

## ARTICLE XI: OFF-STREET PARKING

### 1100 Off-street Parking

Off-street automobile storage or parking space shall be provided on each lot on which any of the following uses are hereafter established except in the Core Commercial District. The number of parking spaces provided shall be at least as great as the number specified herein for various uses. When application of said provision results in a fractional space requirement, the next larger requirement shall prevail. Parking requirements in the Core Commercial District shall be approved by the Zoning Administrator.

**1100.1** All off-street parking areas shall be designed so that, without resorting to extraordinary movements, vehicles may exit such areas without backing onto a public street.

**1100.2** Off-street parking areas of all developments shall be designed so that sanitation, emergency, and other public service vehicles can serve such developments.

**1100.3** Every off-street parking space shall be arranged so that any vehicle may be moved into and out of such space without moving another vehicle.

**1100.4** Circulation areas shall be designed so that vehicles can proceed safely without posing a danger to pedestrians and without interfering with parking areas.

**1100.5** The required parking areas for any development shall be paved and properly marked prior to the issuance of a Certificate of Zoning Compliance or a Temporary Certificate of Zoning Compliance. The City of Georgetown shall not accept any type of improvement guarantee in lieu of the completion of required parking.

**1100.6 Off-street parking in the Core Commercial District.** The off-street parking requirements in this Ordinance shall not apply to permitted uses in the Core Commercial District. The Zoning Administrator shall determine the off-street parking requirements for conditional uses in the Core Commercial District.

### 1101 Site Plan Submission Requirements

As part of the normal site plan requirements of the Zoning Ordinance, parking and landscaping plans shall be provided to the Building and Planning Department for review. These plans shall clearly illustrate the proposed parking layout in relation to the building site, and the location of the required landscaping buffers. Additionally, a proposed planting plan shall detail the location and species of all plants used to fulfill these requirements. The plans need not necessarily be prepared by a registered architect or landscape architect. Information regarding the proposed surfacing of the lot shall also be included.

### 1102 Parking Space and Aisle Dimensions

Regular parking spaces intended for the use of standard sized automobiles shall have a minimum dimension of nine feet by eighteen feet for non-angled spaces. Compact car parking stalls shall have a minimum size of seven feet by fifteen feet, and may account for a maximum of ten per cent of the total spaces provided. All compact stalls shall be marked by appropriate signage with a sign face no larger than one hundred square inches. Parking spaces intended for the use of cars or trucks with boat trailers attached are a minimum of ten feet wide and thirty-five feet long.

**1102.1 Angled parking stalls.** When angled parking stalls are chosen, they shall be provided with the dimensions illustrated in the Approved Plant and Parking Space Dimension List maintained by the building and planning department; and shall require the provision of traffic circulation aisle widths specified below according to the degree of angle.

**1102.2 Aisles.** The width of all driving aisles between parking spaces shall be determined as designated in Table 1102.2. The angle shall be measured between the centerline of the parking space and the centerline of the aisle.

**Table 1102.2**

Parking Angle	Required Aisle width (feet)
45	16
60	18
80	22
90	24
Two way traffic regardless of angle	24
Aisles without parking	20

**1102.3 Parallel parking.** Parallel parking stalls for standard sized automobiles shall have a minimum size of eight feet by twenty-three feet, and seven feet by nineteen feet for compact autos. All parallel parking stalls shall have a minimum of twelve feet for maneuvering space in one-way traffic and twenty-two feet maneuvering space for two-way traffic.

**1102.4 Wheel stops .** Wheel stops shall be required on all handicapped parking spaces, spaces that abut sidewalks, and parking spaces that abut landscape areas where the parking area does not contain curbing. Wheel stops shall be located thirty (30) inches on center from the front of the parking space. The stop shall be a minimum of four (4) inches in height and shall have the capacity to stop both wheels of a vehicle.

**1103 Handicapped Parking Requirements**

All handicap parking areas shall comply with the Building Codes and all state codes and be compatible with ADA requirements and specifications for handicapped parking including but not limited to the number of spaces, location of spaces, dimension of spaces, markings, signage, and accessibility to sidewalks.

