



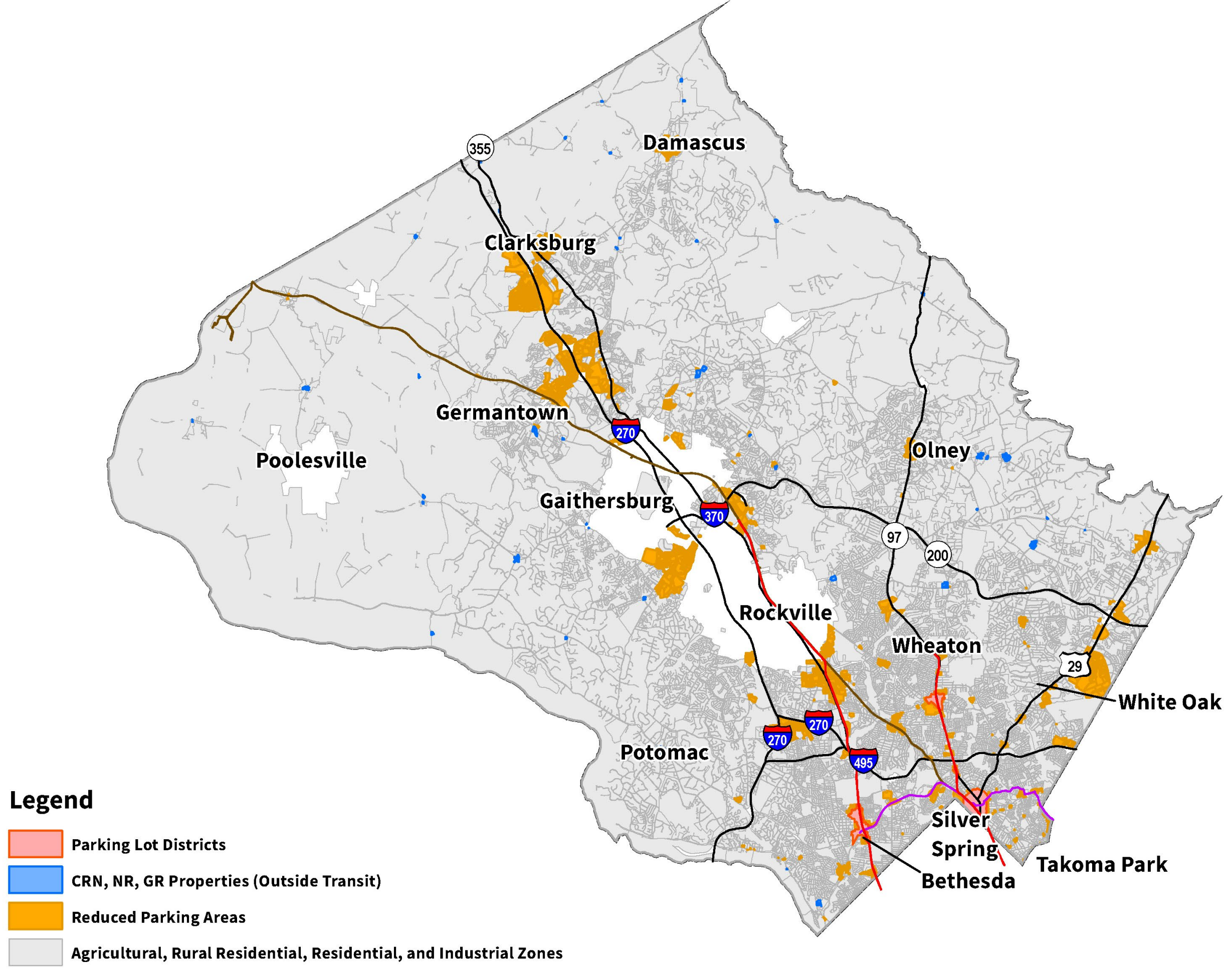
Montgomery Planning | Countywide Planning and Policy Division

# Overview of Montgomery County Parking Minimums



# Zoning Code

- Division 6.2 of the Chapter 59 of County Code
- Parking Minimums – determined by use, zone and location
  - Parking Lot Districts
  - Reduced Parking Areas
  - Certain commercial and employment zones not near transit
  - All other areas



