ARTICLE XI

OFF-STREET PARKING REGULATIONS

1100. **Intent**. It is the intent of this section to establish standards for the provision of off-street parking facilities throughout the unincorporated area of Georgetown County. These standards will assist in improving the appearance and safety of required parking facilities while promoting desirable development, thereby improving the public health, safety and general welfare of the community.

1101. **General Requirements**. Areas suitable for parking or storing automobiles in off-street locations shall hereafter be required in all districts at the time of initial construction or conversion in use of any principal building which produces or proposes to produce an increase in dwelling units, guest rooms, floor area, seating or bed capacity. Off-street parking facilities shall be provided and maintained in accordance with the following requirements.

1101.1 Location. Off-street parking facilities shall be provided on the same lot or parcel as the principal use for which they are required.

1101.2 Maintenance. All off-street parking facilities including, but not limited to surfacing, drainage, markings, lighting and landscaping, shall be maintained in a safe, clean and orderly condition at all times, at the expense of the owner, lessee or agent thereof.

1102. **Parking Space Requirements**.

1102.1 Minimum Parking Space Provisions. The minimum number of off-street parking spaces to be provided shall be calculated as follows. If the calculation of the required number of parking spaces results in a fractional or decimal number, the number may be rounded up or down to the nearest whole number. ***(Amended Ord. 2008-60) (Amended Ord. 2017-05)***

Property Use		Minimum Parking Requirements
Agricultural use	Support activities for agricultural/forestry/animal production	One space per 1,000 sq. ft. of gross floor area
	Nursery farm/Greenhouse, commercial	One space per 1,000 sq. ft. of indoor sales area, plus one space per 5,000 sq. ft. of outdoor sales area, plus one space per company vehicle normally parked on the premises, plus one space per 400 square feet of office space
	Veterinary services, kennel facilities	One space per 500 sq. ft. of gross floor area
	Produce stand or shelter	Four (4) off-street parking spaces
Commercial use	Personal services	
	• Auto repair shop	Three spaces per service bay, not including the service bay itself, plus one space per 300 sq. ft. of interior sales space
	• Beauty parlor, barber shop	One space per 250 sq. ft. of gross floor area
	• Bed and breakfast	One space per guest room, including management living spaces

	• Car wash, automatic	Five spaces of off-street stacking area per wash bay, plus two spaces per 1,000 sq. ft. of gross floor area
	• Car wash, manual	Three spaces of off-street waiting area per wash bay, plus two spaces per 1,000 sq. ft. of gross floor area
	• Cemetery	Two spaces per acre, distributed evenly throughout the site
	• Coin laundry	One space per 250 sq. ft. of gross floor area
	• Dry cleaner	One space per 250 sq. ft. of gross floor area
	• Hotel, motel ***(Amended Ord 2009-51)***	One and one-half space per guest unit. Plus one space per 400 sq. ft. of office space, plus 50% of the requirement for any associated uses (e.g., restaurants, meeting rooms, banquet)
	• Funeral home	One space per 75 sq. ft. of floor area in public rooms, plus one space per company vehicle normally parked on the premises
	• Repair service, consumer	One space per 500 sq. ft. of gross floor area
	• Travel agency	One space per 250 sq. ft. of gross floor area
	Professional services	
	• General office use	One space per 300 sq. ft. of gross floor area
	• Automated Teller Machine	Two spaces per machine
	• Bank	One space per 250 sq. ft. of gross floor area, plus five spaces of stacking area per drive-in lane
	• Government or public service office	One space per 250 sq. ft. of gross floor area, plus one space per company vehicle normally parked on the premises
	• Clinical or research laboratory	One space per 250 sq. ft. of gross floor area
	• Medical or dental office	One space per 250 sq. ft. of gross floor area
	• Post office	One space per 150 sq. ft. of gross floor area, plus one per post office vehicle
	Recreational use	
	• Arcades and Billiard establishment	One space per 300 sq. ft of gross floor area
	• Boat landing	Nine spaces per boat ramp
	• Bowling alley	Five spaces per lane, plus 50% of the requirement for any associated uses (e.g., bars, restaurant, games rooms)
	• Fishing pier	One space per eight linear feet of the portion used for fishing The number of spaces required may be reduced by not more than 50% if the pier is an accessory use to a marina or similar use
	• Golf course	Five spaces per hole, plus 50% of the requirement for any associated uses (e.g., restaurants, bars, banquet)
	• Golf driving range	One and a half spaces per tee
	• Health club, fitness center, indoor recreation center	One space per 250 sq. ft. of gross floor area
	• Marina	One space per three wet slips, plus one space per five dry slips, plus one space per employee based on the largest shift
	• Miniature golf course	Two space per hole
	• Public park or garden	Two spaces per acre
	• Recreational vehicle park	One space per recreational vehicle site, plus one space per 400 sq. ft. of office area
	• Sexually-oriented business	One space per 350 sq. ft. of gross floor area
	• Skating rink, ice or roller	One space per 100 sq. ft. of gross floor area
	• Swimming pool	Two spaces per 100 sq. ft. of gross water surface area
	• Tennis, racquetball, squash or handball court	Three and one-half spaces per court