**1103.1 Handicapped parking spaces.** Table Inset 1103.1 shall govern the minimum number of handicapped spaces that must be provided on the lot. Handicapped stalls shall have a minimum size of twelve feet by eighteen feet, and shall be adjacent to a three-foot-wide handicapped-accessible sidewalk that allows easy access to the building entrance. In the event of a conflict in the number of spaces required under the provisions of the Standard Building Code, as adopted, the stricter regulations shall apply.

**Table Inset 1103.1**

Total Spaces in Lot	Required Handicapped Spaces	Total Spaces in Lot	Required Handicapped Spaces
Up to 25	1	101 to 150	5
26 to 50	2	151 to 200	6
51 to 75	3	Over 200	4% of total
75 to 100	4		

**1103.2** Handicapped signage requirements. Handicapped stalls shall each display one handicapped parking sign (international symbol of access) and the parking surface shall be identified with the handicapped parking symbol and suitable pavement striping. Handicapped stalls shall be situated as close to building entrances as is feasible.

#### **1104 General Parking Requirements**

All parking lots containing six or more spaces shall be composed of a dust-free surface, such as asphalt paving, concrete, pea-gravel, or slag. Grass turf in the form of commercially produced sod shall be allowed for parking lots containing between six and ten spaces (inclusive); but must be properly maintained by the property owner and replaced when necessary to repair damage from vehicular or pedestrian traffic. The first ten feet of any access driveway, measured from the edge of pavement of the street, shall be surfaced in a manner consistent with the surfacing material of the street that the driveway accesses. Coquina and/or dirt lots shall not be permitted. The property owner is encouraged to utilize porous paver bricks or asphalt where feasible to allow surface water runoff to infiltrate the earth without leaving the lot.

**1104.1 Delineation of parking stalls.** For all parking lots, regardless of the number of spaces and the manner in which they are surfaced, each individual stall shall have its dimensions clearly marked with white or yellow traffic paint if the lot is surfaced with concrete or asphalt; and with four inch by four inch by twelve foot or larger landscape timbers firmly anchored to the parking surface for lots surfaced in any other acceptable manner. A four inch by four inch by eight foot timber shall be installed across the front of such stalls to act as a wheel stop.

**1104.2 Protection of landscaping.** Stalls shall be arranged in such a manner as to not allow any part of an automobile to overhang across any required buffer strip if such overhang can endanger the required landscaping, (i.e. bumper overhangs knocking over shrubs). To accomplish this, the property owner shall be required to protect landscape buffers and islands with concrete border curbing, or in the case of parking lots that are not surfaced with asphalt or concrete, large landscape timbers, or railroad ties.

**1104.3 Provision for backing-room.** Individual parking stalls located in parking pods that do not have through-access shall not be allowed to abut a property line of landscaping buffer in such a manner that there is no room for backing an automobile out of the stall. Parking stall layout shall include a turn-around area of a minimum dimension as wide as the corresponding aisle and ten feet deep to prevent this.

#### **1105 Landscaping Requirements**

Off-street parking areas containing six or more parking spaces shall be required to reserve a five-foot-wide buffer strip along the exterior lot lines surrounding all automobile circulation and parking areas. The exception to this is when a commercially zoned property does not abut any residentially used or zoned parcels. In this case, the property owner shall be exempt from having to provide the buffer along the rear yard property line if the rear yard is used only for merchandise delivery and employee parking. Any customer parking that is located in the rear yard negates this exception. Within this buffer, trees and shrubs shall be planted of a height and density to be determined by the Approved Plant and Parking Space Dimension List.

**1105.1 Trees in buffer areas.** Regardless of varieties used, an approved tree must be planted at least every thirty feet, with some species requiring smaller spacing, as determined by the Approved Plant and Parking Space Dimension List. A maximum of fifty per cent of the required trees may be of the

ornamental variety, as determined by the plant list, with the remainder being shade trees. In addition, no more than ten per cent of required trees may be represented by any pine species.

