

Joint Hearing - MCC & PC
 CTAM-9739-2024
 Ex 13

Use Category	Applicability	Gaithersburg	MoCo (see note) ₁	Rockville	City of Frederick	Vienna, Virginia
Agricultural Use	Outdoor Agricultural Operations	No standard		No standard	No standard	No Standard
	Indoor Agricultural Operations	1 space per 2,000 sf	1-6 per 1,000 sf (excluding storage area)	No standard	No standard	No Standard
Automotive Use	All Automotive Uses	4 spaces per service bay, or 1 space per 200 square feet of indoor space open/used for customer processing if bays do not exist, whichever is less	1-4 per 1,000 sf	1 per service bay, 1 per 200-300 sf and, 1 per employee ₂	2 per service bay, 1 per 2 employees.	(service center), 2 per service bay and 6.5 per 1000 sf of retail floor area (gas station), 1 per 500 sf indoor sales and 1 per 2500 sf outdoor sales (sales)
Entertainment and Recreation Use	All Entertainment and Recreation Uses Unless Otherwise Listed Clubs and Lodges	1 per 250 sf	1-10 per 1,000 sf or, 0.25-1.25 for every seat/guest space or, 1-5 per campsite or, 2-5 per court	1 per 2 participants based on the participants that can be accommodated and, 1 per 4 seats in specator areas and, 1 per every 2 employees	1 per 4 seats	2 per 5 seats (theater), 1 per 2 seats (event space)
		1 per 225 sf	1.5-2.5 per 1,000 sf	1 per 200 sf	1 per 300 sf	1 per 300 sf
Industrial Use	All Industrial Uses	1 space per 2,000 sf	1-3 per 1000 sf	1 per 300-1,000 sf	1 per 200-2,000 sf ₆	1 per 3 employees
Institutional Use	Care Facilities	1 space per bed	0.25 per bed or, 0.50-1 per dwelling unit and, 0.50 per employee	1 per each 4 beds for assisted living or nursing care, or per each employee on the major shift	No standard	.75 per unit/bed
	Hospitals	1.75 per 1,000 sf	1.75-5 per 1,000 sf	1 per each 1,000 sf of GFA, and 1 per each participating doctor, and 1 per every 2 employees	1 per 2 in-patient beds and, 1 per 250 sf of outpatient clinics and service areas	2.9 per bed
	Art and cultural centers	1 per 400 sf	0.50-2 per 1,000 sf	1 per 200 sf	No standard	1 per 300 sf
	Religious uses	1 per 300 sf	0.15-0.25 per fixed seat or, 10-20 per 1,000 sf	1 per 300 sf	1 per 4 seats	1 per 6 seats
	Private elementary, middle, or high school	1.25 per classroom	0.15-0.25 per student (grades 9-12 or 16+) or 0.25-1 per employee	1-2 per classroom in grades 2-5, 1-3 per classroom in grades 6-12	2 per classroom (kindergarten, elementary, and intermediate), 1 per 4 students at design capacity (high)	1 per faculty and 1 per 20 students
	Pre-school	3 per 1,000 sf	No standard	No standard ₄	No standard ₇	1 per 200 sf of class and office (college), 2 per 3 employees (specialized instruction)
Public Use	All Public Uses	No standard	No standard	No standard	1 per 150 sq ft	1 per 300 sf
Residential Use	Accessory Dwelling Unit	1 per dwelling unit	0-1 per accessory dwelling unit (in addition to residential spaces)	No standard	1 per bedroom up to 2 spaces	No Standard
	Boardinghouse	1 per dwelling unit	0.25 per bed or, 0.50-1 per dwelling unit and, 0.50 per employee	No standard	1 per guest room and, 1 per dwelling	No Standard
	Dwelling, duplex	2 per dwelling unit	1-2 per dwelling unit	1 per dwelling unit	No standard	2 per dwelling unit and .20 guest per dwelling unit
	Dwelling, Live/Work Dwelling, Multi-Family	1 per dwelling unit and 1 per 250 sf of non-residential space	0-1 per accessory dwelling unit	2 per dwelling unit	No standard	No Standard
	Studio Unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1.5 per dwelling unit and, .25 guest spaces per unit	1 per dwelling unit and .20 guest per dwelling unit
	1 Bedroom Unit	1.25 per dwelling unit	1-1.25 per dwelling unit	1 per dwelling unit	1.5 per dwelling unit and, .25 guest spaces per unit	1.5 per dwelling unit and .20 guest per dwelling unit
	2 Bedroom Unit	1.5 per dwelling unit	1-1.5 per dwelling unit	1.5 per dwelling unit	1.75 per dwelling unit and, .25 guest spaces per unit	2 per dwelling unit and .20 guest per dwelling unit
	3 Bedroom Unit or larger Dwelling, Quadplex	2 per dwelling unit	1-2 per dwelling unit	1.5 per dwelling unit	2 per dwelling unit and, .25 guest spaces per unit	2 per dwelling unit and .20 guest per dwelling unit
	Dwelling, Single-Family Detached	1 per dwelling unit	No standard	No standard	No standard	No Standard
	Dwelling, Single-Family Detached	2 per dwelling unit	1-2 per dwelling unit	2 per dwelling unit	2 per dwelling unit and, 1 guest space of on-street parking per dwelling	2 per 3 bedroom, 3 per 4 bedroom, 4 per 5+ bedroom dwelling
	Dwelling, Stacked	2 per dwelling unit	1-2 per dwelling unit	No standard	No standard	2 per dwelling unit and .20 guest per dwelling unit
	Dwelling, Townhouse	2 per dwelling unit	1-2 per dwelling unit	1.5 for 1-2 bedrooms, 2 for 3 or more bedrooms	No standard	2 per dwelling unit and .20 guest per dwelling unit

