



# TOWN OF HAYMARKET PLANNING COMMISSION

## REGULAR MEETING ~ AGENDA ~

Robert B. Weir,  
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100  
Haymarket, VA 20169

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Monday, March 9, 2015

7:00 PM

Council Chambers

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### **1. Call to Order**

### **2. Public Hearings**

- a. Zoning Text Amendment - Parking Ordinance

### **3. Minutes Approval**

- a. Planning Commission - Regular Meeting - Feb 9, 2015 7:00 PM

### **4. Announcements**

### **5. ARB & Town Council Update**

### **6. New Business**

- a. Capital Improvement Program - 2015/2016

### **7. Old Business**

- a. Zoning Text Amendment - Parking Ordinance
- b. Comprehensive Plan
- c. 1-Mile Notices

### **8. Town Planner Report**

### **9. Adjournment**



# TOWN OF HAYMARKET PLANNING COMMISSION

## REGULAR MEETING ~ MINUTES ~

Robert B. Weir,  
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100  
Haymarket, VA 20169

Monday, February 9, 2015

7:00 PM

Council Chambers

A Regular Meeting of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Board Room, Commencing at 7:00 PM

Chair Robert B. Weir called the meeting to order.

### 1. Call to Order

Chair Robert B. Weir: Present, Commissioner Ralph Ring: Present, Council Liaison Matt Caudle: Present, Josh Mattox: Present, James Carroll: Absent, Maureen Carroll: Absent.

### 2. Public Hearing

a. Zoning Text Amendment - Zoning Administrator

Chair Weir opened the Public Hearing for any one for or against this Zoning Text Amendment.

No one came forth for or against.

Chair Weir closed the Public Hearing.

### 3. Announcements

No announcements.

### 4. Minutes Approval

a. Planning Commission - Regular Meeting - Jan 13, 2015 7:00 PM

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Ralph Ring, Commissioner
<b>SECONDER:</b>	Josh Mattox
<b>AYES:</b>	Robert B. Weir, Ralph Ring, Matt Caudle, Josh Mattox
<b>ABSENT:</b>	James Carroll, Maureen Carroll

### 5. ARB & Town Council Update

ARB: Ring has nothing to report.

Caudle: Town Council: Forwarded the Resolution about the power lines that the Planning Commission did. Waiting to see where it goes. The Town Council is very appreciative of the work.

### 6. New Business

a. Board of Zoning Appeals Appointments - Chair Weir

Mayor Leake and Councilman Pasanello are here this evening.

There are provisions under the Board of Zoning Appeals (BZA) that provides for a Planning Commission member to be on the BZA. Chair Weir asks if there is anyone that would like to fill the vacant BZA opening?  
Mattox and Weir do not.

If the Planning Commission approves, would like to endorse Ralph Ring as a reappointment. There are no objections.

### 7. Old Business

a. Zoning Text Amendment - Zoning Administrator

Minutes Acceptance: Minutes of Feb 9, 2015 7:00 PM (Minutes Approval)

Zoning Administrator explains the changes. Asks the Commissioners if there are any issues with the amendments as shown? No issues.

Weir Move to forward the amended Zoning Text amendments as presented with recommendation for approval to the Town Council.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Robert B. Weir, Chair
<b>SECONDER:</b>	Ralph Ring, Commissioner
<b>AYES:</b>	Robert B. Weir, Ralph Ring, Matt Caudle, Josh Mattox
<b>ABSENT:</b>	James Carroll, Maureen Carroll

#### b. Parking Ordinance Study & Associated Zoning Text Amendments

Schneider has nothing new this evening for Parking Study to hand out. Explains what the changes will be.

More homework on municipal parking. Off site parking left off. If all are comfortable with the 3 changes, Definition of accessory apartments, keep Commercial standards for parking, and re-include provision for offsite parking, those changes will be made and available for March's meeting.

Chair Weir directs the Clerk to advertise for a Public Hearing for the Parking Ordinance text amendment, for the March 9, 2015 Planning Commission Meeting.

#### c. Comprehensive Plan

On Hold.

#### d. 1-Mile Notices

Weir says that several years ago there was a plan for additional residential areas on Old Carolina/Route 15. Briarton estate? Woodburn estate? And a few others. But had died after the town objected to density's involved.