**1105.2 Shrubs in buffer areas.** The area between the required trees shall be planted with a dense strip of bushes or other shrubbery that provides maximum opacity, while not inducing overcrowding of planted material. Existing shrubs and trees that are on the approved plant list and meet the minimum size requirements may be counted toward fulfilling this requirement. Trees and shrubs may be planted in a staggered pattern within the required buffers, as opposed to a straight row, to provide for a more visually appealing buffer.

**1105.3 Owner's maintenance of planted materials.** All plants used for landscaping shall be indigenous to this climate and shall be properly maintained in a healthy, controlled manner by the property owner. Any required planting material that dies or is allowed to lapse into a state of unhealthiness shall be replaced by the property owner during the species' growing season.

**1105.4 Alternate designs allowed.** The Planning Commission may, at its discretion, approve an alternate buffer design incorporating visually appealing fencing or earthen berms. The Building and Planning Department may, at its discretion, approve alternate species not included on the approved plant list if the property owner submits a letter from a registered landscape architect, horticulturist, botanist, or plant nursery operator stating that the growing conditions in the City favor the healthy growth and maintenance of that species. The Building Department may also require landscaping to be installed in locations left empty from the parking layout, such as corner islands associated with angled parking layouts, etc., at its discretion.

**1105.5 Access between adjacent lots.** One access drive of twenty feet in width shall be allowed to connect adjacent parcels every one hundred linear feet, if both property owners so desire. This drive may cut through the required side or rear yard perimeter buffer. A notarized letter of agreement signed by both property owners in question shall be provided to the Building Department before an access drive may be allowed between adjacent parcels.

**1105.501 Parking lots abutting residentially used or zoned parcels.** Wherever a parking lot abuts a residentially used or zoned property, the required buffer strip shall be ten feet in width along the property line separating them. The property owner shall then have the option of doubling the amount of planted material provided in the buffer strip by staggering the distribution of the plants, or installing a fence or wall constructed of suitable materials (to be determined by the Zoning Administrator) in addition to the normal amount of landscaping materials for a five-foot buffer strip.

**1105.502 Interior landscape islands.** For parking areas containing twenty-five or more spaces the property owner shall reserve at least fifteen per cent of the total lot area minus the square footage of the building(s) footprint for internal landscape islands in addition to any other buffering requirements. These islands are to be at least fifty square feet in size and arranged in such a manner as to break up broad expanses of paving and provide directional guidance for both vehicular and pedestrian traffic flows. No individual island may be less than five feet in width. At least seventy-five per cent of the required landscape islands must be located in that section of the parking lot that contains the majority of customer parking. The property owner is encouraged to landscape in areas immediately surrounding the principal building ~~itself~~. To allow for this, a maximum of fifteen per cent of the required square footage of internal landscape islands may be accounted for with exterior building landscape treatments. These islands shall be

planted in a manner similar to the required perimeter buffer strips. Grouping of trees is encouraged in the islands for visual appeal and variety.

**1105.503 Landscaping in sight triangles.** No landscaping that obscures vision may be placed in any required sight triangle. The property owner is encouraged to plant low-growing (never exceeding heights of three or more feet) ground cover as recommended in the approved plant list within the sight triangles to provide a visually appealing treatment of the entrances to the parcel. Trees whose lowest branches and canopy exceed ten feet in height may also be used in the sight triangle.

#### **1106 Timing of Installation of Required Improvements**

Parking lots, with their attendant landscaping, must be completed before the issuance of a Certificate of Occupancy (CO), or in the case of a building remodeling or addition which does not require a CO, as a condition of the issuance of a building permit or business license. However, under certain circumstances such as unavailability of contractors, poor weather, or seasonal limitations to planting, the property owner may obtain a conditional Certificate of Occupancy or business license, contingent upon the completion of the parking and landscaping improvements detailed on the approved site plan within a specified time frame to be decided by the Building Department, but not to exceed six months from the date of issuance. Failure to install the necessary parking and landscaping by the specified date shall be considered a misdemeanor, and shall be punishable by a fine of up to two hundred dollars and/or thirty days in prison for each offense, with each day of noncompliance being considered a separate offense. Under cases of special hardship, the Building Department may, at its discretion, grant one extension of up to thirty days to the specified completion date, upon written request of the property owner.

