

11.1 OFF STREET PARKING REGULATIONS

11.1.1 Purpose

It is the intent and purpose of off street parking regulations to provide adequate off-street parking in both residential and non-residential areas to ensure the safety and ease of movement of all motorists and pedestrians within the community. Except on specifically designed streets, automobiles parked on the roadway can obstruct clear visibility at intersections and driveways, and may pose an obstruction to large emergency vehicles such as fire trucks and utility repair vehicles. Additionally, commercial areas require ample parking in order to maintain a healthy business climate and clientele.

11.1.2 Off-Street Parking Required Before Occupancy Or Use

Any and all off-street parking facilities shall be reviewed and approved by the Zoning Administrator, City Engineer and City Planner, prior to occupancy or use or lot improvements or clearing or grading. A site plan, location map, lighting plan, grading plan, landscape plan, stormwater drainage plan, and sedimentation control plan shall be submitted to the Administrator no less than thirty (30) days prior to the requested date of project implementation. For off-street parking lots storing ten (10) or more vehicles, the aforementioned maps and plans shall be prepared by an engineer licensed by the State of South Carolina.

No land or building, or any part thereof, shall be occupied or used in any manner, nor shall any building permit be issued for the construction, alteration, or conversion of any building or structure, nor shall any certificate of zoning compliance or occupancy be issued, unless and until appropriate and legally sufficient off-street parking (or motor vehicle storage) has been identified, set apart, and constructed on each lot or tract of land in an amount equal to at least the minimum requirements set forth in the Off-Street Parking Standards Matrix, except as modified below:

(A) Parking requirements for multiple uses.

The required parking spaces for separate uses may be combined in one parking lot, but the required space assigned to one use may not be assigned to another use during the same hours of operation.

Where more than one use is included within any one building, or on any lot, the parking requirements shall be the sum total of the requirements of the various uses set forth in the Off-Street Parking Standards Matrix, except as permitted under shopping centers.

(B) Parking for additions to existing structures and uses.

Additional parking spaces will be required for any addition to a building, structure, or use, which increases in any of the units of measure (i.e., dwelling units, square footage, seating capacity, or number of employees) used to determine how much parking is required. Use the Off-Street Parking Standards Matrix to find the minimum number of required spaces for the addition.

(C) 20 Percent Rule

When a use has more than 20 percent of its floor area in a distinct function (i.e. office, warehouse, or retail), the required parking is calculated separately for each function. [An example would be a 20,000 square foot use with a 4,000 square foot office area, and a 16,000 square foot warehouse. The required parking would be computed separately for the office and warehouse functions.]

(D) Joint Use and Off-Site Facilities

When the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a recorded covenant or agreement is required. This covenant shall be valid for the total period that parking is needed for the use or uses. A certificate of recording of the covenant or agreement shall be furnished to the Zoning Administrator.

11.1.3 Design Standards

All required off-street parking shall be surfaced, marked, sized, arranged, oriented and landscaped in accordance with this Ordinance. All off-street parking provided but not required by this Ordinance shall also be surfaced, marked, sized, arranged and landscaped in accordance with this Ordinance.

(A) Parking Surfaces

All off-street parking which is constructed after adoption of this Ordinance shall be constructed of permanent, non-erodible surface treatment limited to masonry, concrete, or asphalt, with the following two (2) exceptions:

- (1) Parking facilities for outdoor athletic facilities or outdoor theaters with fifteen hundred (1,500) or more permanent seats, or design capacity, may use grass as the parking surface.
- (2) Alternative surfaces which allow greater water infiltration in floodplain areas

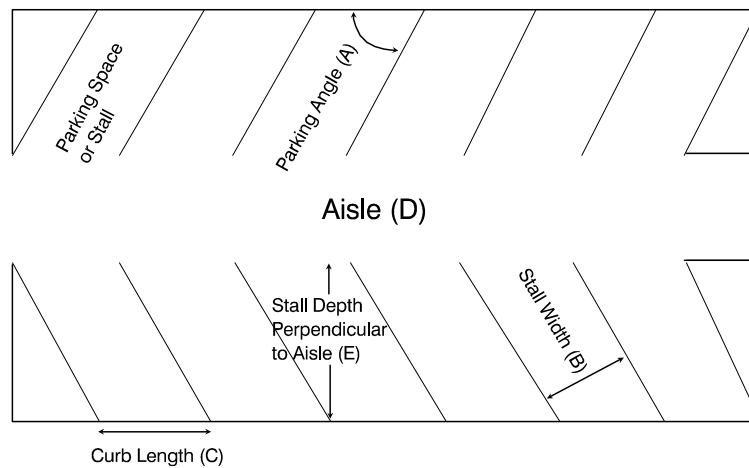
(B) Arrangement, Size, and Orientation

All off-street parking shall be arranged so that vehicle ingress and egress to parking areas is by forward motion of the vehicle, except for drives (parking bays) serving single family detached units, duplex units, and mobile home spaces and lots. Additionally, all off-street parking shall be arranged and sized in accordance with the Parking Area Design Standards on the following page.

