

**AN ORDINANCE
AMENDING SECTION 4-10 OF THE CITY OF NORTH CHARLESTON CODE OF
ORDINANCES, APPENDIX A, ZONING REGULATIONS, TO REVISE
OFF-STREET PARKING REQUIREMENTS**

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

WHEREAS, the City of North Charleston's PRIME Comprehensive Plan recommends enhancing the character and design standard; and

WHEREAS, changes to the parking standards are proposed to provide clarity and additional requirements; and

WHEREAS, pursuant to a duly advertised public meeting held on July 10, 2023, it has been recommended to the Mayor and Council by the Planning Commission that the zoning text should be amended to make clarifications and add certain conditions.

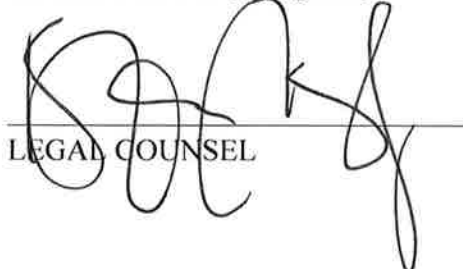
Now, therefore, be it ordained and enacted by the Mayor and Council that certain provisions of the Zoning Regulations, as amended, be further amended as follows in **EXHIBIT A** attached hereto and incorporated herein.

THE WITHIN ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON ITS ADOPTION BY CITY COUNCIL.

Ordained by City Council this 24th day of August, in the Year of Our Lord, 2023, in the 247th year of Independence of the United States of America.


R. KEITH SUMMEY, MAYOR

APPROVED AS TO FORM:


LEGAL COUNSEL

ATTEST:


COURTNAY HEYWARD, MUNICIPAL CLERK

**NORTH CHARLESTON CITY COUNCIL
AGENDA ITEM**

Meeting of August 24, 2023

DATE: July 11, 2023

ITEM TITLE: An Ordinance Amending Section 4-10 of the City of North Charleston Code of Ordinances, Appendix A, Zoning Regulations, to Revise Off-Street Parking Requirements

SUBMITTED BY: Planning Commission

CONTACT PERSON: Megan Clark, Planning Division Director, 843-740-2617

SUMMARY EXPLANATION:

A text amendment is proposed to amend Section 4-10, Off-Street Parking Requirements to address the following:

- Add parking standards for various types of recreational uses, catering kitchens, and marinas;
- Revise the parking standards for restaurants to include outdoor seating areas and revise the standard for banks to be calculated based on total floor area; and
- Revise the design standards for off-street parking to include parallel parking standards; and provide a reduction of the parking space size for legal, non-conforming residential lots.

STAFF RECOMMENDATION:

Approval

BOARD, COMMISSION, COMMITTEE RECOMMENDATIONS:

The Planning Commission held a public hearing on July 10, 2023, and a motion to recommend denial of the proposed text amendment failed (2-5-0).

COUNCIL COMMITTEE RECOMMENDATION:

August 17, 2023, the Public Safety Committee voted unanimously by voice vote to recommend approval of this Ordinance as presented. (10-0-0)

COUNCIL ACTION:

Mayor Summey stated that without objection, this item will be referred to the Public Safety Committee on August 17, 2023 for further review and a recommendation.

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

EXHIBIT A

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.

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15. Banks: One (1) space for each two hundred (200) square feet of ~~gross~~ total floor area;
16. Restaurants and similar establishments serving food and beverage: One (1) space for each one hundred (100) square feet of total floor area including areas for outdoor seating;
17. Automobile repair garage: One (1) space for each two (2) employees at maximum employment on a single shift, plus one (1) space for each two hundred fifty (250) square feet of auto repair or maintenance space;
18. Service station: Two (2) spaces for each grease rack or similar facility plus one (1) space for each employee at period of greatest employment;
19. Funeral homes: One (1) space for each four (4) seats in all assembly rooms, plus two (2) spaces for each employee;
20. General business, commercial or personal service establishments catering to the retail trade: One (1) space for each three hundred (300) square feet of total floor space;
21. Commercial, manufacturing and industrial establishments not catering to the retail trade: One (1) space for each two (2) employees at maximum employment on a single shift;
22. College or other institution of higher learning, business, trade, or other school, accessory uses to such facilities, libraries: One space for each one hundred (100) square feet of total inside floor space;
23. Carnivals: One (1) space for each one hundred (100) square feet of activity space; activity space is to be measured around the perimeter or the total activity area. If carnival is operating on premises of a shopping mall, ten (10) per cent of the required parking may be shared with the shopping mall's required parking. Based on the shopping mall's hours of operation and types of buses, the building official may increase the total shared amount of required parking to a maximum of twenty (20) per cent;.

24. Catering kitchens with no on-site sales: One (1) space per five hundred (500) square feet of total floor area plus one (1) space for each two (2) employees at maximum employment on a single shift;

25. Marinas: One (1) space per three (3) boat slips;

26. Recreation facilities:

a. Fitness centers and health clubs: One (1) space per three hundred (300) square feet of total floor area;

b. Airsoft and paintball: One (1) space per two thousand (2,000) square feet of play area;

c. Driving ranges and batting cages: One (1) space for each two (2) bays;

d. Golf courses (including mini): Three (3) spaces per hole plus one (1) space per three hundred (300) square feet of total floor area of the clubhouse or office area.

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(d) Design standards for off-street parking:

1. Standard parking dimensions. Standard off-street parking spaces shall have a minimum dimension of nine (9) feet wide by nineteen (19) feet long, which is a total dimension of one hundred seventy-one (171) square feet. Parallel off-street parking spaces shall have a minimum dimension of eight (8) feet wide by twenty-two (22) feet long, which is a total dimension of one hundred seventy-six (176) square feet. Residential uses located on a non-conforming lot of record shall be permitted to provide parking spaces meeting a minimum dimension of eight (8) feet in width by fifteen (15) feet in length, which is a total dimension of one hundred twenty (120) square feet.

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