#### **1107 Nonconforming Parcels**

Any use governed under these provisions that locates in an existing building on a parcel that was nonconforming as of 12-15-94 [S.C. Code of Laws], with respect to any parking and/or landscaping provision shall be exempt from the landscaping provisions herein; except those uses which are required to provide ten per cent more parking spaces than were required of, or provided by, the previous occupant of the structure. For parcels that do not meet the minimum size requirements of the Zoning Ordinance, the Building Department may, at its discretion, grant up to a twenty-five-per cent variance on the number of parking spaces required, or any landscaping provision herein. If that does not provide sufficient relief, the property owner may submit a formal application to the Board of Zoning Appeals for further relief. No expansion of an existing business that is nonconforming with respect to these parking and landscaping standards may occur unless the property owner agrees to bring the use into full compliance. The exception to this rule exempts commercial developments of two or more businesses located in a common building and utilizing shared parking on one parcel of land (such as strip shopping centers, malls, etc.). Any new use or combination of uses which cause the total number of parking spaces required under these provisions to exceed one hundred and ten per cent of the total number of existing spaces on the nonconforming parcel shall require the property owner to bring the entire parcel into compliance with all parking and landscaping provisions herein.

#### **1108 Parking Space Requirements**

The number of off-street parking spaces to be provided shall be calculated as designated in Table 1108. If the calculation of the required number of parking spaces results in a fractional or decimal number, the number may be rounded down to the nearest whole number.

	<b>Use</b>	<b>Parking Requirement</b>
<b>Professional Services</b>	ATM (Separate building located on same parcel)	One space per machine
	ATM (Separate building located on different parcel)	Two spaces per machine
	Banks and financial institutions	Three waiting spaces per drive-in service unit plus one space per employee at largest shift, plus one space per 400 sq ft of gross floor area
	Offices (excluding medical)	One space per 400 sq ft of floor space
<b>Recreational Uses</b>	Bingo	One space per three customers
	Health club or gym	One space per four persons to max capacity, plus one per employee at largest shift
	Marinas:	
	Wet slip marinas	One space for every five slips utilized for long-term docking. If a boat landing is provided, 10% of the total required spaces shall be large enough to accommodate cars or trucks with boat trailers attached. Dimensions are listed on Section 1102 of this Article.
	Dry slip marinas	One space for each five berths
	Tennis courts	Three spaces per court
<b>Retail/Trade</b>	Convenience store	One space per 100 sq ft of retail floor area
	Grocery store	One space per 100 sq ft of retail and service floor area, plus one space per 500 sq ft of gross storage area
	Retail (Single tenant):	
	Retail floor area less than 1,000 sq ft	Minimum one space per 200 sq ft of retail floor area (or fraction thereof) Maximum one stall per 100 sq ft of retail floor area
	Retail floor area 1,000-5,000 sq ft	Minimum three spaces, plus one per 250 sq ft retail floor area Maximum three spaces, plus one per 200 sq ft retail floor area
	Retail floor area 5,000-50,000 sq ft	Minimum eight spaces, plus one per 300 sq ft retail floor area Maximum eight spaces, plus one per 250 sq ft retail floor area
	Retail floor area over 50,000 sq ft	Minimum thirty-three spaces, plus one per 350 sq ft retail floor area Maximum thirty-three spaces, plus one per 300 sq ft retail floor area
	Mini shopping mall	Minimum of one stall per 300 sq ft of retail floor area Maximum of one stall per 250 sq ft of retail floor area
	Regional shopping mall	Minimum of eight stalls, plus one per 350 sq ft of retail floor area Maximum of eight stalls, plus one per 300 sq ft of retail floor area
	Vehicle Sales and/or service	One space per 200 sq ft of gross retail floor area, plus one space per employee on largest shift
	Wholesale business	One space for every three employees based on maximum seasonal employment

