



# PARKING TABULATION GUIDELINES

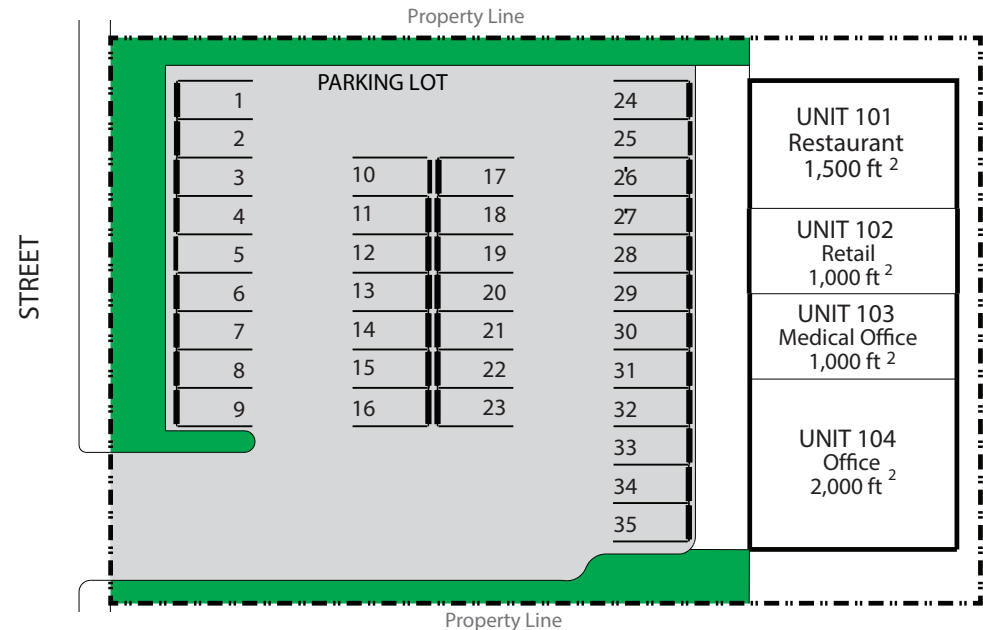
## WHAT IS A PARKING TABULATION?

The following is an example of a “parking tabulation” for a fictional commercial retail center. Parking tabulations are typically required when a new business/land use is proposed within an existing commercial, industrial, or office complex. They are also required for new developments. Parking tabulations are requested to ensure the project site complies with the current parking regulations. At a minimum, parking tabulations should include two elements:

- A site plan (or aerial photograph) that clearly depicts the total number of available parking spaces.
- A matrix that specifies the required number of parking spaces for each unit within the complex based on the size of the unit and the parking ratio for that use.

All parking stalls are required to be 9 feet by 18 feet or greater in area. Reference the parking ratios online at : [www.manassascity.org/zoning](http://www.manassascity.org/zoning) under Article VI, Parking and Loading.

## SAMPLE SITE PLAN



## SAMPLE PARKING TABULATION MATRIX

Address	Use	Square Footage	Parking Ratio *	Required Parking
Unit 101	Restaurant	1,500 sq ft	1 space/ 150 sq ft	10
Unit 102	Retail	1,000 sq ft	1 space/ 250 sq ft	4
Unit 103	Medical Office	1,000 sq ft	1 space/ 200 sq ft	5
Unit 104	Office	2,000 sq ft	1 space/ 250 sq ft	8
Total Parking Spaces Required				27
Total Parking Spaces Provided				35

\*Refer to City Character Area Map ([www.manassascity.org/compplan](http://www.manassascity.org/compplan)) to verify if property is located in a special district, which may have different parking ratios