# Overview of Montgomery County Parking Minimums

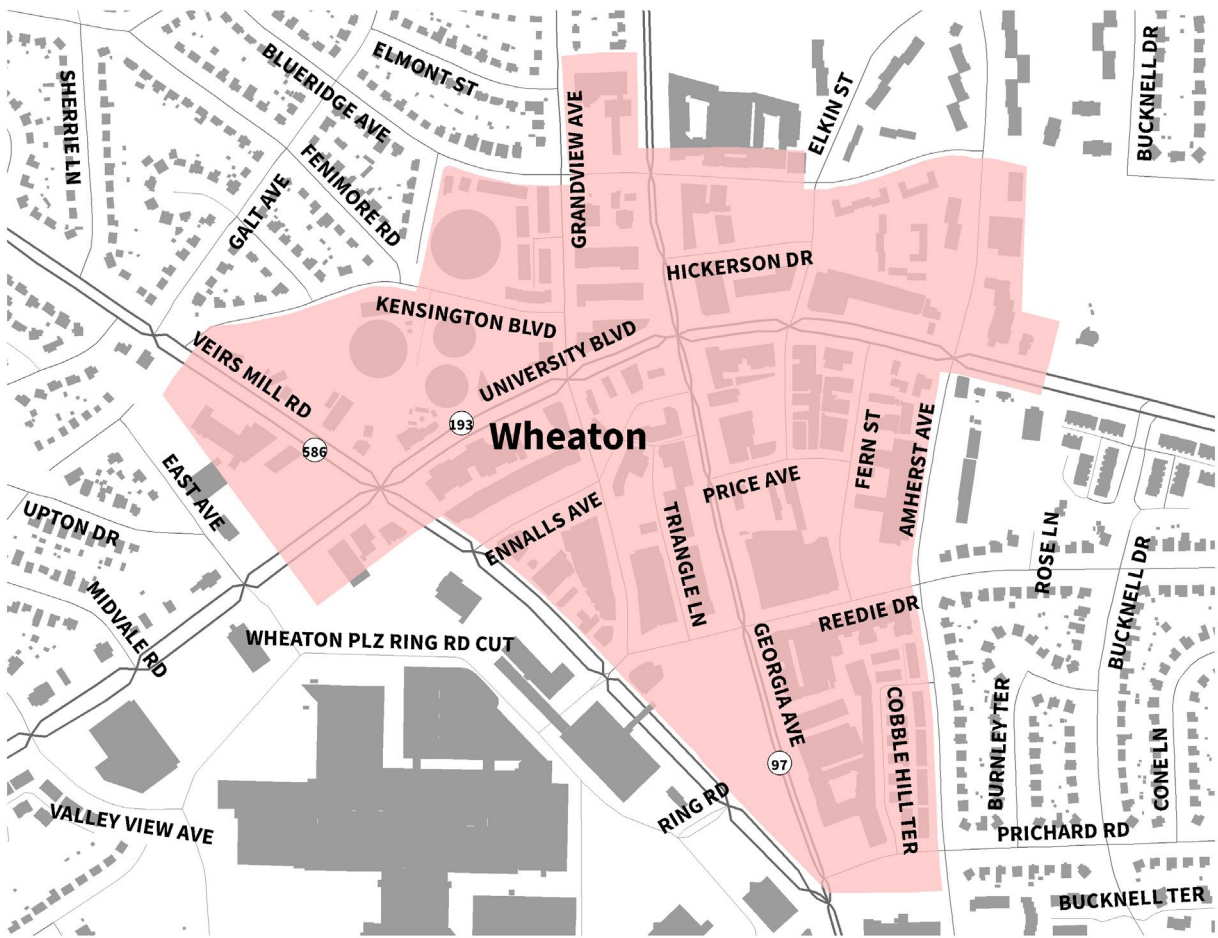
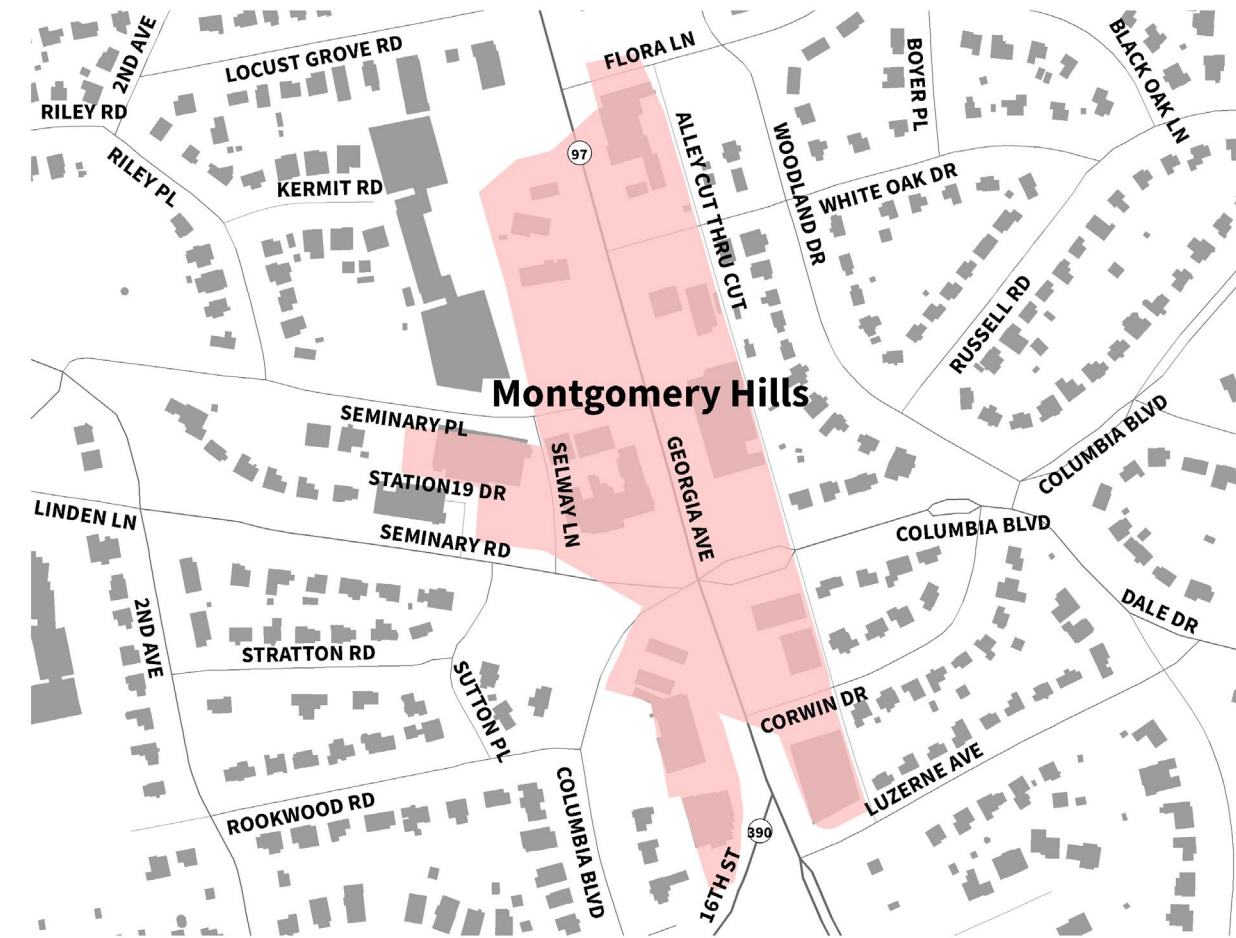
