

**AN ORDINANCE**

**AMENDING SECTION 4-11.1 OF THE ZONING ORDINANCES OF THE CITY OF NORTH CHARLESTON TO REVISE PARKING REQUIREMENTS FOR ON-SITE PARKING IN CERTAIN ZERO LOT LINE AREAS SUCH AS THE OLD VILLAGE AND PORTIONS OF REYNOLDS AVENUE**

WHEREAS, the City of North Charleston is empowered to regulate land use to ensure orderly growth and harmony among neighboring uses; and

WHEREAS, certain areas of the City that have historically featured on-street parking with near zero lot line development; and

WHEREAS, the City previously revised parking standards in certain areas of the City in recognition of the historical development pattern; and

WHEREAS, the City believes it appropriate to expand the boundaries of the street parking areas.

NOW, THEREFORE, BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL, IN COUNCIL ASSEMBLED, THAT SECTION 4-11.1 OF THE ZONING ORDINANCES OF THE CITY OF NORTH CHARLESTON BE HEREBY AMENDED WITH SUCH AMENDED SECTION TO READ IN ITS ENTIRETY AS FOLLOWS:

**Section 4-11.1. - Approval of parking and off-street loading plans and layouts:**

- (a) Designs and plans for areas to be used for off-street parking and off-street loading shall be subject to approval by the zoning administrator, who may withhold a permit or take other action if the layout of either would create avoidable safety or traffic congestion problems, pending acceptable modification of the layout, or appeal to the board of zoning appeals.
- (b) Street parking areas. In areas featuring near zero lot line development in which shared or street parking was preant at the time of initial development (hereinafter, "street parking areas" as shown on the maps below), no on-site parking shall be required via the zoning regulations. This exemption does not relieve the applicant of the need to meet other applicable codes with regard to accessibility standards.

**NORTH CHARLESTON CITY COUNCIL  
AGENDA ITEM**

Meeting of August 22, 2019

**DATE:** August 19, 2019

**ITEM TITLE:** Ordinance – Final Reading  
An Ordinance Amending Section 4-11.1 of the Zoning Ordinances of the City of North Charleston to Revise Parking Requirements for On-Site Parking in Certain Zero Lot Line Areas such as the Old Village and Portions of Reynolds Avenue

**SUBMITTED BY:** Planning Commission

**CONTACT PERSON:** Gwen Moultrie, Zoning Administrator, (843) 740-2572

**SUMMARY EXPLANATION:**

In 2016, the Zoning Regulations' parking requirements were revised to eliminate the requirement to provide on-site parking for areas where on-street parking was typical at the time of development and the buildings were often placed with near zero lot lines such that the typical on-site parking requirement of City Code was simply unrealistic (generally portions of East Montague, Spruill, and Reynolds Avenues). Since that time, it has become clear that there are some areas that should be included in the "street parking areas," as delineated in the regulations; accordingly, staff is proposing to delete the maps that were adopted and replace those maps with updated maps expanding the boundaries of the street parking areas.

**STAFF RECOMMENDATION:**

Staff recommends approval.