Is Briarton now Dominion Hunt? Woodburn came back too, Woodburn Estates.

We have received nothing. Town Planner will check with the County's Planning Office. Get a status update, and set of plans.

## 8. Town Planner Report

Hopefully next month Robinsons paradise will come before the Planning Commission. Final edits were submitted. And Proffer statements. The Commission can review and set a Public Hearing if they desire.

Sheetz changes did get approved by the ARB. Will come to the Planning Commission soon.

Reviewing Ice Rink expansion.

Reviewing Payne Lane.

Will be a busy spring for Planning Commission.

ARB looked at the remainder of the development for Villages of Haymarket, 2nd phase.

Met with the consultant that's developing the Master Plan for Town Center. Engineer came forward with a plan. Will come before the Commission as a formal application in the next few months.

Harrover Property Master Plan Consultant will pitch 3 concepts and scenarios. Will come to the Commission in phases.

Sign Consultants came thru last fall. Not heard from them recently. Town Manager will reach out.

Parking study: Submitted a final assessment, recommending language for new sign ordinance. Will come to Planning Commission to amend/adopt.

## 9. Adjournment

Ring motions to adjourn.

Mattox seconds.

Ayes 4

Absent: 2

Meeting adjourned.

Minutes Acceptance: Minutes of Feb 9, 2015 7:00 PM (Minutes Approval)



TO: Town of Haymarket Planning Commission  
SUBJECT: Capital Improvement Program - 2015/2016  
DATE: 03/09/15

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The Town Planner will report on this item.

**ATTACHMENTS:**

- CIP Package 2014 (PDF)
- Adopted CIP 2014-15 (5 Year Plan-Working File Updated) (PDF)



# Capital Improvements Plan

## Fiscal Years 2014-2019

Attachment: CIP Package 2014 (2267 : Capital Improvement Program - 2015/2016)

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Attachment: CIP Package 2014 (2267 : Capital Improvement Program - 2015/2016)

## **INTRODUCTION**

The initial Capital Improvements Plan (CIP) for Haymarket was adopted in the early 1980s.

Haymarket initiated the CIP in the early 1980s by including projects into the annual fiscal budget and conducting periodic reviews and recommendations by the Planning Commission, which are accepted and approved by the Town Council.

The Town has been successful in completing many projects over the years and has done well in meeting impending needs while still working towards completion of more long range projects.

Haymarket's 2010 Census showed that the Town's population had significantly increased from 879 individuals in 2000 to 1,782 within ten years later. It was anticipated that the Town would grow between the 2000 and 2010 Census, but it makes the importance of the Capital Improvement Plan even more apparent.

The Town strives to keep the Capital Improvements Plan up to date and current by an annual review and update by the Town's Planning Commission and Town Council. The Town is committed to continually make recommendations for new projects and to making every effort to provide funding for crucial future projects for the betterment and sustainability of the Town.

## **THE CAPITAL IMPROVEMENT PLAN**

The Capital Improvement Plan, or CIP, is an optional component of the Comprehensive Plan. A CIP is a management tool that deals with the construction, purchase or acquisition of major public facilities such as public buildings or improvements, land, parks, streets and sidewalks, technology advancements and major equipment. These items, due to their high cost and long-life expectancy, are not easily included in the annual operating budget.

A CIP covers a five-year period and is updated annually. The CIP process involves identifying projects needed over the ensuing five years and ranking them by priority. The projects are tentatively scheduled during this five-year period and a program for financing them is established. The first year of the adopted CIP becomes the basis for the capital budget; the remaining four years is the longer-term capital program. Annually, another year of projects is added and integrated into the CIP so that it always covers a five-year span.

Adoption of a Capital Improvement Plan can benefit the Town of Haymarket in important ways such as:

- Anticipating future capital facility needs;
- Correlating projects to meet community goals, financial capabilities and anticipated growth;
- Eliminating duplication and poorly planned expenditures;
- Encouraging cooperation with other governmental units;
- Establishing work schedules and cost estimates, thereby aiding local officials in projecting future expenditures;



- Providing an opportunity for early selection and acquisition of needed land before it increases in value or is lost to other uses;
- Helping the town get ready to apply for state and federal assistance;
- Enabling developers and public utility companies to plan improvements in anticipation of future capital facilities; and
- Getting town residents interested and involved in capital planning.