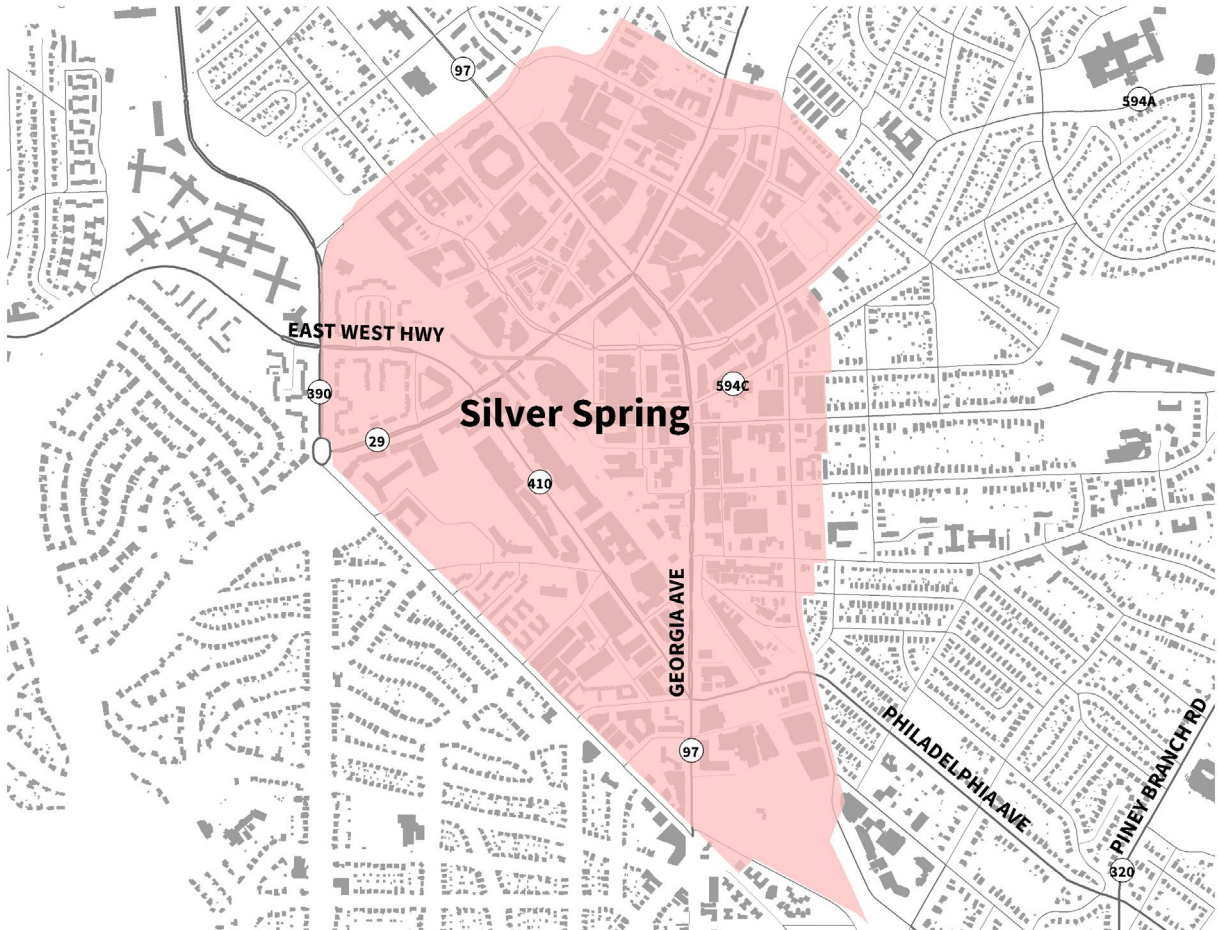