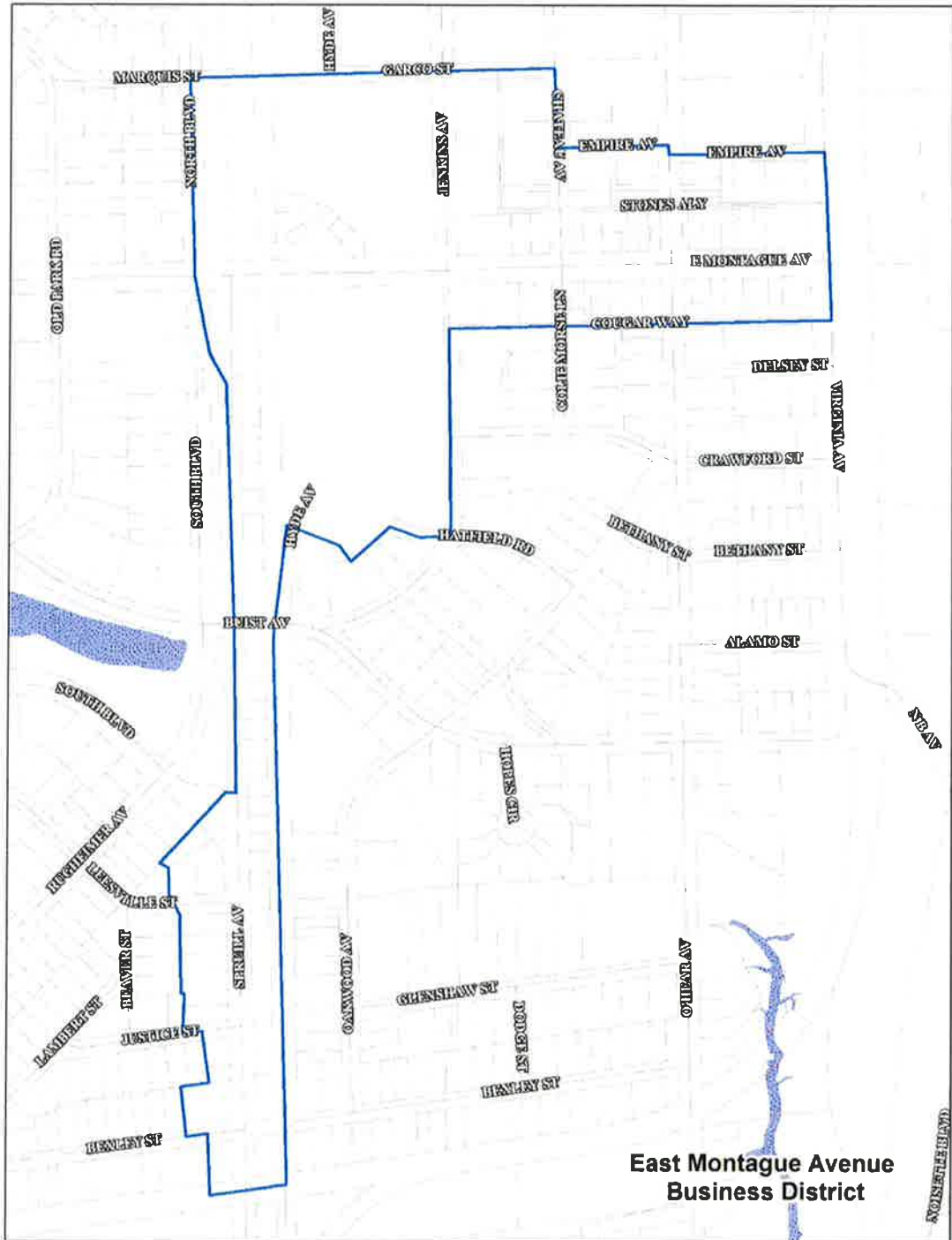
**BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:**