**The Town of Haymarket defines a capital improvement as any addition, restoration or alteration to real property that meets all three of the following conditions:**

- **It substantially adds to the value of the real property, or appreciably prolongs the useful life of the real property.**
- **It becomes part of the real property or is permanently affixed to the real property so that removal would cause material damage to the property or article itself.**
- **It is intended to become a permanent installation.**

**Capital Improvements costs do not include personnel, operations and management (O&M), items included in general budgeting, debt service or other overhead costs.**

**SUMMARY OF PROPOSED PROJECTS for 2013-2014**

The Town is planning on starting and/or completing the following projects within 2014-2015 fiscal year. The following projects are not within in particular priority or order. Some proposed projects have been carried from previous years within the CIP and is indicated by the year it was proposed and acknowledged by stating that the project has been “carried” from year to year until funding became available or the priority is needed. Not all of the following projects will necessarily be completed, but is included as they are being initiated this fiscal year.

<b>Category</b>	<b>Project Description</b>	<b>Estimated Cost</b>	<b>Year Proposed</b>
General Government	Painting of Light Posts	\$7,000	2013-2014 (Carried)
General Government	Benches, Pads, Trashcans & Bike Racks	\$5,000	2013-2014 (Carried)
General Government	Crosswalk Repair	\$18,000	2014-2015
General Government	Shared Use Path	\$250,000*	2013-2014 (Carried)
General Government	Municipal Parking Plan & Implementation	\$15,000	2014-2015
General Government	Master Plan Engineering	\$100,000	2014-2015
General Government	Master Plan Construction	\$50,000	2014-2015
General Government	Master Plan (Harrover)	\$15,000	2014-2015
General Government	Audio Enhancements (Council Chambers)	\$21,000	2014-2015
Police Department	Security Surveillance System	\$10,000	2013-2014 (Carried)
Museum	Caboose Renovations	\$42,000**	2013-2014 (Carried)

**Total Estimated Cost for 2014-2015: \$533,000**

**NOTES:**

**\*Federally funded through the Connolly funds.**

**\*\*Funded through a VDOT Enhancement Grant**

The following narrative of CIP projects is not based on priorities of the projects, which are categorized in the CIP spread sheet on page.

Attachment: CIP Package 2014 (2267 : Capital Improvement Program - 2015/2016)

## GENERAL GOVERNMENT

### **I. Streetscape:**

This Streetscape Project was started in the late 90's that constructed brick sidewalks to both sides of Washington Street. Construction also included crosswalks, decorative street lights, street trees, landscaping and dedicated bicycle lanes on Washington Street. Phase 1b would be the conclusion of the Town portion of the Streetscape project and would include the design, engineering and construction across the Harrover property to Bleight Drive.

### **II. Washington Street Beautification:**

The Washington Street Beautification initiative is a continuation of the Streetscape project. By creating funding for additional aesthetic treatments to Washington Street these improvements help to add to the creation of a community by adding amenities such as benches, trashcans and bike racks. This contributes to the overall goal of creating a walkable community. Furthermore, funds within this category are also budgeted to make crosswalk repairs and replacement where necessary.

### **III. Streets, Sidewalks, Parking:**

The Town is currently working on addressing changes to the Parking Ordinance and the implementation of future parking needs. These findings may lead to the need of additional municipal parking or identifying additional parking possibilities within the Town through public/private partnerships or other like approaches.

In an effort to increase the use of multi-modal transportation the Town has secured ear marked funding through a federal grant source for pedestrian improvements along Jefferson Street in coordination with the Old Carolina bridge replacement project. These improvements will provide a shared use path from the reconstructed Old Carolina Bridge to the Washington Street intersection.

The Town will also look to improve the aesthetic treatment of the Town's streets by exploring a street striping project that would create a street striping plan for the majority of the streets. A street striping plan would create traffic calming affect by creating "edge" lines, and on some

streets create a defined center line. Aesthetically, having a striping plan on the Town's streets leads to the having a more defined and finished look.