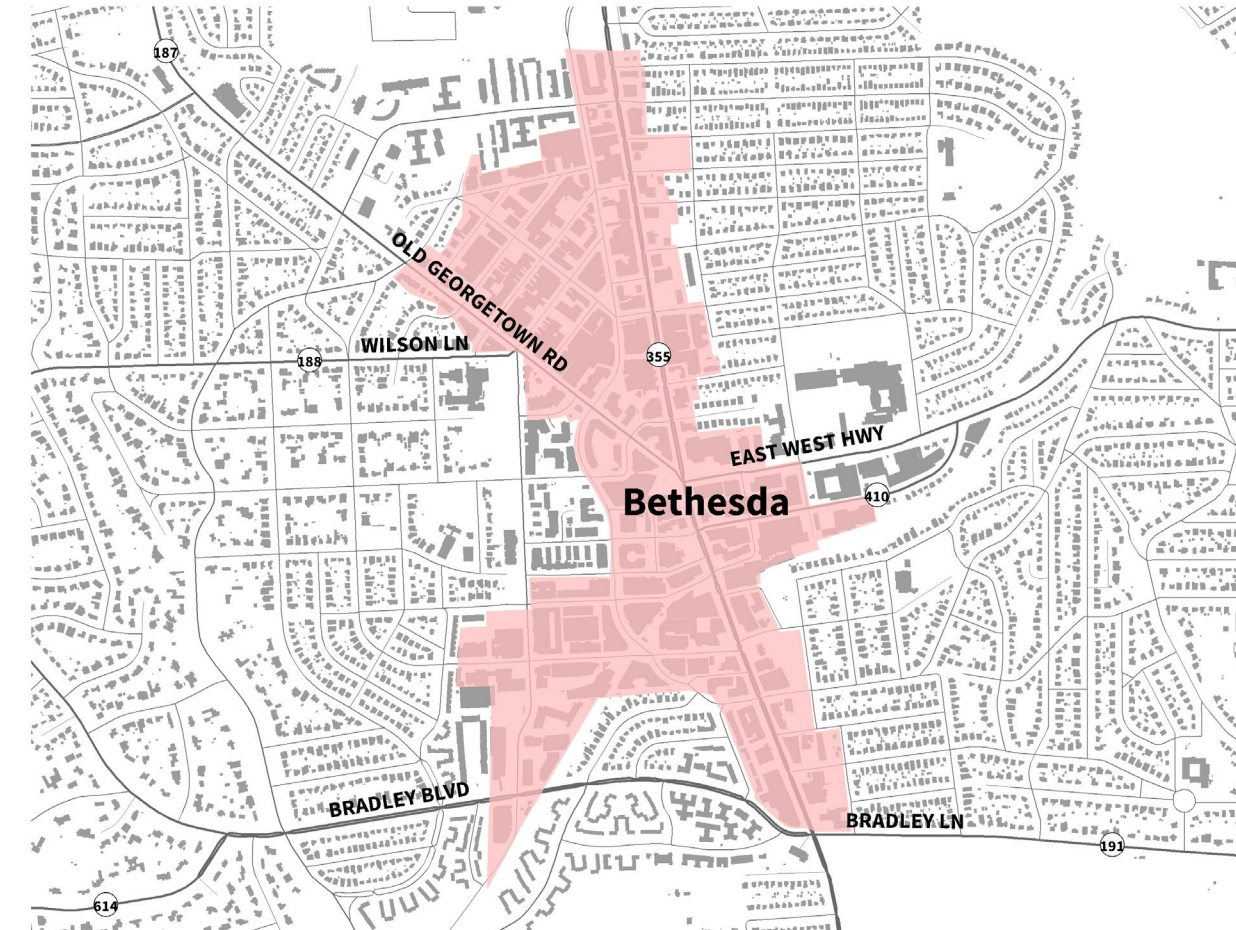
# Parking Lot Districts