**COUNCIL COMMITTEE RECOMMENDATION:**

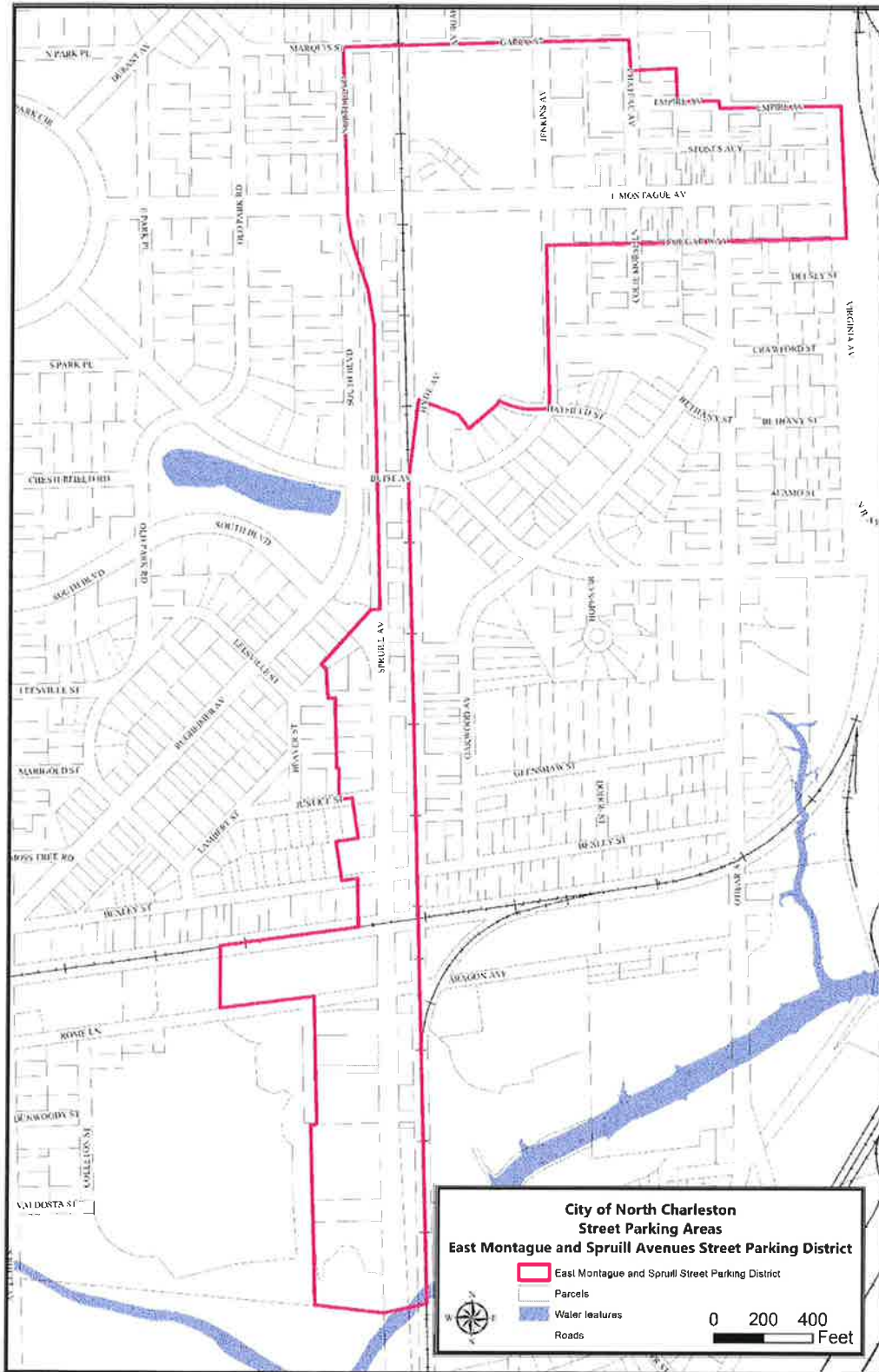
On August 15, 2019 the Public Safety Committee voted to recommend approval of the rezoning Ordinance as presented.