Property Use		Minimum Parking Requirements
	• Theater, auditorium, stadium, indoor or outdoor	One space per 50 sq. ft. of gross floor area
	Retail trade	
	• General retail use	Less than 5,000 sq. ft., one space per 200 sq. ft. of gross floor area More than 5,000 sq. ft., one space per 450 sq. ft. of gross floor area
	• Auto supply store	One space per 300 sq. ft. of gross floor area
	• Convenience store	One space per 200 sq. ft. of gross floor area
	• Drug store, pharmacy	One space per 250 sq. ft. of gross floor area
	• Equipment rental store	One space per 500 sq. ft. of gross floor area
	• Furniture, carpet or appliance store	Two spaces per 1,000 sq. ft. of gross floor area
	• Gas station	One space per two pumps
	• Grocery store, supermarket	One space per 200 sq. ft. of gross floor area
	• Hardware, lumber, building supplies store	One space per 1,000 sq. ft. of gross floor area
	• Motor vehicle sales or rental dealer	One space per 2,500 sq. ft. of outside display area, one space per 250 sq. ft. of enclosed indoor sales/rental floor area, plus two spaces per service bay
	• Restaurant, fast food	One space per 75 sq. ft. of gross floor area, five spaces of stacking area per drive-through window, plus one space per 150 sq. ft. of outdoor seating area
	• Restaurant, standard	One space per 100 sq. ft. of gross floor area plus one space per 150 sq. ft. of outdoor seating area
	• Shopping center, mall	Less than 15,000 sq. ft., one space per 200 sq. ft. of net floor area More than 15,000 sq. ft., one space per 250 sq. ft. of net floor area
	• Tavern, dance hall, night club, lounge	One space per 100 sq. ft. of gross floor area
	Wholesale trade	One space per 1,000 sq. ft. of gross floor area
Industrial use	General industrial use	One space per the maximum number of employees on-site including both shifts together if shift work is performed, plus five (5) percent of this number. Additionally, one space per company vehicle parked on-site that is not taken home shall be provided. ***(Amended Ord. 2017-05)***
	Junkyard	Two spaces per 5,000 sq. ft. of area devoted to storage (whether inside or outside)
	Manufacturing	One space per the maximum number of employees on-site including both shifts together if shift work is performed, plus five (5) percent of this number. Additionally, one space per company vehicle parked on-site that is not taken home shall be provided. ***(Amended Ord. 2017-05)***
	Self-service storage facility or mini-warehouse	One space per 4,000 sq. ft. of gross floor area, plus three spaces at the office area***(Amended Ord 2019-05)***
	Truck terminal	Three spaces per 1,000 sq. ft. of gross floor area, plus one space per vehicle normally parked on the premises
	Warehouse	One space per 1,500 sq. ft. of gross floor area
Public and institutional use	Camp, day or youth	One space per camp site, plus one space per camp vehicle normally parked on the premises