- Special taxing districts designated in Chapter 60 of County Code.
- Includes areas where the county has public parking garages or lots:
  - Bethesda
  - Montgomery Hills
  - Silver Spring
  - Wheaton





# Parking Lot Districts



	Bethesda	Montgomery Hills	Silver Spring	Wheaton	Total PLDs
1 Hour Limit	72	5	0	0	77
2 Hour Limit	954	30	498	187	1,669
3 Hour Limit	406	0	69	0	475
4 Hour Limit	271	0	12	2	285
9 Hour Limit	0	61	0	847	908
12 Hour Limit	52	0	96	0	148
15 Hour Limit	6,217	0	6,589	137	12,943
ADA Spaces	173	2	111	31	317
ADA Van Spaces	42	3	84	18	147
Bike Spaces	53	0	33	0	86
<b>Car Spaces</b>	<b>8,133</b>	<b>97</b>	<b>8,752</b>	<b>1,191</b>	<b>18,173</b>

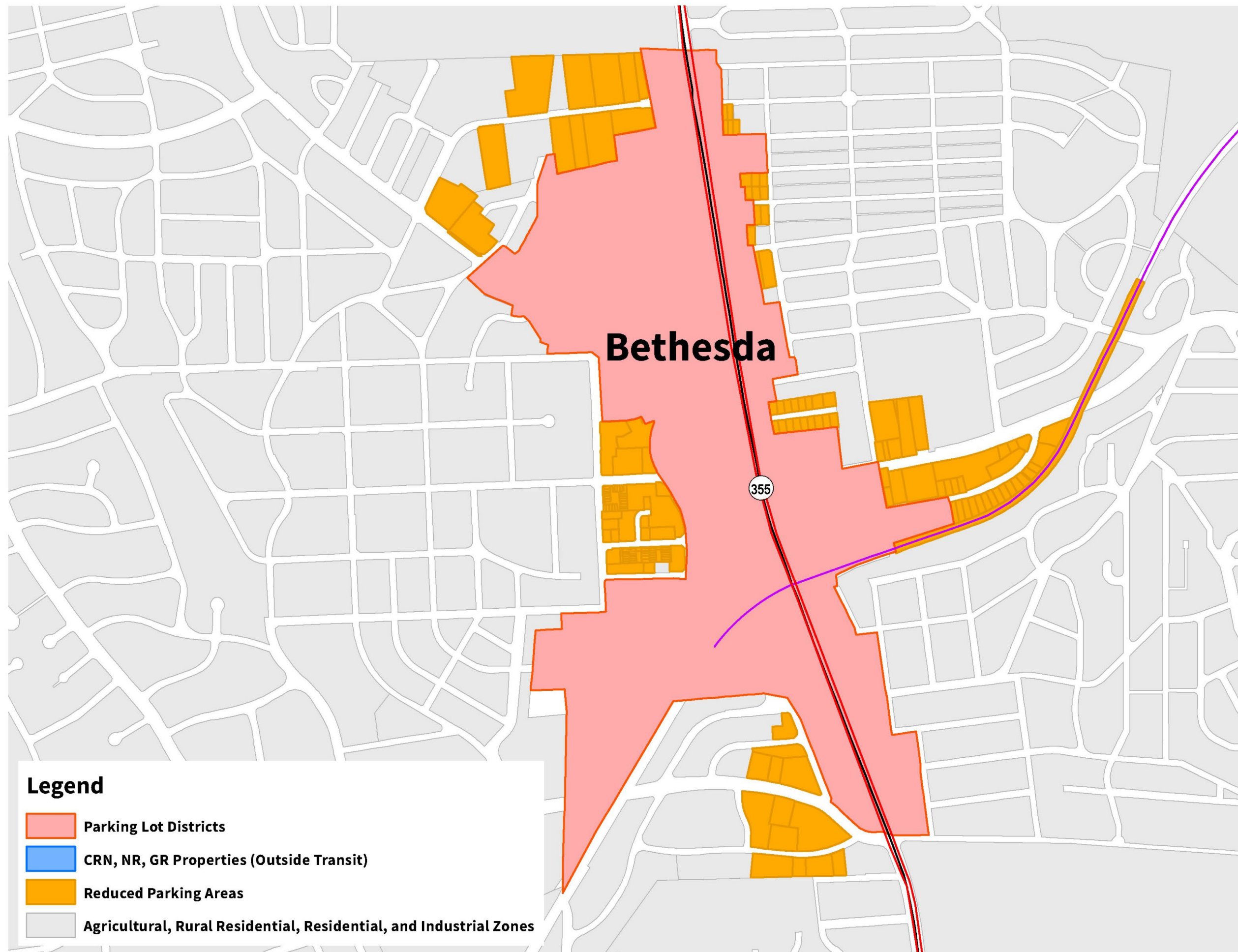
Data Source: dataMontgomery

Maps not to scale.