#### **IV. Town Center Property:**

In 2010 the Town Council decided that it was going to make the property at 15000 Washington Street the Town Center and Administrative Offices. As a Town progressing to move forward with initiatives against blight of aging structures the Town sees that it is important for the integrity of the Town as well as the economic well being of the center of the Town for the Town to invest in the community by renovating the Town Center property. This process began with a Conceptual Master Plan that was completed in May of 2013. This conceptual plan is now being slated to be engineered and eventually constructed to address the storm water drainage issues on the site, the aesthetic features to the buildings, and to create a community focal point with a Town "green" application. As these improvements are made the Town will need to invest into installing a security surveillance system.

#### **V. Harrover Property:**

Similar to the initiative at the Town Center property, the Town will look to create a Master Plan for the identified public use property. The Town currently does not possess a distinctive recreational area within the Town. The Harrover property has often been identified as a potential location for a municipal park or active recreation destination. The Town will look to fund a study that identifies the potential and best use for the property while at the same time creating a Master Plan to achieve the goals of the identified uses. Much like the Town Center property project, the Town will look to fund engineering and construction in subsequent years as funding allows.

#### **VI. Town Administration:**

One of the many areas that the Town prides itself on is the ability to keep up with modern technologies with regard to informing the public about the Town and offering the residents and public in general the ability to access their local government. In continuing these efforts it has been determined that we need to make significant upgrades to our audio and visual equipment within the Council Chambers. As technologies continue to advance, it is the desire of the Town to become less dependent upon paper and will explore going to handheld devices for meetings.

As technology of the facility improves, the need for additional security and reorientation of the administrative offices will also need to be addressed. The Town will install a security surveillance system to better secure the Town Administrative offices. The administrative offices will also look at doing some interior renovation to address the lack of a true conference room as well as creating better use of the interior office space.

## **VII. Town Signage:**

One of the more important characteristics within any community is its gateways. Gateway signage is the first impression any community has upon visitors. Understanding this, the Town will be creating gateway signage that is symbolic of the Town's values while at the same honoring the Town's history. Town is also working with the Journey Through Hallowed Ground through the ARB to also compliment their endeavors as the Town is part of the Journey Furthermore, the Town will also work with the Department of Historic Resources and the Department of Conservation and Recreation to place within the Town a National Historic Marker and to construct signage along Interstate 66 acknowledging our Historic District and museum.

## **POLICE DEPARTMENT**

The Police Department within a Town provides its own unique needs and set of capital improvements. The nature of the Town's Police Department provides a wide range of services and therefore requires additional equipment for the delivery of their services.

The Town is planning on installing additional security surveillance equipment at the Police Department in the upcoming fiscal year. In the years to come, the Town will look to equip the Police Department with scene/event lights that aid the Police Department when working special events for the Town or more importantly when the Police run DUI Checkpoints or other traffic stops at night time. With the need to provide scene/event lights also comes the need to move this equipment and the equipment required for a road closure. Through this CIP, the Town plans on purchasing an enclosed trailer. Finally, in addition the Town will explore the possibilities of purchasing a variable message board. In 2013, the Police Department was successful in obtaining a grant that will cover the costs of purchasing one variable message board, through this CIP the Town will look to provide additional message boards.

## MUSEUM

The Town's museum is one of the oldest buildings in the Town. The museum is open from the spring through the fall and only closed during the winter, although does open by appointment. In the years to come and through the CIP the Town will need to replace the standing seam metal roof. Also as a matter of maintaining the building as a destination location and stop from out of town visitors, the Town will look into making landscaping improvements around the facility. In the upcoming fiscal year the Town will utilize a VDOT Enhancement Grant to construct a deck structure that will go from the rear museum exit to the Caboose and will feature two interpretive signs about the history of rail and transportation within the Town.

