

**AN ORDINANCE
AMENDING SECTION 4-10(a), OFF-STREET PARKING REQUIRED FOR
MULTI-FAMILY DWELLINGS, OF THE CITY OF NORTH CHARLESTON
CODE OF ORDINANCES, APPENDIX A, ZONING REGULATIONS**

Whereas, the City of North Charleston is charged with protecting the health, safety, and welfare of the community; and, incident to this authority, the City of North Charleston regulates zoning; and

Whereas, the City of North Charleston is, by South Carolina statute, empowered to enact zoning regulations to govern development within its boundaries; and

Whereas, pursuant to a duly advertised public meeting held on January 13, 2020, it has been recommended to the Mayor and Council by the Planning Commission that the zoning text should be amended to allow for a new standard for determining required parking for multi-family development; and

Now, therefore, be it ordained by the Mayor and Council, in Council assembled, that Section 4-10(a), Off-Street Parking Required for multi-family dwellings, is hereby amended in the City of North Charleston's Code of Ordinances with such amended section to read in its entirety:

Section 4-10. - Off-street parking required:

The purpose of this regulation is to insure the reasonable provision of future off-street parking facilities within the City of North Charleston. Any use not enumerated herein below shall provide off-street parking facilities in the proportion required of the enumerated use which most closely is related to it.

(a) *Off-street parking requirements:* At the time of the erection of any building or structure or at the time any structure is enlarged, increased in capacity, or reoccupied, the following minimum off-street parking spaces are required on every lot on which the erection, enlargement or re-occupation occurs, or on a parking facility the title to which and/or easement for the use of which runs with and/or is appurtenant to the title to such building so erected and enlarged. Each fraction occurring in the total spaces required for a particular use shall be construed as one (1) additional space.

1. One-family dwellings, duplexes, townhouses, rowhouses, patio houses, garden and cluster units, and mobile homes: Two (2) spaces per dwelling unit;
2. Multi-family dwellings: Studio/efficiency units: One (1) space per dwelling unit; one-bedroom units: 1.25 spaces per dwelling unit; two-bedroom units and larger units: two (2) spaces per dwelling unit;
3. Group homes and senior independent living housing: One (1) space for each living unit;

(Ord. No. 1987-19, 4-9-87; Ord. No. 1987-20, 4-9-87; Ord. No. 1990-36, 7-12-90; Ord. No. 1995-8, 3-23-95; Ord. No. 1999-13, 2-25-99; Ord. No. 2009-65, 11-24-09; Ord. No. 2018-069, 12-20-2018)

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

Ordained in City Council this 27th day of February, in the year of our Lord, 2020, and in the 243rd year of Independence of the United States of America.


R. KEITH SUMMEY, MAYOR

APPROVED AS TO FORM:


LEGAL COUNSEL


JULIE ELMORE, ACTING MUNICIPAL CLERK

**NORTH CHARLESTON CITY COUNCIL
AGENDA ITEM**

Meeting of February 27, 2020

DATE: January 15, 2020

ITEM TITLE: Ordinance – Final Reading
An Ordinance Proposed Zoning Text Amendment: An Ordinance Amending Sections 3-2, 5-8(d)(1), 5-9(d)(1), and 5-10(c)(4) of the North Charleston Code of Ordinances, Zoning Regulations, Regarding Height Definitions

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

SUMMARY EXPLANATION:

In February 2019, City Council amended the City’s flood hazard reduction regulations (found in Article V of Chapter 5 of the City Code) to require that new construction or substantial improvements of any structure, residential or nonresidential, within a special flood hazard area to have the lowest floor elevated no lower than two feet above the base flood elevation (BFE), which is determined by the Federal Emergency Management Agency’s Flood Insurance Rate Map. This was an increase from the City’s “freeboard” requirement, which had previously been set at one foot above BFE.

A few sections in the City’s Zoning Regulations set height maximums for development. In increasing the freeboard requirement by one foot, it seems appropriate to make an allowance for this regulatory requirement in the maximum height allowed. Staff is also recommending a standardization of how “height” is measured throughout the Zoning Regulations. In the Ashley River Scenic Districts, this change would allow houses to be built, at most, two feet taller than the regulations would currently allow.

STAFF RECOMMENDATION:

Staff recommends approval.

BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:

On January 13, 2020, the Planning Commission held a public hearing and voted unanimously to recommend approval of the zoning text amendment (6-0-0).

COUNCIL COMMITTEE RECOMMENDATION:

On February 20, 2020 the Public Safety Committee voted unanimously to recommend approval of the request as presented.

COUNCIL ACTION:

On February 13, 2020, City Council held a first reading and referred this item to the Public Safety Committee for further review and a recommendation.

Exhibits
___ Resolution X Ordinance ___ Contract ___ Minutes ___ Plan/Map ___ Transfer of Funds ___ Other

Current Multi-Family Parking Requirements

Jurisdiction	Apartments	Other MF uses	Reference	182 units ⁱ requires... spaces
City of North Charleston	Two parking spaces per unit		Section 4-10(a)(2)	Current std.: 364 Proposed std.: 300
Charleston County	1-bedroom unit: 1.5 per unit 2-bedroom unit; 2 per unit 3-bedroom and larger units: 2.5 per unit	“Single Family attached”: 2 per unit	Section 9.3.2	333
City of Charleston	1½ per unit (except that the minimum requirement shall be 1 per unit within the MU-1 and MU-2 districts)	“Two (2) family dwelling”: 2 per unit	Section 54-317(b)	273
Town of Mount Pleasant	1.5 – 3 per dwelling unit	Townhouse dwelling: 2 per unit	Section 156.171(A)	182-546
Dorchester County	Two spaces per dwelling unit		Section 13.4.1(b)	364
Town of Summerville	One per unit		Section 7.4.1	182
Berkeley County	One space for each one bedroom unit and two spaces for each two or more bedroom unit(s)		Section 15.7	278
City of Hanahan	Attached residence <1000 SF: 1.5 per unit Other attached units: 2.25 per unit Apt over retail/office: 1.5 per unit	Row house: 2 per unit Patio house: 2.25 per unit Duplex: 2 per unit (4 per duplex)	Section 5.9.2	345
City of Goose Creek	MF dwelling: 2 spaces per unit plus 12% of total for overflow parking	Duplex/two-family dwelling: 4 spaces	Appendix A to Zoning	408
City of Columbia	Under 500 square feet: 1.5/DU 501 to 750 square feet: 1.75/DU Over 750 square feet: 2/DU	Attached one-family: 2 per unit Townhouses: 2 per unit Two-family: 2 per unit	Section 17-258	352
City of Greenville	1.5 per dwelling unit	Two-family: 2 per unit	Section 19-6.1.3	273
Urban Land Institute (ULI)	1.5 per dwelling unit	Unknown	Kimley Horn white paper ⁱⁱ	273
Institute of Transportation Engineers (ITE)	1.2 per dwelling unit	Unknown		219

ⁱ Assumes 86 one-bedroom, 72 two-bedroom, and 24 three-bedroom units (182 total units).

ⁱⁱ “Parking Generation – Replacing Flawed Standards with the Custom Realities of Park+.” Kimley Horn. May 2016.