(C) Parking in Front Yards

Off-street parking spaces may be located in not more that half (1/2) of the required minimum front yard - measured from the building line. Driveway space for access to parking areas or drive-in service facilities may be located in a required front yard.

Parking Dimension Factors



MINIMUM PARKING SPACE AND AISLE DIMENSIONS						
Angle (A)	Type	Width (B)	Curb Length (C)	1 Way Aisle Width (D)*	2 Way Aisle Width (D)*	Stall Depth (E)
0 Degrees (parallel)	Standard	9'	22' 6"	12'	24'	N/A
	Disabled	13'	22' 6"	12'	24'	N/A
30 Degrees	Standard	9'	18'	12'	24'	17'
	Disabled	13'	18'	12'	24'	17'
45 Degrees	Standard	9'	12' 6"	12'	24'	19'
	Disabled	13'	12' 6"	12'	24'	19'
60 Degrees	Standard	9'	10' 6"	18'	24'	20'
	Disabled	13'	10' 6"	18'	24'	20'
90 Degrees	Standard	9'	9'	24'	24'	19'
	Disabled	13'	9'	24'	24'	19'

***Note:** A reduction in the aisle width for parking decks and structures if there is a compensating increase in stall width. The parking space dimensional criteria shall not apply when parking is performed by paid employee attendants provided such physical arrangements are first approved by the Zoning Administrator.

(D) Maintenance, Markings, and Use

Required parking spaces shall be properly maintained and shall not be converted to other uses. Each required parking space shall be clearly delineated by painted lines at least four (4) inches wide and at least as long as the stall depth. Alternate means of delineation may be approved by the Zoning Administrator.

(E) Landscape Requirements

- (1) In addition to other landscape requirements, all surface parking areas with more than 25 spaces, but less than 75 spaces shall provide the following interior landscaping (parking structures are exempt):
 - a. One (1) shade tree per 2225 square feet of parking surface or portion thereof; and
 - b. One (1) shrub per 600 square feet of parking surface or portion thereof; and
 - c. Additional trees as necessary to ensure that each parking space (stall) shall be not more than 60 feet from the trunk of a shade tree, and
- (2) In addition to other landscape requirements, all surface parking areas with 75 spaces or more, must provide the following interior landscaping (parking structures are exempt):
 - a. One (1) shade tree per 2000 square feet of parking surface or portion thereof.
 - b. One (1) shrub per 500 square feet of parking surface or portion thereof.
 - c. Additional trees as necessary to ensure that each parking space (stall) shall be not more than 50 feet from the trunk of a shade tree.
- (3) Interior landscaped planting areas are to be located within or adjacent to the parking area as tree islands, at the end of parking bays, inside six (6) foot wide or wider medians, or between rows of cars. The number, size and shape of landscaped planting areas shall be at the discretion of the owner. Trees planted as part of the bufferyard landscaping requirements do not count towards the interior landscaping requirements.
- (4) Trees and shrubs must be fully protected from potential damage by vehicles. Interior landscaping must be dispersed throughout the parking area. Some trees may be grouped, but the groups must be dispersed.
- (5) Other required landscaping along the perimeter of a lot may not substitute for interior landscaping; however, interior landscaping may join perimeter landscaping.
- (6) Parking areas which are too narrow in width (less than 30 ft.) to locate interior landscaping, may locate their interior landscaping around the edges of the parking area. Interior landscaping placed along an edge is in addition to any required perimeter landscaping.
- (7) The interior landscaping must be made up of shade trees, such as Oaks and Maples. See Article 17 for definition of shade trees.

11.1.4 Minimum Off-Street Parking Standards

The following table establishes the minimum number of required spaces by use.