<b>Services/ Personal Care</b>	Auto repair garage	One space for each employee on the largest shift, plus two spaces for each repair bay or service space. If automobile parts are sold as an ancillary retail use within the same building, one space per 250 sq ft of such use shall be provided.
	Beauty parlors, barber shops, tanning salons	One space per employee, plus one space per customer chair or bed
	Car wash (full service)	One space per employee on largest shift, plus one space for drying, plus stacking room for two cars per washing bay (washing bay is not considered a space)
	Standard Restaurant	One space per 100 sq ft of gross floor area, plus one space per 150 sq ft of outdoor seating area
	Restaurant Fast Food (with Drive-Thru)	One space per 75 sq ft of gross floor area, plus five spaces of stacking area –per drive-thru window, plus one space per 150 sq ft of outdoor seating area
	Equipment rental	One space per 200 sq ft of gross floor area
	Funeral homes	One space for every four seats in the chapel or parlor
	Gasoline service station (excluding convenience mart)	Four spaces for each bay or similar facility, plus one space per employee
	Indoor recreation	One space per 250 sq ft of gross work area; or one space for every three patrons to the max capacity of the facility as determined by the Fire Department (whichever is greater)
	Hotels and motels	One space for every four employees, plus one for each guest room
	Laundromat	One space for every two washing machines, plus one space for facility manager
	Oil change/lubing shop	One space per employee on largest shift, plus two spaces per service bay. A service bay itself is not considered a parking space.
	Dry cleaning	One space per employee on the largest shift, plus three customer spaces
	Auction house	One space per two patron seats
	Taxi stand	One space per employee on largest shift, plus one space per taxi
<b>Residential</b>	Single family (including mobile homes)	Two spaces
	Duplex	Four spaces
	Multi-family	Two spaces per unit
	Group dwellings	One space per guest room
<b>Public and Institutional Uses</b>	Adult day care center, mini-adult day care centers, family adult day care centers	One space per employee, plus one space for every five adults enrolled. A pick up zone shall be provided with one unloading space for every 12 adults. Unloading and loading of adults from vehicles shall be permitted in the driveway, approved parking area, or directly in front of the facility.
	Day care center, mini care center, family day care homes	One space per employee, plus one space for every six children. A pickup space shall be provided with one unloading space for every twelve children. Unloading

		and loading of children from vehicles shall be permitted in the driveway, approved parking area, or directly in front of the facility.
	Eleemosynary institutions, clubs, charity halls, lodges	One space for every three persons based on the maximum seating capacity as determined by the Fire Department
	Hospitals and nursing homes	One space for every two staff or visiting doctors, plus one space for every two employees, plus one space for every four beds, computed on the largest number of employees on duty at any period of time
	Places of public assembly	One space for every five seats in the principal assembly room or area
	Library and museums	One space per 250 sq ft of gross floor area, plus one space per employee
	Medical Office	One space per 300 sq ft of floor area
	Churches	One space for every four seats in main sanctuary
	Schools:	
	Elementary and junior high schools	One space per faculty member, plus one space for each twenty students.
	Schools excluding elementary and junior high)	One space per faculty member, plus one space for each three non-bussed pupils
	College	One per employee on largest shift, plus one space for each two students during the largest attendance period of the day
<b>Industrial Uses</b>	Industry	One space for each three employees, computed on the largest number of persons on the premises at any period during the day or night
	Junkyards	One space per 10,000 sq ft of gross land area
	Mini warehouses	One space per ten storage cubicles, plus one space per employee, plus one space for twenty-five cubicles, to be located at the warehouse office
	Warehouse	One space per 4000 sq ft of gross floor area, plus one space per two employees on the largest shift
<b>Adult</b>	Sexually Oriented businesses	One space per three patrons based on the maximum capacity as determined by the Fire Department and/or Zoning Administrator
<b>Special Development</b>	Theme parks, unusual land uses, uses and not covered	Requirements to be determined by the Zoning Administrator

### 1109 Parking on Other Property

If required off-street parking space cannot be reasonably provided on the same lot on which the principal use is conducted, the Zoning Administrator may permit such space to be provided on other off-street property, provided such space lies within four hundred feet of the main entrance of such principal use. Such vehicle parking space shall be associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner.