**COUNCIL ACTION:**

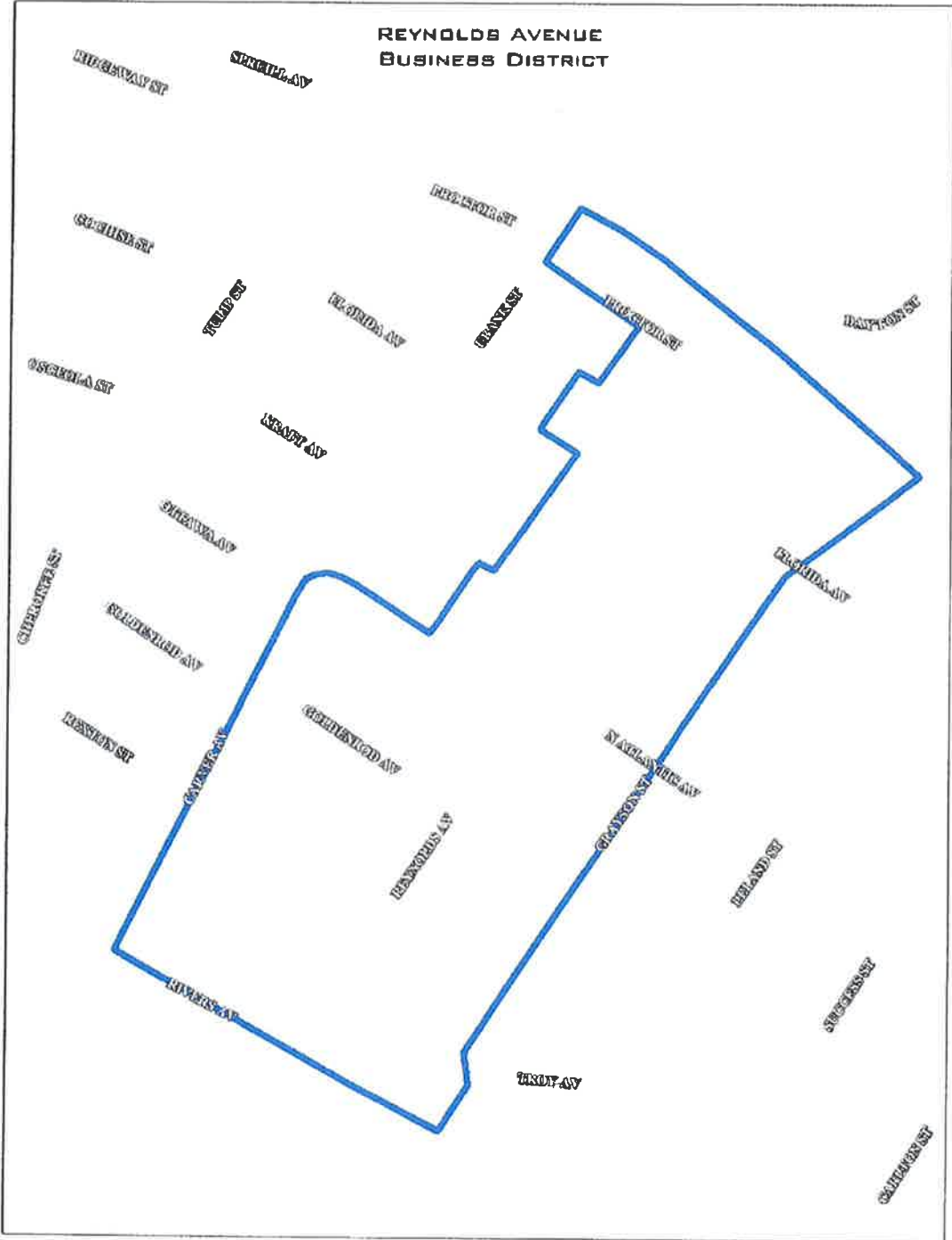
Exhibits  
\_\_Resolution \_\_X\_\_ Ordinance \_\_Contract\_\_ Minutes \_\_Plan/Map\_\_ Transfer of Funds \_\_Other