	Church	One space per 50 sq. ft. of floor area of the sanctuary The number of spaces required may be reduced by not more than 50% if the place of worship is within 500 ft. of any public or commercial parking lot where sufficient spaces are available by permission of the owners without charge during the time of services to make up the additional spaces required
	Community or recreation center	One space per 250 sq. ft. of gross floor area
	Correctional institution	One space per 25 inmates, plus one space per 400 sq. ft. of office space
	Daycare center, nursery school	One space per six children
	Fire or police station	Four per 1,000 gross feet of floor area
	Hospital	Two and one-half spaces per patient bed
	Library, museum, art gallery	One space per 300 sq. ft. of gross floor area
	Monastery, convent	One space per five residents
Property Use		**Minimum Parking Requirements**
	Nursing home, convalescent home, adult residential care center	One space per three beds plus administrative offices
	Private club (fraternal, religious, etc.)	One space per 150 sq. ft. of gross floor area
	School	
	• Elementary and junior high school	Two spaces per classroom plus administrative offices
	• Senior high school	Two spaces per classroom plus administrative offices, plus one space per five students
	• College, university	One space per 110sq. ft. of classroom, plus one space per 300 sq. ft. of office/administrative space, plus one space per 3 beds in campus housing
	• Vocational, commercial or trade school	One and a half spaces per classroom and administrative offices, plus one space per three students
Residential use	Single-family detached dwelling	Two spaces per dwelling unit
	• In RR zoning district • In GRR zoning district-dwellings with more than four bedrooms	One space per dwelling unit One space per bedroom
	Duplex dwelling	Two spaces per dwelling unit
	Elderly or retirement housing	0.75 spaces per 1 BR unit; 1.0 space per 2 BR unit; and 1.5 spaces per 3 BR and larger units
	Adult/child Group Home Facility	One space per two beds plus administrative offices
	Mobile home, modular home	Two spaces per dwelling unit
	Multi-family dwelling, apartment dwelling	1.25 spaces per studio dwelling unit; 1.5 spaces per 1 BR dwelling unit; 2 spaces per 2 or 3 BR dwelling unit; and 2.5 spaces per 4 BR or larger dwelling units.
	Boarding Home	One space per rental room, plus one for each employee

1102.2 Reduction in Spaces Allowed for Large Uses. ***(Amended Ord. 2008-60)*** The number of off-street parking spaces required for large uses (more than 7,500 square feet in size) may be reduced by not more than twenty (20%) percent on the basis of such data as shared parking, ride sharing programs, provision of public transit, or other acceptable provisions or standards, subject to review by the Planning Commission and approval by County Council, provided the following requirements are met:

1102.201 The applicant shall enter into a written agreement with the County to provide the additional parking spaces in the future should it be determined that the total required parking spaces are necessary to satisfy the needs of the particular use pursuant to the standards imposed by this Ordinance.

1102.202 The applicant shall be required to reserve sufficient area to ensure the provision of the additional parking spaces as may be required in the future. The reserved parking area shall not include areas that would otherwise be unsuitable for parking spaces due to the physical characteristics of the land or other requirements of this Ordinance.

1102.3 Shared and Mixed Uses. ***(Amended Ord. 2008-60)*** If there is more than one principal use in the same building or premises, off-street parking may be provided collectively in the same facility, such that the total number of spaces shall equal the sum of the required spaces for each use calculated separately. The parking spaces provided for one use shall not be used to satisfy the required number of spaces for another.

Cumulative parking requirements for mixed-use occupancies may be reduced where it can be determined by the Zoning Administrator that the peak requirements of the several occupancies occurs at different times (either daily or seasonally), and the parking demand can be provided on the premises. The number of parking spaces required is determined by totaling the resulting numbers in each column; the column total that generates the highest number of parking spaces then becomes the parking requirement.

SHARED PARKING FACTORS:

	Weekday Daytime: 6:00 a.m. to 6:00 p.m. (%)	Weekday Evening: 6:00 p.m. to midnight (%)	Weekend Daytime: 6:00 a.m. to 6:00 p.m. (%)	Weekend Evening: 6:00 p.m. to midnight (%)	Nighttime: Midnight to 6:00 a.m. (%)
Residential	60 %	90 %	80 %	90 %	100 %
Office/industrial	100 %	10 %	10 %	5 %	5 %
Retail	60 %	90 %	100 %	70 %	5 %
Hotel, motel, inn	75 %	100 %	75 %	100 %	75 %
Restaurant	50 %	100 %	100 %	100 %	10 %
Entertainment, theater/commercial recreational	40 %	100 %	80 %	100 %	10 %

establishments					
Church	10 %	30 %	100 %	30 %	5 %
School	100 %	30 %	30 %	10 %	5 %
All other uses	100 %	100 %	100 %	100 %	100 %