**1110 Extension of Parking Space into a Residential District**

Required parking space may extend up to one hundred twenty feet into a residential zoning district, provided that:

**1110.1** The parking space adjoins a commercial or industrial district;

**1110.2** Has its only exit to or fronts upon the same street as the property in the commercial or industrial district from which it provides the required parking space; and

**1110.3** Is separated from abutting properties in the residential district by a buffer strip.

**1111 Off-street Loading and Unloading Space**

On every lot on which a business, trade, or industrial use is hereafter established, except in the Core Commercial and Intermediate Commercial Districts, space with access to a public street or alley shall be provided as indicated below for the loading and unloading of vehicles off of the public street or alley.

**1111.1 Retail business.** One space of at least twelve by twenty-five feet for each three thousand square feet of floor area or part thereof.

**1111.2 Wholesale and industrial.** One space of at least twelve by fifty feet for each ten thousand square feet of floor area or part thereof.

**1111.3 Bus and truck terminal.** Sufficient space to accommodate the maximum number of buses or trucks that will be stored or loading or unloading at the terminal at any one time.

**1112 Driveways and Curb Cuts**

**1112.1** A maximum of two (2) driveways per lot shall be permitted plus one (1) additional driveway for each 150 feet of roadway frontage in excess of 200 feet. Curb cuts shall be a minimum of twenty (20') wide and not exceed thirty-six (36) feet in width.

**1112.2** Curb cuts shall not intersect a site triangle and shall not be located within twenty-five (25) feet of another curb cut.

**1113 Queuing Lanes**

In addition to the number of spaces required in the Parking Section of the Zoning Ordinance, uses which provide drive-thru services shall provide queuing lanes to accommodate the stacking of vehicles. Nine (9) feet by eighteen (11) feet area shall be provided for each car length required in Table Inset 1113 shown below.

*Table Inset 1113*

TYPE OF USE	NUMBER OF CAR LENGTHS
Financial Institutions	4 car lengths per window or ATM
Restaurants	6 car lengths per window
Dry Cleaners	3 car lengths per window 2 car lengths per manual wash bay

Editor's note-(deleted Article IV, Sections 402, 402.1, 402.2, 402.201, 402.2011, 402.2012, 402.202, 402.3, 402.301, 402.4, 402.401, 402.402, 402.403, 402.5, 402.501, 402.502, 402.503, 402.504, 402.505, 402.506, 402.507, 402.508, 402.6, 402.7,402.8 through 402.8432, 403, 403.1, 403.2, and 403.3, and moved to new Article XI, Sections 1100, 1100.1, 1100.2, 1100.3, 1100.4, 1100.5, 1100.6, 1101, 1102, 1102.1, 1102.2, 1102.3, 1102.4, 1103, 1103.1, 1103.2, 1104, 1104.1, 1104.2, 1104.3, 1105, 1105.1, 1105.2, 1105.3, 1105.4, 1105.5, 1105.501, 1105.502, 1105.503, 1106, 1107, 1108, 1109, 1110, 1110.1, 1110.2, 1110.3, 1111, 1111.1, 1111.2, 1111.3, 1112, 1112.1, 1112.2, and 1113 ord. of 4-21-11) and further (renumbered Article XI, Sections 1100, 1101, 1102, 1103, 1103.1 , 1103.2, 1103.201, 1103.202, 1103.203, 1103.204, 1103.205, 1103.206, 1103.207, 1103.3, 1103.4, , 1104, 1105, and 1106 to new Article XIV, Sections 1400, 1401, 1402, 1403, 1403.1, 1403.2, 1403.201, 1403.202, 1403.203, 1403.204, 1403.205, 1403.206, 1403.207, 1403.3, 1403.4, 1404, 1405, and 1406 ord. of 4-21-2011)