



**PRINCE WILLIAM**  
COUNTY

# Industrial Parking ZTA

**DORAC Meeting  
October 26, 2023**

**Bryce Barrett, AICP  
Department of Transportation**

**The BOCS directed staff to initiate a Zoning Text Amendment (ZTA) on December 7, 2021.**

- This directive was based on feedback from the development community to expand options for off-site parking associated with a primary use in industrial districts.
- The Zoning Ordinance currently only permits off-site parking when located directly adjacent or abutting the primary use.

**The Planning Office initiated Zoning Text Amendment #DPA2023-00006, Industrial Parking on September 20, 2022.**

*Note: The Department of Transportation is assisting the Planning Office on the research and development of the proposed text.*

## Adjacent jurisdictions provisions:

### Stafford County:

Fleet parking. Off-site parking and storage of more than five (5) operable vehicles, other than automobiles, which are used in the daily operations of a business or, the parking and storage of more than one vehicle with a gross vehicle weight in excess of ten thousand (10,000) pounds. This does not include parking and storage of farm vehicles, construction equipment, or similar devices not licensed to operate on state roads.

## Options moving forward:

1. Expand the existing definition of off-site parking
2. Create a new definition/use "Fleet Parking"

**The proposed Zoning Text Amendment will amend the zoning ordinance to add a new “Fleet Parking” use with the following provisions:**

- Require a Special Use Permit (SUP)
- Associated with a primary use
- Will be allowed within the M-1, Heavy Industrial, and M-2, Light Industrial, zoning districts
- Include general provisions to related to access, lighting, and signage.
- Parking must be in addition to the minimum requirements of the associated primary use.