The minimum total required number of parking spaces for land or building shall be determined by the following procedure for shared parking:

(1) Multiply the minimum parking requirement for each individual use as set forth in section 1102.1 by the appropriate percentage as set forth in the table above for each of the five designated time periods.
(2) Add the resulting sums for each of the five vertical columns in the table.
(3) The minimum parking requirement is the highest sum among the five columns resulting from the calculation in this section.

1102.4 Change or Expansion of Use. Any change in the use of an existing building or premises shall require compliance with the minimum parking requirements applicable to the new use. Any expansion of an existing use shall be required to provide additional off-street parking related to the expansion area only, and shall not be required to provide additional off-street parking related to the existing use.

1102.5 Uses Not Listed. For specific property uses not listed, the unit of measurement for the use that is deemed to be most similar to the proposed use shall be applied, as determined by the Zoning Administrator. Such determination by the Zoning Administrator shall be in writing and shall be appealable to the Zoning Board of Appeals.

1103. **Design Standards**.

1103.1 Dimensions.

1103.101 Parking Spaces. All required parking spaces shall be not less than nine (9) feet in width and eighteen (18) feet in length, exclusive of any access drives, aisles or columns and shall have a vertical clearance of not less than six (6) feet, six (6) inches, with the exception of the following:

1103.1011 Compact Spaces. Not more than twenty (20%) percent of the total number of required parking spaces may be designated as spaces for compact vehicles. Such spaces shall be not less than eight (8) feet, six (6) inches in width and sixteen (16) feet in length, and must be clearly marked as compact spaces by way of signs and/or surface markings.

1103.1012 Parallel Parking Spaces. Parallel parking spaces shall be not less than nine (9) feet in width and twenty-four (24) feet in length.

1103.102 Aisles. The width of all driving aisles between parking spaces shall be determined as follows. The angle shall be measured between the centerline of the parking space and the centerline of the aisle.

Parking Angle	Minimum Driving Aisle Width
90º	24 feet
60º	18 feet
45º	16 feet
Parallel	12 feet
Aisle without parking	20 feet

Note: Two-way drive aisles shall always require a minimum width of 24 feet
(Amended Ord. 2008-60)

1103.2 Surfacing. All required off-street parking facilities, except for those associated with single family detached dwellings, and all off-street loading areas shall be covered with an all weather surface material, such as concrete, asphalt, gravel, compacted crushed stone, compacted shell, porous paving blocks, or other material approved by the Zoning Administrator. ***(Amended Ord. 2008-60)***

1103.201 Not less than twenty-five (25%) percent of the total parking area shall be covered with a pervious surface material, including, but not limited to, landscaped areas.

1103.202 Loose material surfaces shall be contained with a permanent edging.

1103.203 Parking facilities containing ten (10) or more parking spaces shall have surfaces marked by way of painted lines, curbs or other means to delineate individual parking spaces.

1103.3 Access. Entrances and exits to off-street parking areas shall be designed so as not to obstruct or hinder the free flow of traffic or pedestrians on adjacent streets or walkways. Parking facilities shall be designed such that all movement of vehicles from the parking area onto the street is in a forward motion.

1103.301 Any property with a frontage of not less than fifty (50) feet on an adjoining street or roadway shall have one point of access from the adjoining street.

1103.302 Where a property has frontage on two separate streets, one point of access may be permitted from each of the adjoining streets, provided that safe and adequate vision clearance can be maintained from each access point.

1103.3021 Where a property has frontage on two separate streets and the owner agrees to provide access from the secondary street only, the number of parking spaces required may be reduced by not more than twenty (20%) percent, subject to the provisions specified in Sections 1102.3.1 and 1102.3.2.

1103.303 Where a property has frontage of five hundred (500) feet or more, a second point of access from the adjoining street may be permitted, provided that the distance between the points of access, and between any adjacent points of access, can be established as follows. The distance shall be measured between the centerlines of the driveways.