Projects	Town Contributions					Notes	Total Project Costs	ACTUAL Project Costs
	Current Year	Future Years						
	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019			
<b>GENERAL GOVERNMENT</b>								
Streetscape								
Phase 1b		\$100,000	\$800,000			A	\$900,000	
Washington Street Beautification								
Painting of Light Posts	\$7,000						\$7,000	
Benches, Pads, Trashcans, Bike Racks	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000		\$25,000	
Crosswalk repair	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000		\$90,000	
Streets, Sidewalks, Parking								
Shared Use Path	\$250,000	\$250,000				B	\$500,000	
Municipal Parking Plan and Implementation	\$15,000						\$15,000	
Street Striping (Traffic Calming)		\$7,500		\$7,500			\$15,000	
Town Center Property								
Master Plan engineering	\$100,000						\$100,000	
Master Plan construction	\$50,000	\$250,000	\$250,000	\$200,000			\$750,000	
Security Surveillance System				\$25,000			\$25,000	
Harrover Property								
Master Plan	\$15,000						\$15,000	
Master Plan engineering		\$100,000					\$100,000	
Master Plan construction			\$100,000	\$100,000			\$200,000	
Town Administration								
Audio Enhancements	\$21,000						\$21,000	12,566.00
Visual Enhancements		\$25,000					\$25,000	
Technology Upgrades			\$6,000				\$6,000	
Security Surveillance System		\$10,000					\$10,000	
Adminstrative Office Improvements		\$30,000					\$30,000	
Town Signage								
4 Gate Way Signs		\$25,000	\$25,000				\$50,000	
National Historic Registry Marker				\$5,000			\$5,000	
Historic Higway Markers				\$5,000			\$5,000	
<b>POLICE DEPARTMENT</b>								
Security Surveillance System	\$10,000						\$10,000	
Scene/Event Lights		\$6,000					\$6,000	
6x12 enclosed Trailer		\$5,000					\$5,000	
Variable Message Boards			\$15,000		\$15,000		\$30,000	15,000.00
<b>MUSEUM</b>								
Metal Roof		\$12,000					\$12,000	9,955.00
Landscaping Improvements		\$5,000					\$5,000	
Caboose Renovations	\$42,000						\$42,000	
<b>Totals</b>	<b>\$533,000</b>	<b>\$848,500</b>	<b>\$1,219,000</b>	<b>\$365,500</b>	<b>\$38,000</b>		<b>\$3,004,000</b>	

NOTES:  
A. To be funded with VDOT Enhancement Funds  
B. Federally funded through the Connolly funds

GENERAL NOTE:  
Whenever possible the Town will seek appropriate grant funding opportunities for projects identified within this Capital Improvements Plan.

COLOR CODES:  
Black - Existing Figures  
Red - Proposed Capital Improvement Projects  
Green- Sub-Categories within funding Categories  
Blue - Carried over from previous CIP's

Purple - Complete



TO: Town of Haymarket Planning Commission  
SUBJECT: Zoning Text Amendment - Parking Ordinance  
DATE: 03/09/15

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To approve the Zoning Text Amendments for the Parking Ordinance.

**ATTACHMENTS:**

- Version 1.3 - 02-23-2015 Planning Commission ZTAs - Parking Regulations (PDF)
- Ad Proof (PDF)



## Chapter 58 - Zoning

### Sec. 58-11. Minimum off-street parking and loading.

~~(a) *Minimum Standards.* There shall be provided that~~ At the time of erection of any main building, or at the time any main building or its accessory uses is enlarged or the use changed, all provisions of article XIII shall be met along with minimum required off-street parking and loading space with adequate provision for entrance and exit of motor vehicles, by standard size automobiles as follows in accordance with the following table. Modifications to these requirements may be approved if shared parking is provided in accordance with Sec. 58-11 (b):