Minimum Off-Street Parking Standards	
COMMERCIAL	
<i>LAND USE</i>	<i>MINIMUM REQUIREMENT</i>
<ul style="list-style-type: none"> • <i>Automotive Service Repair Facilities (not including car washes and service stations)</i> 	3 spaces per service bay or per mechanic where bays are not used
<ul style="list-style-type: none"> • <i>Automotive Service Station</i> 	1 space per 1,000 sf of lot area utilized
<ul style="list-style-type: none"> • <i>Auto Washing & Cleaning Automatic/Professional Care Self-Service</i> 	5 spaces per car wash, plus 5 storage spaces per wash lane 2 storage spaces per wash bay
<ul style="list-style-type: none"> • <i>Bank</i> 	1 space per 300 sf gross floor area, and 3 storage spaces per drive-in window and automatic teller machine operable from vehicle
<ul style="list-style-type: none"> • <i>Bar, Night Club, Tavern, Lounge</i> 	1 space per 100 sf gross floor area for public use, or 1 space per 4 seats, whichever is greater
<ul style="list-style-type: none"> • <i>Barber, Beauty, Cosmetic Shop</i> 	3 spaces per chair
<ul style="list-style-type: none"> • <i>Bed and Breakfast Inn</i> 	1.5 spaces per rental or sleeping room
<ul style="list-style-type: none"> • <i>Eating Establishment</i> <ul style="list-style-type: none"> (1) <i>Sit-down dining</i> (2) <i>Fast Food</i> (3) <i>Drive-thru only</i> 	1 space per 100 sf gross floor area for public use, or 1 space per 4 seats, whichever is greater. 1 space per 100 sf gross floor area for public use, or 1 space per 4 seats, whichever is greater, & 11 storage spaces per drive-in window, with a minimum of 5 of the storage spaces designated for the ordering station 1 space per 100 sf gross floor area with a minimum of 10 spaces, and 11 storage spaces per drive-in window, with a minimum of 5 of the storage spaces designated for the ordering station.

COMMERCIAL(continued)	
LAND USE	MINIMUM REQUIREMENT
<ul style="list-style-type: none"> <i>Furniture, Appliance, Music, Antique, and Hardware Stores</i> 	1 space per 400 sf gross floor area of building
<ul style="list-style-type: none"> <i>Hotel, Motel, Rooming House, Boarding House, Lodging House, or Tourist Home</i> 	1.5 spaces per room or lodging unit
<ul style="list-style-type: none"> <i>Hotel or Motel with dwelling units</i> <ol style="list-style-type: none"> <i>Efficiency</i> <i>One-Bedroom</i> <i>Two-Bedroom</i> <i>Three-Bedroom</i> 	1 space per unit 1.5 spaces per unit 2 spaces per unit 2.5 spaces per unit
<ul style="list-style-type: none"> <i>Hotel or Motel with uses other than rooming or dwelling units, such as restaurants, retail shops, and assembly rooms</i> 	Total spaces is a sum of the required spaces per use set forth in this Table
<ul style="list-style-type: none"> <i>Kennel or Cattery</i> 	1 space per eight enclosures (cages) or runs
<ul style="list-style-type: none"> <i>Laundry or Dry Cleaning Store</i> <ol style="list-style-type: none"> <i>Professional</i> <i>Self-Service</i> 	1 space per 300 sf of gross floor area and 3 storage spaces per drive-in window 1 space per 3 washers and dryers
<ul style="list-style-type: none"> <i>Plant Nursery, Fruit & Vegetable Stand</i> 	1 space per 200 sf of gross floor/lot area devoted to retail space and offices
<ul style="list-style-type: none"> <i>Shopping Center</i> 	4 spaces per 1000 sf gross leasable floor area
<ul style="list-style-type: none"> <i>Supermarket, Department Store, Discount Store, Building Supply Store, Food Store, Superdrug and Variety Store</i> 	1 space per 200 sf of gross floor area
<ul style="list-style-type: none"> <i>Temporary Display area</i> 	2 spaces per employee, but no less than 3 spaces
<ul style="list-style-type: none"> <i>Theater</i> 	1 space per 4 seats or one space for every four persons of maximum occupancy capacity of the building, whichever is greater.