Operating Speed of Adjoining Street	Minimum Distance Between Points of Access
30 mph or less	100 feet
35 mph	150 feet
40 mph	200 feet
45 mph	250 feet
50 mph	300 feet
55 mph or above	350 feet

1103.3031 Where a property has frontage of five hundred (500) feet or more on an arterial or collector street and also has frontage on a secondary street, the second point of access shall be provided from the secondary street only.

1103.304 Where adjoining property owners agree to provide access to their respective properties through a single mutual point of access, the number of parking spaces required for each property may be reduced by not more than twenty (20%) percent, subject to the provisions specified in Sections 1102.301 and 1102.302.

1103.305 Where undeveloped parcels of land are subdivided into smaller lots having frontage on an arterial or collector street, access shall be determined based on the frontage of the original lot. All lots from the original parcel shall be accessed from the same access point(s), so as to minimize the number of curb cuts required in the adjoining street.

1103.4 Landscaping. To mitigate the impacts of noise, glare, pollution or other nuisances generated, as well as to enhance the appearance and ecology of the site and surrounding area, in any off-street parking facilities containing ten or more parking spaces not less than ten (10%) percent of the total parking area shall be landscaped with living natural material.

1103.401 To screen adjoining land uses or streets from undesirable views, not less than fifty (50%) percent of any required landscaping shall be located around the outside perimeter of the parking facility, between the parking surface and the front and/or side property lines.

1103.402 To soften the visual impact of large paved surfaces and to define internal traffic circulation, not less than fifty (50%) percent of any required landscaping shall be located within the interior of the parking area.

1103.4021 Landscaped spaces within the interior of a parking facility shall be not less than 9 feet in width and 18 feet in length and shall contain not less than one tree from the protected tree list found in Appendix A of this ordinance. Trees shall be a minimum of two (2) inch caliper in size. ***(Amended Ord. 2010-24)***

1103.4022 All landscaped spaces adjacent to parking spaces shall be protected by raised curbs with curb cuts to allow for drainage for stormwater runoff, wheel stops or equivalent barriers not less than six (6) inches in height. No plant material grater than twelve (12) feet in height shall be located within two (2) feet of the curbing or barrier. ***(Amended Ord. 2010-24)***

1103.5 Lighting. All off-street parking facilities shall be adequately lit during any nighttime business hours of the principal use for which the parking facilities are required. All light sources within parking facilities shall be white or off-white in color and shall be concealed or shielded so that no light is directed toward adjacent streets or properties.

1103.6 Drainage. All off-street parking facilities shall be designed so as to ensure the adequate drainage of storm water and to minimize run off from the site. Parking facilities shall not drain into or across public sidewalks, or onto adjacent property except if into an existing natural watercourse or drainage easement.

1104. **Special Provisions**.

1104.1 Parking Spaces for Handicapped Persons. The parking standards of this Section are intended to ensure compliance with the Americans with Disabilities Act. Where off-street parking is required for any use, with the exception of residential dwellings with less than twenty (20) units, parking spaces for handicapped persons shall be included in the overall parking requirements as follows. ***(Amended Ord. 2008-60)***

Total number of off-street parking spaces required	Number of parking spaces required for handicapped persons
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
Over 500	2% of total number required

1104.101 Location. Parking spaces for handicapped persons shall be located as close as possible to ramps, walkways and entrances. The spaces shall be positioned such that a handicapped person need not wheel or walk behind parked vehicles in order to reach the ramp, walkway or entrance.

1104.102 Dimensions. Parking spaces reserved for handicapped persons, shall be a minimum of eight feet wide by 18 feet long with an adjacent parallel access aisle five feet wide. The adjacent parallel access aisle may be shared by two accessible parking spaces. One in every eight accessible spaces, but no less than one, shall have an access aisle of eight feet wide (rather than five feet) and shall be marked with a sign "van accessible". All handicapped parking spaces shall be clearly marked as such reserved spaces by way of signs and/or surface markings. ***(Amended Ord. 2008-60)***