- ~~(1) In all residential districts there shall be provided, either in a private garage or on a lot, space for the parking of two automobiles for each dwelling unit located on such lot or parcel.~~
- ~~(2) Lodginghouses, motels and hotels shall provide, on the lot, parking space for one automobile for each accommodation.~~
- ~~(3) For church, high school, college and university auditoriums, and for theaters, general auditoriums, stadiums and other similar places of assembly, at least one parking space for every five fixed seats provided in the building.~~
- ~~(4) For hospitals, at least one parking space for each two beds' capacity, including infants' cribs and children's beds.~~
- ~~(5) For medical and dental clinics, at least ten parking spaces. Three additional parking spaces shall be furnished for each doctor or dentist having offices in such clinic in excess of three doctors or dentists.~~
- ~~(6) For apartments, at least 2.5 parking spaces for each individual sleeping or living unit.~~
- ~~(7) For liquor stores, at least ten parking spaces.~~
- ~~(8) For retail stores selling directly to the public, one parking space for each 200 square feet of retail floor space in the building.~~
- ~~(9) Any other commercial building erected, converted or structurally altered after the effective date of the zoning ordinance of September 19, 1983, shall provide one parking space for each 200 square feet of business floor space in the building.~~
- ~~(10) Parking space as required in this section shall be on the same lot with the main building; except that in the case of buildings other than dwellings, spaces may be located as far away as 600 feet. Every parcel of land used as a public parking area and motor vehicle ways, after the effective date of the zoning ordinance of September 19, 1983, shall be surfaced with asphalt or concrete. It shall have appropriate guards where needed as determined by the administrator. Any lights used to illuminate such parking areas shall be so arranged as to reflect the light away from adjoining premises in a residential district.~~
- ~~(11) Reserved.~~

(b) *Shared Parking.* The minimum required parking spaces may be reduced if a land owner can provide parking that will be shared by complementary adjacent land uses. Such a proposal must be prepared using the methods set forth in the latest edition of the *Shared Parking Manual* of the Urban Land Institute (ULI). The necessary calculations and other data that show the suitability of a shared parking proposal must be submitted to the Town in conjunction with a site plan or other applicable development application, and will be evaluated by the Town as part of the normal application review process.

(c) *Parking space as required in this section shall be on the same lot with the main building; except that in the case of buildings other than dwellings, spaces may be located as far away as 600 feet. Every parcel of land used as a public parking area and motor vehicle ways, after the effective date of the zoning ordinance of September 19, 1983, shall be surfaced with asphalt or concrete. It shall have appropriate guards where needed as determined by the administrator.*

Any lights used to illuminate such parking areas shall be so arranged as to reflect the light away from adjoining premises in a residential district.

**Table of Parking Requirements**

Abbreviations:

GFA means gross square feet of floor area, as defined

NFA means net square feet of floor area, as defined. For the purposes of these parking standards, Net Floor Area is equivalent to 75% of the Gross Floor Area

SF means square feet

DU (d.u.) means dwelling unit

BR means bedroom

Residential Uses	Minimum Parking <sup>1</sup>	Minimum Loading
Single Family Detached Dwelling	2 per dwelling unit (d.u.) exclusive of garage	
Single Family Attached Dwelling (townhouse) and Two-family dwelling (duplex)	2.25 per d.u. (inclusive of minimum of 0.25 for visitor parking which must be distinct from dwelling units)	
Apartment/Multi-family  Efficiency Studio 1-BR unit 2-BR unit 3 or more BR	1.0 per d.u. 1.25 per d.u. 2.0 per d.u. 2.5 per d.u. (for 3 Bedrooms or less) and additional 0.20 for visitor parking	1 per building
Apartments on the second floor of structures designed for commercial uses	1.5 per d.u. (spaces must be assigned to each dwelling)	
Elderly/independent	1 per 4 d.u. plus 1 per employee	
Active Adult/Age restricted	1.5 per d.u.	
Accessory Apartment as defined	1 per d.u.	
Group home	See standard for the residential unit type <sup>2</sup>	
Home occupations	Meet the residential requirement plus 1 per non-resident employee	
Lodging, hotels, motels	1.1 per room (restaurant/meeting rooms subject to separate standards)	
Bed and Breakfast facilities	Meet residential requirement plus 1 per guest room	
Medical Clinics; medical or dental clinics medical or dental offices	1 per 250 square feet of gross floor area (GFA)	
Retail Store (Stores or shops for the conduct of retail business)	1 per 250 SF of GFA	None for first 10,000 SF then 1/30,000 up to 70,000 SF plus 1/100,000 SF thereafter
Other low-intensity commercial and personal service uses, as defined	1 per 300 SF of GFA	Same as retail
(other) Retail sales and services and similar uses not addressed, including shopping centers	1 per 300 SF of GFA	Same as retail

Attachment: Version 1.3 - 02-23-2015 Planning Commission ZTAs - Parking Regulations (2268 : Zoning Text Amendment - Parking Ordinance)

