

ARTICLE 6. ~~SUPPLEMENTAL~~ OFF-STREET PARKING AND LOADING REGULATIONS

~~The provisions of this Article shall supplement the off-street parking requirements contained in Table 1 of this Ordinance.~~

6.1 GENERAL REQUIREMENTS

1. Where application of the requirements of Table I result in a fractional space requirement, the next larger requirement shall apply.
2. Wherever a building or use, constructed or established after the effective date of these regulations is changed or enlarged in floor area, number of dwelling units, seating capacity or otherwise to create a need for an increase of ten percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change.
3. Off-street parking areas provided to comply with the provisions of this Ordinance shall not be reduced below the requirements of this Ordinance.
4. Off-street parking areas shall be designed, developed and maintained in accordance with the requirements of this Article.

6.2 LAND TO PROVIDE PARKING

Required off-street parking must be provided on the same lot or parcel as the principal use for which it is required.

6.3 DESIGN STANDARDS

1. Parking Dimensions

Parking spaces shall be not less than nine (9) feet by nineteen (19) feet, except that a maximum of ten percent (10%) of the total number of spaces may be 8.5 feet by eighteen (18) feet. However, the dimensions of all parallel parking spaces shall be not less than nine (9) feet by twenty-four (24) feet. Minimum [aisle](#) width shall be as follows:

90-degree parking	22 feet
60-degree parking	18 feet
45-degree parking	13 feet
30-degree parking	11 feet

2. ~~Construction~~, Paving

Parking areas shall be paved or covered with a dustless, graded, compacted surface (i.e. – gravel, pavers, etc.). Where ~~12 or more than 20~~ off street parking stalls are required by this ordinance, such stalls and all ingress and egress drives shall be paved. Excess parking, that which exceeds requirements by over 20%, shall be surfaced with a permeable surface material to reduce runoff. Surface materials and exceptions, approved by the Zoning Administrator. Expansive impervious surface parking lots, without landscaping, shall be avoided. Instead, parking lots shall be broken down into sections as appropriate for the type and size of development, and shall be separated by landscaped divider strips, berms, and similar devices.

3. Drainage

Parking lots shall be designed so as not to drain into or across public sidewalks or on to adjacent property, except into a natural watercourse or a drainage easement. In developed areas where this condition may be impossible to meet, the Zoning Administrator may exempt the developer from this requirement, provided that adequate alternative provision is made for drainage.

4. Separation from Walkways and Streets

Off-street parking spaces shall be separated from walkways, sidewalks, streets, or alleys, and required yards and buffer areas by a wall, fence, planted area, curbing, or other protective device approved by the Zoning Administrator

5. Entrances and Exits

Landscaping, curbing, or other approved barriers shall be provided along boundaries to control entrance and exit of vehicles or pedestrians. All offstreet parking areas shall be designed so that all movement onto a public street is in a forward motion. Entrance and exit driveways to public streets in the vicinity of street intersections must be located at least fifty (50) feet, measured along the curb line, from the intersection of the nearest curb line.

6. Marking

Parking lots containing 20 or more spaces shall be marked by painted lines, curbs, or other means to indicate individual spaces. Signs or markers may be used as necessary to ensure efficient traffic operation of the lot.

7. Lighting

Adequate lighting shall be provided if off-street parking spaces are to be used at night. Equipment for lighting parking facilities shall be arranged so that light does not interfere with traffic or adjoining residential areas, if any.

8. Landscaping

Off-street parking areas shall be landscaped in accord with the provisions of Section 4.3.

6.4 MAINTENANCE

All off-street parking areas shall be maintained in a clean, orderly, dustfree, and weed-free condition at the expense of the owner or lessee and not used for the sale, repair, or dismantling or servicing of any vehicles or equipment, except for service and auto repair stations/garages.