INDUSTRIAL	
<i>LAND USE</i>	<i>MINIMUM REQUIREMENT</i>
<ul style="list-style-type: none"> <i>Industry, manufacturing, wholesale establishment, warehouse, and other business not catering to retail or customer trade</i> 	1 space per 600 sf of gross floor area or .75 spaces per each employee of the combined employment of the two largest successive shifts, whichever is larger
<ul style="list-style-type: none"> <i>Mini-warehouse storage facility</i> 	1 space per 300 sf of gross floor area of office space, plus spaces required for any on-site dwelling
INSTITUTIONAL/SERVICES/CIVIC	
<i>LAND USE</i>	<i>MINIMUM REQUIREMENT</i>
<ul style="list-style-type: none"> <i>Church, synagogue, religious shelter unit, religious education building, convent, monastery, and other places of worship (Not including day care facility, parochial, elementary, middle, and high school or seminary)</i> 	1 space per 4 seats in principal assembly room see other uses
<ul style="list-style-type: none"> <i>Civic Club, lodge, union, private and semi-private club or lodge (not including recreational or fitness clubs)</i> 	1 space per 3 memberships
<ul style="list-style-type: none"> <i>Civic or Convention Center, library, stadium, racetrack, museum, auditorium, public art gallery, or place of assembly not specifically listed herein</i> 	1 space per 5 seats, or 1 space per 5 persons of maximum occupancy of building or assembly place, whichever is greater
<ul style="list-style-type: none"> <i>Day Care Facility</i> 	1 space per 5 enrollees and a minimum of 8 storage spaces for drop off and pickup.
<ul style="list-style-type: none"> <i>Funeral Home and undertaking establishment</i> 	1 space per 5 seats in chapel(s)
<ul style="list-style-type: none"> <i>Hospital (medical/psychiatric)</i> 	1 space per 2 beds, plus one per 3 employees based on the combined employment of the two largest successive shifts, whichever is larger
<ul style="list-style-type: none"> <i>Rest Home, orphanage</i> 	1 space per 3 beds, plus 1 space per 300 sf of administrative employee, and staff work area

INSTITUTIONAL/SERVICES/CIVIC (continued)	
LAND USE	MINIMUM REQUIREMENT
<ul style="list-style-type: none"> <i>Schools</i> 	
<i>Elementary and Middle School</i>	2 per classroom and 2 per administrative office
<i>High School</i>	1 space per employee and 1 space per each 8 students
<i>Trade School</i>	1 space per each student, based on the design capacity of the building, plus 1 space for each teacher and employee
<i>College</i>	2 spaces per 1,000 square feet of gross floor area used for academic purposes, plus 1 space for each 4 student rooming units, plus additional spaces as necessary for nonacademic units
OFFICE	
LAND USE	MINIMUM REQUIREMENT
<ul style="list-style-type: none"> <i>Dental Office</i> 	4 spaces per examination or treatment room
<ul style="list-style-type: none"> <i>General Office</i> 	1 space per 250 sf gross floor area
<ul style="list-style-type: none"> <i>Medical Office</i> 	4 spaces per examination or treatment room
RECREATION	
LAND USE	MINIMUM REQUIREMENT
<ul style="list-style-type: none"> <i>Billiards or pool establishment</i> 	3 spaces per table plus additional spaces as required by this section for other uses
<ul style="list-style-type: none"> <i>Boat, canoe, bicycle rental</i> 	1 space per 2 pieces of primary rental equipment (i.e. boat, canoe, bicycle)
<ul style="list-style-type: none"> <i>Boat ramp</i> 	25 spaces per boat ramp (spaces must be designed to accommodate both vehicle and boat trailer)
<ul style="list-style-type: none"> <i>Bowling establishment</i> 	5 spaces per lane
<ul style="list-style-type: none"> <i>Community center</i> 	1 space per 200 sf of gross floor area
<ul style="list-style-type: none"> <i>Commercial recreation -indoor</i> 	1 space per 5 seats or one space per 5 persons of maximum occupancy capacity of building or assembly place, whichever is greater