Food store, grocery store, supermarket (excluding quick-service food store)	1 per 250 SF of GFA	1 up to 12,000 GSF, then 1 per 24,000 GSF
Funeral home, mortuary or wedding chapel	1 per 4 seats plus 1 per 2 employees plus 1 for each hearse	1
Motor Vehicle <del>Sales and/or</del> Repair:		Same as industrial
Indoor display, sales, waiting, and offices	1.0 per 400 SF of GFA of enclosed area plus 1.0 per employee, and	
<del>Outdoor sales and storage area</del>	<del>1.0 per 2,500 SF of open sales area, and</del>	
Service area	3.0 per service bay	
Retail Fuel Sales (service station)	<i>[in addition to pump spaces]:</i>	
Fuel only	1 per fueling position	1
Fuel w/ service	3.0 for service bay	1
Fuel w/ convenience retail	0.75 per fueling position plus 1 per 200 SF of GFA	1
Nursery/garden center	1 per 200 SF of GFA plus 1 per 1,300 square feet of outdoor area	1 per 60,000 GSF
Office, general business or professional	1 per 300 SF of GFA	None for first 30,000 SF then one/100,000 SF thereafter
Quick service food store (convenience store)	1 per 200 SF of GFA	
Recreational uses:		
Billiard parlor	1 per 150 SF of NFA	
Bowling Alley	4 per lane	
<del>Retail area</del>	<del>1 per 300 SF of NFA</del>	
<del>Restaurant</del>	<del>1 per 400 SF of NFA</del>	
<del>Court Sports Facility</del>	<del>4 per court plus 1 per 3 seats on stands</del>	
Fairground/Carnival/Circus	1 per 400 SF of NFA	
Miniature Golf/ <del>Driving Range</del>	2 per tee for 36 tees, then 1 per tee	
Public Recreational Facility or Club; Commercial, indoor, fitness and sports activities	1 per 300 SF of GFA	
Active recreational uses, parks and playgrounds	3 per acre	
Hard or soft courts	4 per court	
Indoor uses not pools or courts	1 per 250 SF of NFA	
<del>Retail, ancillary use</del>	<del>1 per 300 SF of NFA</del>	
Swimming pools	1 per 150 SF of water space	
Freestanding restaurant (w/o drive-in or fast food)	1 per 100 SF of GFA	1 per 40,000 SF GFA
Freestanding drive-in, drive-up, drive-through, including fast food	1 per 100 SF of GFA	1 per 40,000 SF GFA
In line (attached)	1 per 100 SF of GFA	1 per 40,000 SF GFA
Outdoor craft/antique shows/sales; farmers	1 per 500 SF of GFA of sales area	

Attachment: Version 1.3 - 02-23-2015 Planning Commission ZTAs - Parking Regulations (2268 : Zoning Text Amendment - Parking Ordinance)

markets		
Veterinary or dog or cat hospital, kennels	1 per 300 SF of GFA	
Theater and similar establishment	1 per 3.5 seats by design capacity	1
Any other commercial use not otherwise listed	1 per 300 SF of GFA	

<sup>1</sup>Employee always refers to the number of employees on the largest shift

<sup>2</sup>Code of Virginia (§ 15.2-2291) requires that group homes be regulated like single family homes

Institutional Uses	Minimum Parking	Minimum Loading
Schools, public and private	1 per classroom and other room used by students plus 0.2 per student above driving age	
Municipal Building	1 per 300 SF of GFA	
Other Public uses	(Same as municipal building)	
Churches; Religious Institution <sup>1</sup>	1 per 5 seats of design capacity	1 per 100,000 SF of GFA
Places of Assembly, Private Clubs, Lodges or Meeting Halls	1 per 5 seats of design capacity	1 per 100,000 SF of GFA
Self Storage center/Mini Warehouse	1 per 250 SF of GFA of office space plus 1 per employee	
General Manufacturing, Assembly and Manufacture	1 per 1,000 SF of GFA	1 per 50,000 SF of GFA
Cabinets, furniture and upholstery shops	1 per 1,000 SF of GFA	1 per 50,000 SF of GFA
Laboratories, pharmaceutical and/or medical	1 per 300 SF of GFA	1 per 50,000 SF of GFA
Monumental stone works	1 per 300 SF of GFA of enclosed area (interior space)	1 per 50,000 SF of GFA
Outdoor storage of equipment	1 per 300 SF of GFA of office area	1 per 50,000 SF of GFA
Warehouse and wholesale businesses, storage warehouses	1 per 1,000 SF of GFA	1 per 50,000 SF of GFA
If office space exceeds 50% of net floor area of any industrial use	(parking for the office areas must meet parking requirements for office uses)	