6.5 PARKING REQUIREMENTS

TABLE 3. OFF-STREET PARKING REQUIREMENTS	
Use Type	Requirements
Residential	
Multi-family, Apartments	1.5 spaces per unit
Townhomes, Triplexes and Quadplexes	2 spaces per unit and 1 space per 3 units for visitor parking
Single-family, Duplex, Patio Homes, Tiny Home and Other Residential Types	2 spaces per unit
Tiny Home Village*	2 spaces per unit and 1 space per 3 units for visitor parking
Accessory Dwelling	1 space per unit
Group Living	
Community Care for Elderly, Mental Health and Substance Abuse Facilities	1 space per 4 beds
Rooming and Boarding Houses	1 space per bedroom
Public and Institutional Uses	
Animal Shelter	1 per 400 square feet of office space + adequate space for service vehicles
Libraries	1 per 400 square feet of GFA
Religious Organizations	1 space for each 5 seats in main congregation area
Other Civic Uses	1 per 500 square feet of GFA
Elementary and Middle Schools	2 spaces per classroom
High Schools	1 space per classroom, laboratory, or instruction area, plus 1 space per 5 students based on design capacity

TABLE 3. OFF-STREET PARKING REQUIREMENTS

Use Type	Requirements
Trade and Vocational Schools, Colleges	1 space per classroom, laboratory, or instruction area, plus 1 space per 5 students based on design capacity
Educational Support Services	1 per 500 square feet of GFA
Parks and Open Space	
Parks and Open Space Uses	No Minimum Requirement
Utilities & Communications	
Utilities & Communications Uses	1 per 500 square feet of office space or 1 space per 2 employees
Entertainment & Recreation	
Commercial Recreation & Entertainment, Indoor	1 per 5 seats or 1 for every 5 persons under the designed capacity of the building or structure, whichever is greater
Commercial Recreation & Entertainment, Outdoor	1 per 1,050 GFA, <u>to include outdoor seating areas</u>
Golf Course	2 per tee
Marina	1 per slip
Motion Picture Theater	1 per 5 seats
Shooting Ranges	1 per target area
Vehicular Race & Testing Tracks	1 per 1,000 GFA, to include outdoor seating areas
Food & Beverage	
Bar, or Other Drinking Place, Craft Alcohol Production	1 space per 150 GFA, to include outdoor seating areas
Restaurant, Indoor	1 space per 150 GFA, <u>to include outdoor seating areas</u>
Restaurant, Drive-Thru	1 space per 150 GFA plus stacking for 4 vehicles at each bay, window or lane
Lodging	
Bed & Breakfast Inns	2 spaces, plus 1 space per guest room
Camps & RV Parks	1 per campsite or recreational vehicle space
Hotels & Motels	1 per guest room, plus 1 space per 500 GFA of ancillary uses (i.e. restaurant)

TABLE 3. OFF-STREET PARKING REQUIREMENTS	
Use Type	Requirements
Medical & Office	
General Medical	1 per 400 GFA
Hospitals	0.7 per bed
Service & Retail	
Retail	1 per 400 GFA
<u>Banks</u>	<u>1 per 800 GFA</u>
Building Materials and Furniture Stores	1 per 1,000 GFA
Kennels	1 per 1,000 GFA
Funeral Home & Death Care Services	1 per 5 chapel seats
General Office	1 per 400 GFA
Veterinary Services	1 per 400 GFA, not including kennel areas or storage
Vehicle Sales & Service	
Auto Repair, Major	1 space per 500 GFA of office/waiting room, plus 3 per service bay
Auto Repair, Minor	1 space per 500 GFA of office/waiting room, plus 2 per service bay
Car Wash	1 vehicle space per 500 GFA, including all service areas
Gasoline Stations	1 per 600 GFA
Vehicle Sales & Rental	1 per 1,000 GFA
Industrial Uses	
All Manufacturing Uses	1 per 1,000 GFA
Warehouse, Storage & Distribution Uses	
Mini Warehouse, Self-Service Storage (Climate Controlled, other)	1 per 5,000 square feet of non-office area plus 1 per 500 square feet of office area, with a minimum of 5 spaces required
<i>* Tiny home village parking may be provided anywhere else in the development, either on individual or shared lots, or a separate parking area.</i>	

6.6 PARKING SPACES FOR THE PHYSICALLY HANDICAPPED

When off-street parking is required for any building or use, except for residential dwellings with fewer than 20 units, parking for the handicapped shall be included

when calculating the overall parking requirements for such building or use, based on the following formula:

Number of Required Parking Spaces	Number Reserved for Handicapped Persons
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
Each additional 100 spaces or fraction thereof	1 space

Parking spaces for the physically handicapped shall be paved and measure 12-8 feet by 20 feet (~~or minimum width of 8 feet in width~~), with an adjacent access aisle 86 feet in width, and shall be located as close as possible to ramps, walkways, and entrances. Accessible spaces, aisle and access shall be paved and have a maximum slope of no more than 2.08% in all directions. Parking spaces should be located so that physically handicapped persons are not compelled to wheel or walk behind parked cars to reach entrances, ramps, and walkways.

Van accessible parking spaces shall be provided where parking spaces are limited to four or fewer spaces. At least one out of every six accessible spaces provided should be van accessible. Van accessible spaces shall be 8 feet wide and have a minimum 8 feet wide access aisle.

Accessible parking spaces shall be identified by signs including the International Sign of Accessibility. Van-accessible parking spaces shall be marked with signage designating them as van-accessible.

6.7 MIXED USES

Where more than one principal use, whether with the same or different parking requirements occupy the same building or premises or in the case of joint use of a building or premises by more than one use having the same parking requirements, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

However, up to 50 percent of the parking spaces required for (1) theaters, public auditoriums, bowling alleys, dance halls, clubs, churches and religious institutions may be provided and used jointly by (2) financial institutions, offices, retail stores, repair shops, service establishments, and similar uses not normally open, used, or operated during the same hours as those listed in (1); provided however, that

written agreement thereto is properly executed and filed with the County Zoning Administrator.

~~6.8 OFF-STREET LOADING~~

~~All uses shall provide off-street loading space sufficient for their requirements. Such space shall be arranged so that no vehicle being loaded or unloaded in connection with normal operations shall stand in or project into a public street, or sidewalk, or right-of-way.~~

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6.9 STORAGE AND USE OF CAMPERS OR RECREATIONAL VEHICLES IN THE R-1 AND R-2 RESIDENTIAL ZONES

No recreational vehicle or boat in excess of seventeen (17) feet shall be parked or stored in any required front or side yard setback area or within five (5) feet of the property line in the R-1 or R-2 zones; however, such use may be parked anywhere on a residential lot for a period not to exceed twenty-four (24) hours during loading or unloading.

A recreational vehicle may be used for temporary lodging in a residential district (R-1 and R-2) for no more than ~~thirty (30) days in any one calendar year. Except that in residential districts adjoining Lake Wateree and Lake Monticello, a recreational vehicle may be used for temporary lodging for no more than~~ fifteen (15) continuous days ~~in any one calendar year but and~~ no more than sixty (60) days in any one calendar year. Where a valid building permit for construction of a new home or repair/reconstruction of an existing home has been issued by the Building Department, a recreational vehicle may be used as temporary lodging during construction or reconstruction for a period not to exceed ~~the duration of the permit~~ one year.

In the RD and RD-1 zoning districts ~~t~~There is no limit on the number of days that a recreational vehicle may be used for temporary lodging ~~in RD district~~.

Any recreational vehicle used for temporary lodging ~~regardless of the zoned district it is located in~~ must meet all requirements of South Carolina Department

of Health and Environmental Control Regulation 61-56, Individual Waste Disposal Systems, Section IIIA.

6.10 PARKING, STORAGE, AND USE OF NON-RESIDENTIAL VEHICLES AND EQUIPMENT IN THE R-1 AND R-2 RESIDENTIAL ZONES

No automobile, truck, or trailer of any kind or type, without current license plates, shall be parked and construction equipment shall not be stored on any lot in the R-1 or R-2 Zone, other than in completely enclosed buildings, or physically removed from vision from the public street serving the property.

Parking of vehicles, implements and/or equipment used for commercial, industrial, or construction purposes in the R-1 and R-2 Zones shall be limited to one vehicle per residence, with a capacity no greater than two (2) tons.

~~Vehicles with capacity greater than two (2) tons and used for commercial, industrial, or construction purposes are prohibited from parking in the RS Zone, including the street/highway right-of-way, when not actively involved in commerce.~~