RECREATION (continued)	
<i>LAND USE</i>	<i>MINIMUM REQUIREMENT</i>
<ul style="list-style-type: none"> • <i>Electronic, mechanical, video game parlor</i> 	1 space per game
<ul style="list-style-type: none"> • <i>Golf course, driving range, or miniature golf</i> 	4 spaces per tee
<ul style="list-style-type: none"> • <i>Health exercise facility, athletic club, and gymnastic center</i> 	1 space per 100 sf gross floor area minus game courts, plus 3 per game court
<ul style="list-style-type: none"> • <i>Play court</i> 	4 spaces per court
<ul style="list-style-type: none"> • <i>Play field</i> 	18 spaces per field
<ul style="list-style-type: none"> • <i>Recreation camp, picnic ground, fishing lake, botanical and zoological garden, scenic area</i> 	3.5 spaces per acre of open space, plus any additional spaces as required for other uses
<ul style="list-style-type: none"> • <i>Riding stable</i> 	1 space per 2 stalls
<ul style="list-style-type: none"> • <i>Rifle, pistol, and archery shooting range</i> 	1 space per firing position, with a minimum of 5 spaces
<ul style="list-style-type: none"> • <i>Skating rink (ice and roller) and skate board facility</i> 	1 space per 200 sf of skating area
<ul style="list-style-type: none"> • <i>Swimming pool</i> 	1 space per 100 sf of pool and deck area
<ul style="list-style-type: none"> • <i>Theme park, amusement ride, animal show and exhibit, water slide, go-cart track</i> 	2 spaces per 3 seats on amusement rides, or 20 spaces per ride of attraction with no specific or defined seating
RESIDENTIAL	
<i>LAND USE</i>	<i>MINIMUM REQUIREMENT</i>
<ul style="list-style-type: none"> • <i>Congregate care or assisted living facility</i> 	1 space per 3 dwelling units, plus 1 space per 300 sf of administrative/staff work area
<ul style="list-style-type: none"> • <i>Emergency Shelter</i> 	1 space per 8 persons of approved maximum capacity
<ul style="list-style-type: none"> • <i>Group or family care facility</i> 	1.5 spaces per dwelling room

RESIDENTIAL (continued)	
LAND USE	MINIMUM REQUIREMENT
<ul style="list-style-type: none"> • <i>Group housing development, guest house, multi-family dwelling, excluding duplex</i> <ul style="list-style-type: none"> (1) <i>Efficiency</i> (2) <i>One-Bedroom</i> (3) <i>Two-Bedroom</i> (4) <i>Three-Bedroom</i> 	<ul style="list-style-type: none"> 1 space per unit 1.5 spaces per unit 2 spaces per unit 2.5 spaces per unit
<ul style="list-style-type: none"> • <i>Mobile Home</i> 	<ul style="list-style-type: none"> 2 spaces per unit
<ul style="list-style-type: none"> • <i>Rooming house, boarding house, fraternity/sorority house, dormitory</i> 	<ul style="list-style-type: none"> 1.5 spaces per every rental or sleeping room
<ul style="list-style-type: none"> • <i>Single family detached, duplex dwelling, cluster housing</i> 	<ul style="list-style-type: none"> 2 spaces per dwelling unit
<ul style="list-style-type: none"> • <i>Townhouse</i> 	<ul style="list-style-type: none"> 2 spaces per dwelling unit

11.2 OFF STREET LOADING REGULATIONS

11.2.1 Purpose

It is the intent and purpose of off street loading regulations to provide adequate off-street loading area for loading and unloading operations, and to prevent roadway blockage in commercial and industrial areas from loading and unloading operations.

11.2.2 Off Street Loading Standards

An off-street loading space shall not be located within the required parking area or public right-of-way, and shall have a minimum area of five hundred forty (540) square feet, a minimum width of twelve (12) feet, a minimum depth of forty (40) feet, and a vertical clearance of not less than fourteen and a half (14.5) feet.

The location and design of entrances and exits, to and from any public roadway shall be in accordance with applicable requirements of the City of Anderson and the S.C. Department of Transportation.

Except as otherwise provided in this Ordinance, when any building or structure is hereafter occupied, erected, constructed, or structurally altered to the extent of increasing the floor area by twenty-five (25) percent or more, the following required off-street parking shall be provided:

Off-Street Loading Standards		
Use	Floor Area (square feet)	Loading Spaces Required
Retail store, department store, restaurant, wholesale house, warehouse, general service, manufacturing, or industrial establishment	2,000-10,000 10,000-20,000 20,000-40,000 40,000-60,000 each additional 50,000	one (1) space two (2) spaces three (3) spaces four (4) spaces one (1) space
Apartment building, motel, hotel, offices or office building, hospital or similar institutions, or places of public assembly	5,000-10,000 10,000-100,000 100,000-200,000 each additional 100,000	one (1) space two (2) spaces three (3) spaces one (1) space
Funeral home or Mortuary	2,500-4,000 4,000-6,000 each additional 10,000	one (1) space two (2) spaces three (3) spaces