# Reduced Parking Areas

- Defined by a property's zoning and location, not in a PLD:
  - CR, CRT, LSC and EOF zones
  - CRN, NR, and GR zones within 1 mile of a transit station or stop



<b>USE or USE GROUP</b>	<b>Metric</b>
<b>AGRICULTURAL</b>	
Agricultural Auction Facility	1,000 SF of GFA
Agricultural Processing	1,000 SF of GFA
Farm Supply, Machinery Sales, Storage, and Service	1,000 SF of GFA, excluding storage area
Nursery	
Nursery (Retail)	1,000 SF of Sales Area
Nursery (Wholesale)	1,000 SF of Total Floor Area
Slaughterhouse	1,000 SF of GFA
Winery	1,000 SF of GFA, and if the winery conducts public tours
Accessory Agricultural Uses	
Farm Market, On-Site	Market
<b>RESIDENTIAL</b>	
Household Living	
Single-Unit Living	Dwelling Unit
Two-Unit Living	
Townhouse Living	
Multi-Unit Living	Efficiency Dwelling Unit
	1 Bedroom Dwelling Unit
	2 Bedroom Dwelling Unit
	3+ Bedroom Dwelling Unit
Group Living	
Dormitory	Bed
Independent Living Facility for Seniors or Persons with Disabilities	OR: Dwelling Unit or PLQ
Personal Living Quarters	plus, Employee
Residential Care Facility	
Accessory Residential Unit	
Attached Accessory Apartment	Accessory Dwelling Unit
Detached Accessory Apartment	(in addition to residential spaces)
Dwellings for Caretakers/Watchkeepers	Accessory Dwelling Unit
Farm Labor Housing Unit	Dwelling Unit
Home Occupation (Low Impact)	Non-Resident Employee
Home Occupation (Major Impact)	plus, Each Client Allowed per Hour (in addition to residential spaces)



USE or USE GROUP	Metric	Agricultural, Rural Residential, Residential, and Industrial Zones
		Baseline Minimum
<b>AGRICULTURAL</b>		
Agricultural Auction Facility	1,000 SF of GFA	5.00
Agricultural Processing	1,000 SF of GFA	1.50
Farm Supply, Machinery Sales, Storage, and Service	1,000 SF of GFA, excluding storage area	5.00
Nursery		
Nursery (Retail)	1,000 SF of Sales Area	6.00
Nursery (Wholesale)	1,000 SF of Total Floor Area	1.50
Slaughterhouse	1,000 SF of GFA	1.50
Winery	1,000 SF of GFA, and if the winery conducts public tours	1.50 10.00
Accessory Agricultural Uses		
Farm Market, On-Site	Market	3.00
<b>RESIDENTIAL</b>		
Household Living		
Single-Unit Living Two-Unit Living Townhouse Living	Dwelling Unit	2.00
Multi-Unit Living	Efficiency Dwelling Unit	1.00
	1 Bedroom Dwelling Unit	1.25
	2 Bedroom Dwelling Unit	1.50
	3+ Bedroom Dwelling Unit	2.00
Group Living		
Dormitory	Bed	0.25
Independent Living Facility for Seniors or Persons with Disabilities	OR: Dwelling Unit or PLQ	1.00
Personal Living Quarters	plus, Employee	0.50
Residential Care Facility		
Accessory Residential Unit		
Attached Accessory Apartment	Accessory Dwelling Unit	1.00
Detached Accessory Apartment	(in addition to residential spaces)	
Dwellings for Caretakers/Watchkeepers	Accessory Dwelling Unit	1.00
Farm Labor Housing Unit	Dwelling Unit	1.00
Home Occupation (Low Impact)	Non-Resident Employee	1.00
Home Occupation (Major Impact)	plus, Each Client Allowed per Hour (in addition to residential spaces)	1.00