	Dwelling, Triplex	1 per dwelling unit	No standard	No standard	No standard	No Standard
	Housing for the Elderly	1 per dwelling unit	0.25 per bed or, 0.50-1 per dwelling unit and, 0.50 per employee	1 per 3 dwelling units	.5 per dwelling unit and, .25 guest spaces per unit	No Standard
	Roominghouse	1 per rooming unit	No standard	No standard	1 per guest room and, 1 per dwelling unit	No Standard
<i>Retail and Personal Service Uses</i>	All Retail and Services Uses Unless Otherwise Listed	1 per 250 sf	3.50-6 per 1,000 sf	1 per 200 sf	1 per 300 sf and, vehicle stacking spaces	1 per 200 sf
	Commercial day care center	3 per 1,000 sf	3-4 per 1,000 sf	1 per 3.5 persons served at 1 time, plus adequate pick-up and drop-off area	1 per each 6 persons of licensed capacity	1 per 4 adults (Adult), 1 per room and 1 per 500 sf of floor area (Child)
	Funeral homes	1 per 225 sf	0.25-1 per capacity of assembly area or, 1 per employee and, 1 per vehicle operated in connection with the use	1 per each 50 ft of assembly area, per employee, or per each vehicle used in the business	1 per each 4 occupant capacity and, vehicle stacking spaces	1 per 4 seats and 1 per 2 employees and business vehicles
	Hotel, motel, bed & breakfast, hotel - extended stay	1 per room and 1 per 250 sf of assembly/resturant area	0.33-1 per guest room (in addition to any residential spaces) and 2-10 per 1,000 sf of meeting room, dining	1 per guestroom or suite and, 1 per 2 employees and, 1 per 400 sf of area used for ballrooms, meeting rooms, and other assembly spaces	0.75 (motel)-1 (hotel, bed & breakfast) per guest room and, 1 per dwelling unit and if hotel/motel, 75% of required parking for accessory resturants, meeting spaces, offices, and etc.	1 per guest room
	Artisan manufacturing	1 per 500 sf	1-3 per 1000 sf	No standard	No standard	1 per 3 employees
	Meeting and banquet halls	1 per 300 sf	No standard	No standard	No standard	1 per 1000 sf
	<i>Commercial Center - Multi-Tenant Structure</i>	Small commercial centers whereby the total size as at least 10,000 sf and does not exceed 50,000 sf	1 per 400 sf per tenant	No standard	See note 5	1 per 250-500 sf 8
Medium commercial centers whereby the total size is greater than 50,000 and does not exceed 250,000 square feet		1 per 350 sf per tenant	No standard	No Standard		
Larger commercial centers whereby the total size is greater than 250,000 square feet		1 per 300 sf	No standard	No Standard		
<i>Utilities</i>	All Utility Uses	No standard	1.50-3 per 1,000 sf	No standard	No standard	1 per 1.5 employees
<i>Professional Business Services Use</i>	All Professional Business Services Uses Unless Otherwise Listed	1 per 500 sf	2-4 per 1000 sf	2 per each professional using an office	1 per 300 sf	1 per 200 sf (financial),
	Life sciences	1.5 per 1,000 sf	1-3 per 1000 sf	No standard	1 per 400 sf or, 1 per 3 employees, whichever is greater	No Standard

¹ The ranges here are due to the fact that Montgomery County has different parking zones that establish a minimum and a maximum (in parking lot district or reduced parking areas). The highest parking ratios are in agricultural, rural residential, residential, and industrial zones. For commercial/residential and employment zones, there are parking maximums if you are within a parking lot district or reduced parking area. Areas that are outside of that area have no maximums just minimums.

