parking acceptable if it means local-serving retail can be added to a new development?

Impacts of Standards: Comparison of Land Area Required for Parking in Montgomery County Versus Leasable Building Area

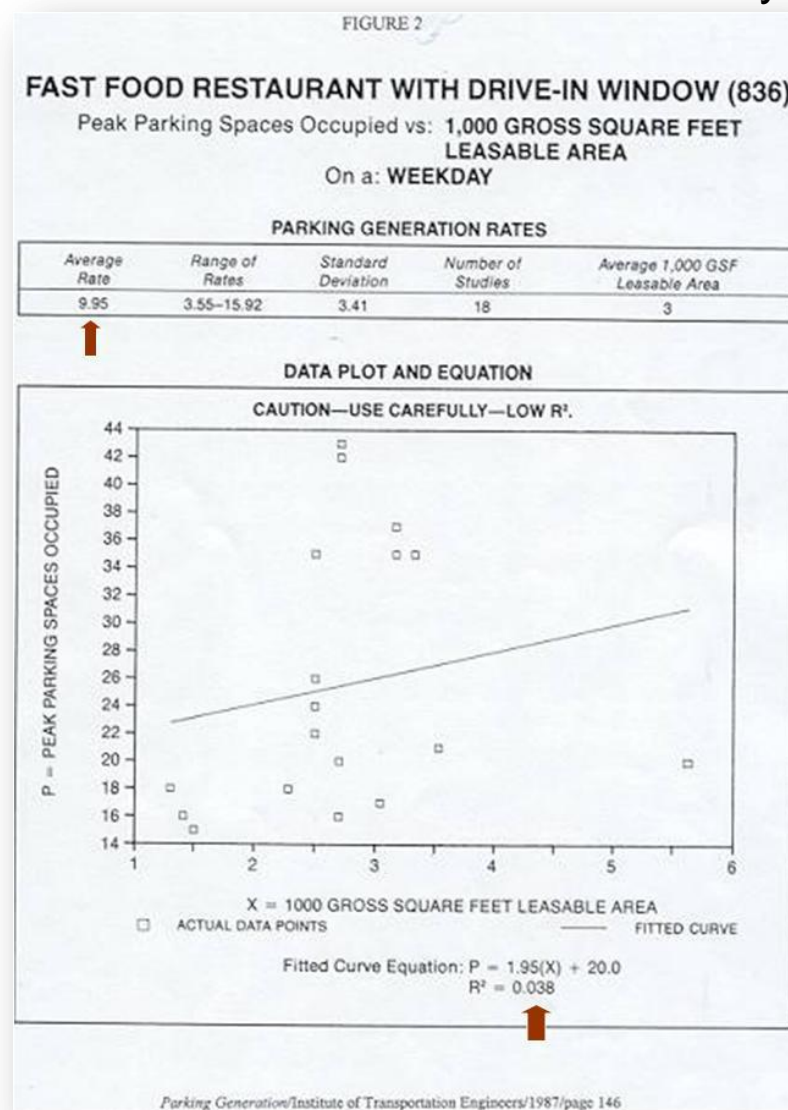


Recognizing the Limitations of Standards

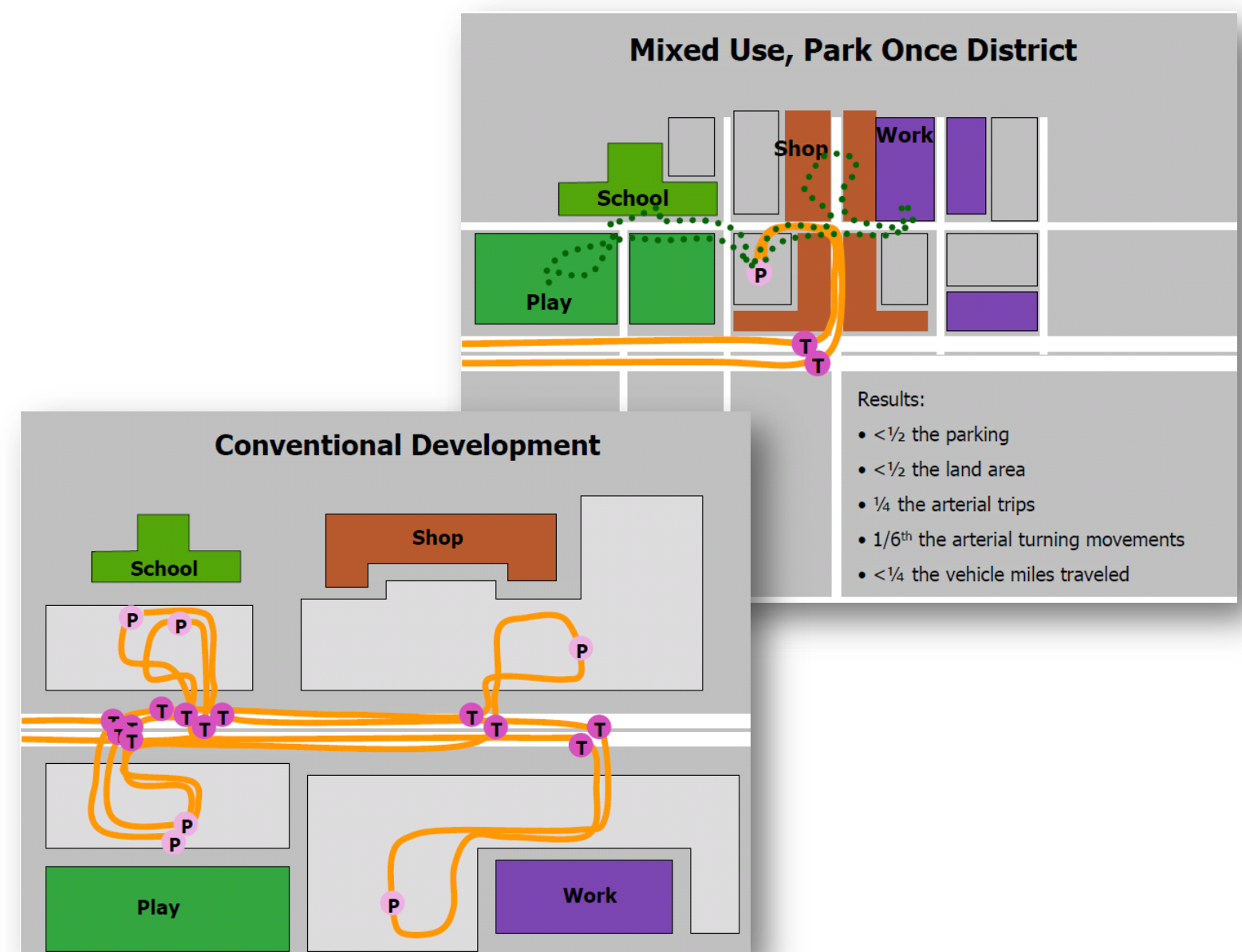
The Recognized Authority:



Caution: Precision versus Accuracy

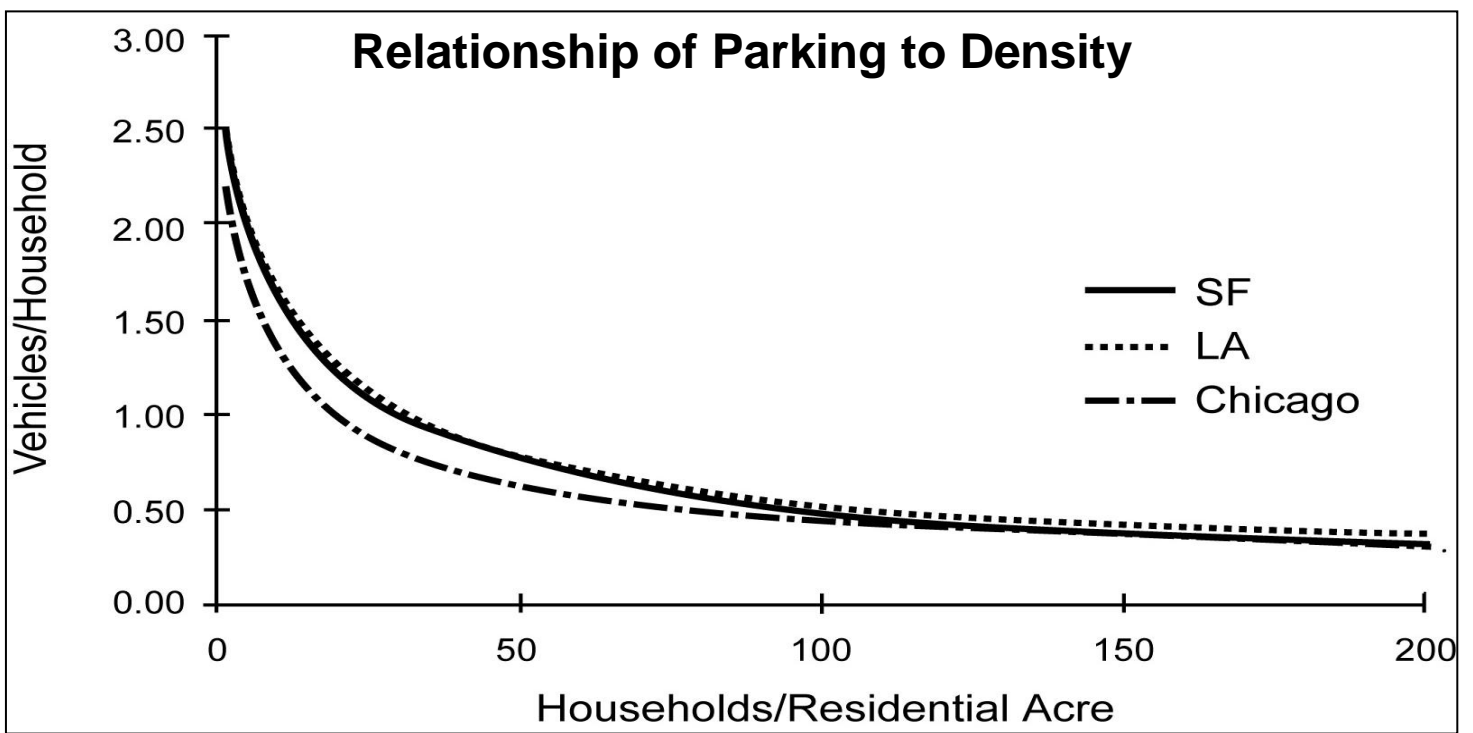


Effect of Sharing Parking


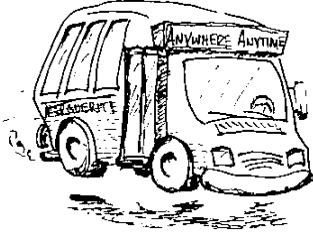


A Question For You!:


Would you share your parking space with a commuter while you were away at work, if it meant cheaper housing?



Existing Special Parking Reductions:

Participating in Share-A-Ride (Ridesharing) (at a cost of \$.10-.20 per \$100 assessed value)		1-15% reduction
Shopping areas within 1,600' of MetroRail		15% reduction
Located in CBD or near MetroRail		5-10% reduction
Private shuttle buses		10% reduction
Affordable housing		up to 20% reduction
Assisted senior living		20% reduction

Other Existing Programs:

Bicycle parking required if more than 50 car spaces (1 per 20 cars up to 20 stalls)	
Commuter programs required for businesses in some districts (above 25 employees)	

Other Areas For Exploration:

Car-Sharing



Transit Passes



Unbundling Parking Cost

For each parking space required in a residential unit:

- Price of unit increases 15-30%
- Number of units that can be built on typical parcel decreases 15-25%

A Question For You!:

Would you give up a second car if you could have another bedroom in your home for the same price?