1104.2 Off-Street Loading Areas. In all zoning districts, whenever the normal operation of any building or premises that is to be occupied by any business, industry, trade, hotel, hospital, or multi-family residential use containing ten or more residential units, requiring goods, merchandise or equipment to be delivered, off-street loading areas shall be provided as follows. Off-street loading areas shall not be used to satisfy parking area requirements, nor shall any parking areas be used to satisfy loading area requirements.***(Amended Ord. 2008-60)***

Gross Floor Area of Building	Number of Loading Spaces Required
0 to 25,000 sq. ft.	1
25,001 to 50,000 sq. ft.	2
50,001 to 100,000 sq. ft.	3
100,001 to 150,000 sq. ft.	4
Over 150,000 sq. ft.	4 plus 1 for each additional 75,000 sq. ft. above 150,000 sq. ft.

1104.201 Location. Off-street loading areas shall be located on the same lot or parcel of land as the structure or use they are intended to serve shall be designed such that any vehicles using them can maneuver them safely from the adjoining street and complete all loading and unloading operations without obstructing or hindering any street, parking area or walkway. No loading area shall be located in a required front yard. ***(Amended Ord. 2008-60)***

1104.202 Dimensions. All required loading spaces shall be not less than twelve (12) feet in width and forty (40) feet in length and shall have a vertical clearance of not less than fourteen (14) feet.

1105. **Completion of Parking and Loading Required Prior to Issuance of Occupancy Permit** ***(Amended Ord. 2008-60)***

1105.1 No permit shall be issued for the occupancy of any building hereafter erected, located, reconstructed, enlarged, converted or altered, or of any premises of which is used changed, until the parking spaces and off-street loading spaces required have been properly marked and are ready for use.

1106. **Use of Off-Site Parking** ***(Amended Ord. 2012-07)***

1106.1 It is not the intent of this section to reduce the amount of parking a business needs. It is the intent to recognize that situations exist that present an opportunity for a business to utilize off –site parking in a manner that creates no problems for the surrounding area. In these situations, the parking function works just as well as if it was on-site and environmental enhancements can be achieved by reducing impervious surfaces and sharing any excess capacities a neighbor may have.

1106.2 A business in a commercially zoned district, including planned developments, may utilize off-site parking to meet the minimum required by the Zoning Ordinance with either or both of the following means:

1106.201 Off-site parking that is used by customers or employees, and is to count toward the minimum required by the County, as self-park must be located no further than five hundred (500) feet from the entrance to the commercial building. This measurement is taken by use of a straight line from the building entrance to the edge of the off-site parking.

1106.202 Off-site parking located further than five hundred (500) feet may be utilized if valet service or a shuttle service is provided.

1106.3 For both scenarios above, if the off-site land to be used for parking is not owned by the new business, a binding contract or other legal means obligating the land for parking must be executed and presented to the Planning Department of approval. The County Planning Department along with the County legal staff shall review these contracts every January. In the event the off-site parking is no longer under contract or available to the new business for any reason, the business must agree to reduce its operations to the extent allowed by on-site parking. The business shall notify the County Planning Department within seven (7) days if there is a change in the availability of the off-site parking.

1106.4 If valet parking service is provided by a separate company, insurance must be obtained that protects the customer vehicles while in the control of the company. This includes driving by valet employees and while parked at the off-site facility.

1106.5 Land used for off-site parking shall be located in a commercial zoning district or in a commercial area of a planned development. Commercial off-site parking shall not be located in a residentially zoned area.

1106.6 The use of a parcel of land for off-site parking shall not reduce the minimum parking required for any business located on the same parcel as the off-site parking. An exception to this requirement is if the off-site parking is provided after business hours of the business located on the off-site parcel.

1106.7 Off-site parking spaces on a parcel cannot be provided to more than one business. Spaces cannot be allocated so they are available to more than one entity at any given time.

1106.8 If any portion of a parcel of land used for off-site parking as permitted by this Section is located in the Waccamaw Neck Commercial Corridor Overlay Zone, then the parcel containing the building or buildings utilizing the off-site parking is automatically considered to be within the boundaries of the Waccamaw Neck Commercial Corridor Overlay Zone and shall comply with the requirements of Article XX Requirements By Overlay Zone, Section 2000 and Article XXI Designated Overlay Zones, Section 2100. ***(Amended Ord. 2013-34)***