(Code 1989, § 12-11; Ord. of 3-19-1990; Res. of 4-2-1990; Res. of 6-4-1990; Ord. of 7-6-1998, § 1(12-11); Ord. of 6-2-2003; Ord. of 11-15-2011; Ord. No. 20121221, 5-6-2013)

**Cross reference**— Parking generally, § 46-81 et seq.

**Other Related Proposed Amendments**

Attachment: Version 1.3 - 02-23-2015 Planning Commission ZTAs - Parking Regulations (2268 : Zoning Text Amendment - Parking Ordinance)

**Sec. 58-1. Definitions.**

Accessory Apartment means a dwelling unit, whether attached or detached from the main dwelling, that is ancillary to the main dwelling on the parcel.

Dwelling unit means one or more rooms in a building designed or used as a place of residence for one household.

Other low intensity commercial use means a commercial use that is permitted or permissible by this ordinance but is not otherwise defined and does not exceed 0.30 floor area ratio of gross developed square feet of space.

Service Bay means an enclosed or partially enclosed area where motor vehicles are parked while they are serviced or repaired.

Service Stall means a non-enclosed area where motor vehicles are parked while they are serviced or repaired, which may be covered but not enclosed by walls or doors.

Square feet, gross means all enclosed, usable space within a structure, including unfinished service areas such as stairwells and elevators.

Square feet, net means all enclosed, usable finished space within a structure, not including unfinished service areas such as stairwells and elevators.

Attachment: Version 1.3 - 02-23-2015 Planning Commission ZTAs - Parking Regulations (2268 : Zoning Text Amendment - Parking Ordinance)

- Leesburg Today
- Ashburn Today
- Loudoun Business
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**Weekly Cost: \$255.00**

**Total Cost: \$510.00**



NOTICE OF PUBLIC HEARING AND INTENTION TO RECOMMEND ADOPTION OF  
ORDINANCE CHANGES TO THE TOWN OF HAYMARKET CODE

KINDLY TAKE NOTICE that the Planning Commission of Haymarket, Virginia will hold a public hearing on the 9th day of March 2015 beginning at 7:00 p.m. local time at the Town Hall of Haymarket, 15000 Washington Street, #100, Haymarket, Virginia 20169, for the purposes of considering and recommending ordinance additions, amendments and revisions to Chapter 58 of the Zoning Ordinance. The proposed amended sections are as follows:

**Chapter 58 ZONING: Article I: General/Definitions;  
58-11 Minimum off-street parking and loading.**

The amendments to the sections listed above are intended to accomplish the following:

Provide parking standards for each use listed in the zoning ordinance.

A complete copy of the proposed ordinance additions, amendments and revisions is available for public inspection during normal business hours at the Clerk's Office of the Town of Haymarket, 15000 Washington Street, Suite 100, Haymarket, Virginia 20169 immediately upon the advertising of this notice. All are invited to attend the public hearing at the time and place aforesaid and present their views. The hearing is being held in a public facility believed to be accessible to persons with disabilities. Any person with questions on the accessibility to the facility should contact the Town Clerk at the above address or by telephone at (703) 753-2600.

PLANNING COMMISSION TOWN OF HAYMARKET, VIRGINIA

Attachment: Ad Proof (2268 : Zoning Text Amendment - Parking Ordinance)

Authorization: \_\_\_\_\_

Date: \_\_\_\_\_



TO: Town of Haymarket Planning Commission  
SUBJECT: Comprehensive Plan  
DATE: 03/09/15

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Town Planner will update.



TO: Town of Haymarket Planning Commission  
SUBJECT: 1-Mile Notices  
DATE: 03/09/15

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Town Planner will update.