² There are 2 automobile uses in Rockville:

- Automobile filling stations: 1 per service bay and; 1 per each employee and; 1 per 200 sf of retail sales area
- Automotive rentals: 1 per 300 sf leased by the operator + parking sufficient to accommodate all rental vehicles

³ Rockville breaks industrial down into different categories:

- Alcoholic beverage production: 1 per 1,000 sf and; 1 per each vehicle used with the business
- Manufacturing establishment: 1 per 1,000 sf and; 1 per each vehicle used with the business
- Warehousing: 1 per 1,000 sf and; 1 per each vehicle used with the business
- Wholesaling: 1 per 1,000 sf and; 1 per each vehicle used with the business
- Service industrial building: 1 per each 500 sf
- Automobile repair garage: 1 per each 300 sf and; 1 per employee
- Warehouse, self-storage: 3 per each 1,000 sf of office and; 2 per resident manager and; 1 per employee and; 1 per each 100 storage units in a multi-story facility

⁴ Does not specify any use as preschool, however there are 2 child care center requirements:

- Child care home or center in residential zone: 1 per 4 non-resident children + adequate pick-up and drop-off space
- Child care home or center in non-residential zone: 1 per 6 children served at 1 time + adequate pick-up and drop-off space

⁵ Commercial centers are broken down into 3 types:

- Retail sales (except furniture stores and supermarkets less than 30,000 sf): 1 per 200 sf
- Supermarkets (30,000 sf or more): 1 per 200 sf and; 1 per 2 employees
- Shopping centers (150,000 sf or more):
 - a.) Individual uses: The sum total of required parking spaces
 - b.) Entire center: 4 per 1,000 sf
 - c.) If restaurants total more than 15% of sf: an additional 10 spaces per 1,000 sf or restaurant use
 - d.) Theatres (750+ seats): 1 space per 4 seats for all seats beyond the first 750

6 Frederick breaks industrial uses into different categories:

- Warehouse, self-storage: 1 per 100 storage units inside fenced area + 5 outside fenced area near office
 - Office or administrative area: 1 per 300 sf
 - Indoor sales area: 1 per 200 sf
 - Outdoor sales or display area (3,000 sf or less): 1 per 750 sf
 - Outdoor sales or display area over 3,000sf: 1 per 2,000 sf (motor vehicles/equipment sales) or 1 per 1,000 sf (other sales/display)
 - Indoor storage/warehousing/vehicle service/manufacturing area: 1 per 250 sf (1-3,000 sf), 1 per 500 sf (3,001-5,000 sf), 1 per 750 sf (5,001-10,000 sf), 1 per 1,250 sf (over 10,001 sf)
 - Wholesale trade: 1 per 300 sf of office/administrative space + 1 per 1,000 sf of additional areas
- 7 No specific mention for preschool, but child care centers require 1 per each 6 persons of licensed capacity

8 General retail sales and rentals, personal service shops, financial institutions, and other consumer services: 1 per 300 sq ft + vehicle stacking spaces for uses with drive in facilities

- Grocery store (supermarket) and large (25,000+ sf) retail sales: 1 per 250 sf
- Retail sales - furniture, appliances, and other large consumer goods: 1 per 500 sf

Categories for Shopping Centers	Gaithersburg Proposed Shopping Center Criteria
Small commercial centers whereby the total size as at least 10,000 sf and does not exceed 50,000 sf	1 per 400 sf per tenant
Medium commercial centers whereby the total size is greater than 50,000 and does not exceed 250,000 square feet	1 per 350 sf per tenant
Larger commercial centers whereby the total size is greater than 250,000 square feet	1 per 300 sf

Shopping Center	Square Feet (GLA)	Acreage	Existing # of parking spaces	New parking requirement based on the proposed criteria (see chart above)	
					Change
The Shops at Potomac Valley North	151474	3.48	475	433	-9%
Diamond Square	174466	4.01	557	498	-11%
The Shops at Potomac Valley South	36654	0.84	249	92	-63%
Quince Orchard Market Place	92853	2.13	291	265	-9%
Galanis Shopping Center	13000	0.30	76	33	-57%
Downtown Crown	256495	5.89	1026	855	-17%
Gaitherstowne Plaza	71329	1.64	403	204	-49%
211 N Frederick Ave (Duvall Center)	15982	0.37	35	40	14%
Hudson Trail Center	37822	0.87	137	95	-31%
Gaithersburg Square	208014	4.78	892	594	-33%
Gaithersburg Shopping Center	88277	2.03	484	252	-48%
Tri-Peaks Center	16268	0.37	89	41	-54%
Walnut Hill Shopping Center	99826	2.29	352	285	-19%
Holbrook Center	22000	0.51	95	55	-42%
Kentlands Place	19999	0.46	132	50	-62%
Kentlands Market Square	248625	5.71	1142	710	-38%
Kentlands Square I & II	379213	8.71	1782	1083	-39%
The Boulevard Shops at the Kentlands	18142	0.42	53	45	-14%
204 Main St (Main Street Shops)	12520	0.29	50	31	-37%
Festival at Muddy Branch	281408	6.46	1094	938	-14%
Muddy Branch Square	113670	2.61	507	325	-36%
Firstfield Shopping Center	22238	0.51	150	56	-63%
Quince Orchard Plaza	164675	3.78	1064	471	-56%
Talbot Center	14000	0.32	51	35	-31%
270 Center	232737	5.34	659	665	1%
Rio Washingtonian Center	662463	15.21	2124	2208	4%