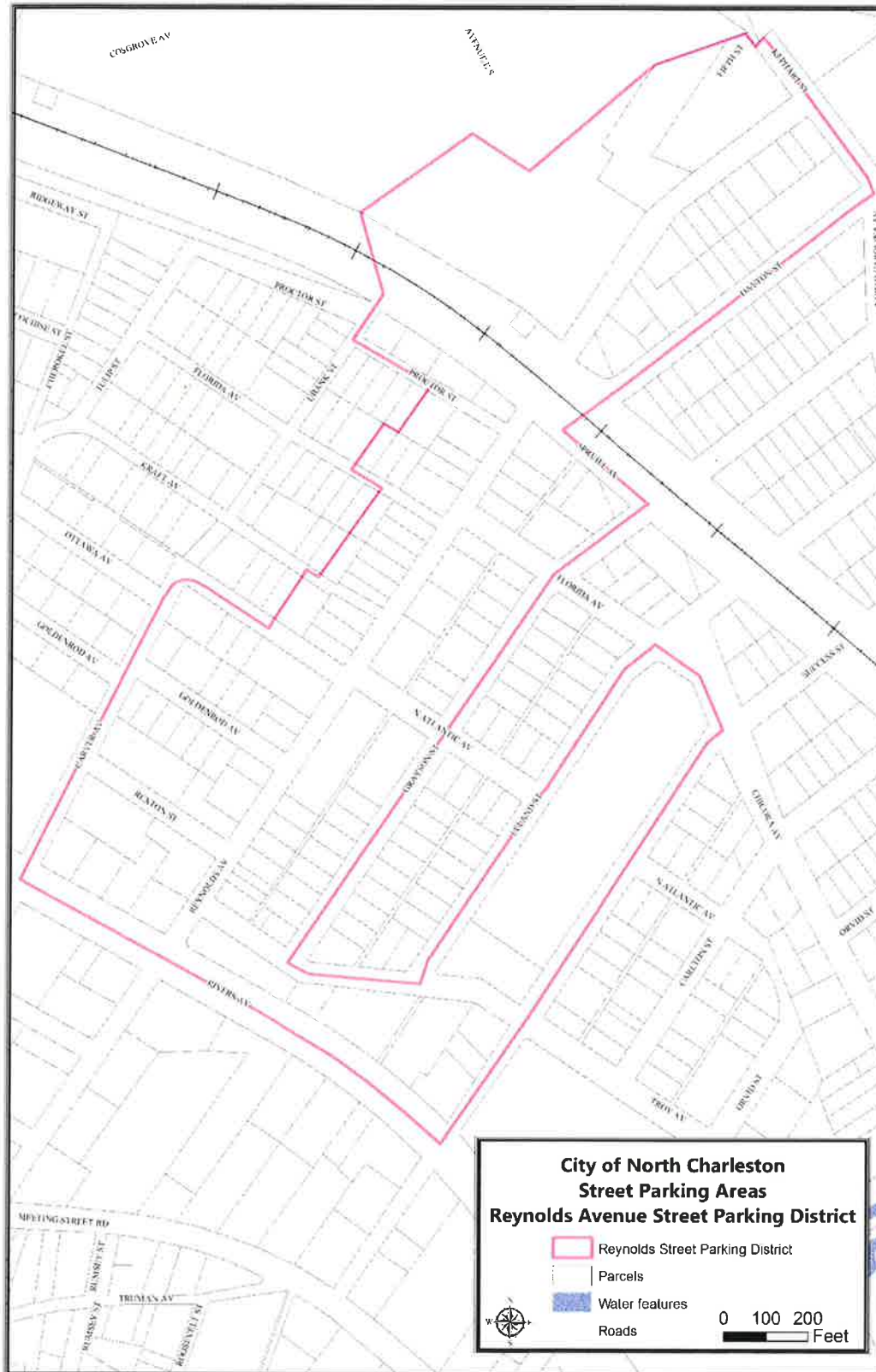


NEW MAP



**REYNOLDS AVENUE  
BUSINESS DISTRICT**





THE ABOVE ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON RATIFICATION BY COUNCIL.

Ordained in City Council this 22<sup>nd</sup> day of August, in the Year of Our Lord, 2019 and in the 243<sup>rd</sup> year of Independence of the United States of America.

APPROVED AS TO FORM:

  
LEGAL COUNSEL

  
R. KEITH SUMMEY, MAYOR

ATTEST:

  
JULIE ELMORE, ACTING MUNICIPAL CLERK