USE or USE GROUP	Metric	Agricultural, Rural Residential, Residential, and Industrial Zones	Commercial/Residential and Employment Zones		Outside a Parking Lot District or Reduced Parking Area
		Baseline Minimum	Within a Parking Lot District or Reduced Parking Area Baseline Minimum	Baseline Maximum	Baseline Minimum
<b>AGRICULTURAL</b>					
Agricultural Auction Facility	1,000 SF of GFA	5.00	--	--	--
Agricultural Processing	1,000 SF of GFA	1.50	--	--	--
Farm Supply, Machinery Sales, Storage, and Service	1,000 SF of GFA, excluding storage area	5.00	1.00	2.00	2.00
Nursery					
Nursery (Retail)	1,000 SF of Sales Area	6.00	3.00	6.00	6.00
Nursery (Wholesale)	1,000 SF of Total Floor Area	1.50	--	--	--
Slaughterhouse	1,000 SF of GFA	1.50	--	--	--
Winery	1,000 SF of GFA, and if the winery conducts public tours	1.50 10.00	--	--	--
Accessory Agricultural Uses					
Farm Market, On-Site	Market	3.00	0.00	0.00	3.00
<b>RESIDENTIAL</b>					
Household Living					
Single-Unit Living Two-Unit Living Townhouse Living	Dwelling Unit	2.00	1.00	2.00	2.00
Multi-Unit Living	Efficiency Dwelling Unit	1.00	1.00	1.00	1.00
	1 Bedroom Dwelling Unit	1.25	1.00	1.25	1.25
	2 Bedroom Dwelling Unit	1.50	1.00	1.50	1.50
	3+ Bedroom Dwelling Unit	2.00	1.00	2.00	2.00
Group Living					
Dormitory Independent Living Facility for Seniors or Persons with Disabilities Personal Living Quarters Residential Care Facility	Bed OR: Dwelling Unit or PLQ plus, Employee	0.25 1.00 0.50	0.25 0.50 0.50	0.25 1.00 0.50	0.25 1.00 0.50
Accessory Residential Unit					
Attached Accessory Apartment Detached Accessory Apartment	Accessory Dwelling Unit (in addition to residential spaces)	1.00	--	--	--
Dwellings for Caretakers/Watchkeepers	Accessory Dwelling Unit	1.00	1.00	1.00	1.00
Farm Labor Housing Unit	Dwelling Unit	1.00	--	--	--
Home Occupation (Low Impact)	Non-Resident Employee	1.00	1.00	1.00	1.00
Home Occupation (Major Impact)	plus, Each Client Allowed per Hour (in addition to residential spaces)	1.00	1.00	1.00	1.00



# Reductions to Parking Minimums

- **Parking Lot Districts:** An applicant may provide fewer parking spaces than required, if a payment is made to the county.
- **Reduced Parking Areas:** An applicant may provide fewer parking spaces than required, if granted a waiver.



# Other Adjustments

- **Limits to adjustments:** Cannot be reduced below 50% of the baseline minimum.
- **Special Uses:**
  - MPDUs, Workforce Housing and Senior Housing – 50% reduction
  - Age-restricted Housing – 25% reduction
  - Religious Assembly – varies on location and prohibitions on use of motor vehicles
- **Shared Parking:** Multiple uses sharing parking can propose parking under alternative standards.
- **Car-Share Spaces:** Each car-share space can count as 2 or 3 spaces.
- **Unbundled Residential Spaces:** Only in the PLDs and RPA, if parking is sold or rented separate from the residential unit in a townhouse or multifamily structure, the baseline minimum can be reduced by 25% or 50% depending on the use and number of bedrooms.
- **Other Adjustments:** Based on NADMS goals, bike-share facilities, changing facilities, etc.



# Enforcement of Parking Minimums

- **Planning Board**

- For preliminary plans and site plans, the Board reviews applicant's parking tables to ensure consistency with the zoning code parking requirements.
- Tables are put into the Board's approval resolution.

- **Hearing Examiner**

- For conditional use applications, the Hearing Examiner reviews applicant's parking tables to ensure consistency with the zoning code parking requirements.

- **Department of Permitting Services**

- Direct review of by-right development applications.
- Ensure compliance with the approval conditions and the zoning code upon issuance of a building permit.

# Impacts of Parking Minimums

- Limits space for other uses
- Encourages people to drive to our activity centers
  - Increases emissions
  - Decreases pedestrian and bicyclist safety
- Drives up the cost of housing



# Eliminating Parking Minimums

- Consistency with *Thrive Montgomery 2050*
- Under utilized parking lots and garages should be targeted for redevelopment
- More focus on curbside management – loading, drop-off/pick-up, deliveries, microbility parking, ride-hailing, parklets, mobile food vending



# Thank you!

## Montgomery County Planning Department

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