

Sec. 26-173. Off-street parking standards.

(a) *General requirements.* Permanent off-street parking is required in all districts unless otherwise specified. Such parking shall be provided in the amount required by this section at the time of erection, alteration, enlargement, establishment, or change in any building or land use. Any permit application submitted to the planning department shall include information as to the location and dimensions of off-street parking and the means of ingress and egress to such space.

(b) *Parking requirements for a change in use.* If a change in use causes an increase in the required number of off-street parking, stacking, or loading spaces, such additional spaces shall be provided in accordance with the requirements of this section. However, if a change in use would require an increase of less than five percent (5%) of the required number of parking spaces, or less than five (5) spaces, no additional off-street parking shall be required.

(c) *Number of spaces required.* The requirements for off-street parking are set forth in the table below. The number of spaces required will be rounded to the nearest whole number. For uses not covered in this table, the parking requirements shall be those of the most similar use as determined by the zoning administrator.

**TABLE 26-VII-1
OFF-STREET PARKING STANDARDS**

TYPE OF LAND USE	PARKING SPACES REQUIRED	
	Minimum	Maximum
Agricultural Uses		
Animal and Crop Production	No Requirement	No Requirement
Animal, Crop Production and Forestry Support Services	One (1) Space for Every Two (2) Employees on Shift of Greatest Employment Plus One (1) for Every 300 GFA in the Operation	One (1) Space for Every Employee on Shift of Greatest Employment Plus One (1) for Every 200 GFA in the Operation
Forest Nurseries	One (1) for Every Five (5) Acres	One (1) for Every Two (2) Acres
Veterinary Services (Livestock)	One (1) for Every 250 GFA	One (1) for Every 200 GFA
Residential Uses		
Accessory Dwellings	One (1) Per Dwelling	One (1) Per Dwelling
Boardinghouses	One (1) for Every Two (2) Rooms Plus One (1) for the Resident Manager	One Per Room Plus One (1) for the Resident Manager
Child and Adult Day Care Homes, Family	As for Single-Family Dwellings, Plus One (1) Additional Space	As for Single-Family Dwellings, Plus Two (2) Additional Spaces
Continued Care Retirement	One (1) for Every Dwelling Unit	Two (2) for Every Dwelling

Communities	Plus One (1) for Every Two (2) Employees on Shift of Greatest Employment	Unit Plus One (1) for Every Employee on the Shift of Greatest Employment
Dwellings, Two-Family or Single-Family, or Manufactured Homes on Individual Lots	Two (2) Spaces for Every Dwelling Unit	Three (3) Spaces for Every Dwelling Unit
Dwellings, Multi-Family	One (1) Space for Every Dwelling Unit	Three (3) Spaces for Every Dwelling Unit
Manufactured Home Parks	Two (2) Per Manufactured Home	Three (3) Per Home
	PARKING SPACES REQUIRED	
<i>TYPE OF LAND USE</i>	Minimum	Maximum
Residential Uses (Cont'd)		
Special Congregate Facilities	One (1) Per Resident Staff Plus Two (2) for Every Three (3) Staff/Volunteers on Shift of Greatest Employment Plus One (1) for Each Vehicle Used in the Operation	One (1) Per Resident Staff Plus One (1) for Every Staff/Volunteer on Shift of Greatest Employment Plus One (1) for Each Vehicle Used in Operation
Institutional and Civic Uses		
Auditoriums, Public Assembly	One (1) Per Six (6) Seats or One (1) per Fifty (50) GFA (If No Seats)	One (1) Per Three (3) Seats or One (1) Per Thirty (30) GFA (If No Seats)
Child and Adult Day Care Centers	One (1) Per Every Two (2) Employees on Shift of Greatest Employment Plus One (1) Space for Every Ten (10) Children	One (1) Per Every Employee on Shift of Greatest Employment Plus One (1) Space for Every Ten (10) Children
Civic, Social and Fraternal Organizations	One (1) Per 350 GFA	One (1) Per 250 GFA
Correctional Institutions	Two (2) for Every Three (3) Employees on Shift of Greatest Employment Plus One (1) Per Six (6) Inmates Plus One (1) for Each Vehicle Used in the Operation	One (1) for Every Employee on Shift of Greatest Employment Plus One (1) Per Five (5) Inmates Plus One (1) for Each Vehicle Used in Operation
Country Clubs	One (1) Per 350 GFA Plus Two (2) for Every Three (3)	One (1) Per 250 GFA Plus One (1) for Every Employee on Shift

	Employees on Shift of Greatest Employment Plus Four (4) for Each Golf Course Hole	of Greatest Employment Plus Six (6) for Each Golf Course Hole
Emergency Service Facilities	One (1) Per Employee/Volunteer on Shift of Greatest Employment Plus One (1) Per Vehicle	No Requirement
Government Buildings/Facilities	One (1) Per 300 GFA	One (1) Per 150 GFA
TYPE OF LAND USE	PARKING SPACES REQUIRED	
	Minimum	Maximum
Institutional and Civic Uses (Cont'd)		
Hospitals	One (1) Per Four (4) Beds Plus One (1) Per Employee/Volunteer on Shift of Greatest Employment	One (1) Per Two (2) Beds Plus One (1) Per Employee/Volunteer on Shift of Greatest Employment
Museums, Galleries, Libraries	One (1) Per 500 GFA for Public Use Plus Two (2) Per Three (3) Employees/Volunteers on Shift of Greatest Employment	One (1) Per 300 GFA for Public Use Plus One (1) Per Employee/Volunteer on Shift of Greatest Employment
Religious Institutions	One (1) Per Four (4) Seats in Main Worship Space	One (1) Per Two (2) Seats in Main Worship Space
Residential Care Facilities, Halfway Houses	One (1) Per Three (3) Rooms Plus One (1) Per Employee/Volunteer on Shift of Greatest Employment	One (1) Per Room Plus One (1) Per Employee/Volunteer on Shift of Greatest Employment
Schools - Business, Trade, Etc.	One (1) Per 200 GFA	One (1) Per 150 GFA
Schools - Colleges and Universities	One (1) Per Five (5) Students Plus One (1) Per Employee	One (1) Per Two (2) Students Plus One (1) Per Employee
Schools - Elementary, Middle	Ten (10) Spaces Plus One (1) Per Teacher/Staff	Thirty (30) Spaces Plus One (1) Per Teacher/Staff
Schools - High Schools	One (1) Per Five (5) Students Plus One (1) Per Employee	One (1) Per Two (2) Students Plus One (1) Per Employee
Theaters	One (1) Per Four Seats	One (1) Per Two (2) Seats
Recreational Uses		

Amusement Park	One (1) Per 200 Sq. Ft. of Activity Area	One (1) Per 100 Sq. Ft. of Activity Area
Athletic Fields	Twenty-five (25) Per Field	Forty (40) Per Field
Botanical Gardens/Nature Preserves	No Requirement	One (1) Per 300 Sq. Ft.
Golf Courses	Four (4) Per Hole	Six (6) Per Hole
	PARKING SPACES REQUIRED	
<i>TYPE OF LAND USE</i>	Minimum	Maximum
Recreational Uses (Cont'd)		
Public Parks and Recreation Facilities	By Function or One (1) Per 200 Sq. Ft. of Activity Area	By Function or One (1) Per 100 Sq. Ft. of Activity Area
Recreation Uses, Indoor	One (1) Per 200 GFA	One (1) Per 100 GFA
Riding Stables	One (1) Per Two (2) Stalls	One (1) Per One (1) Stall
Swimming Pools	One (1) Per 100 Sq. Ft. of Water and Deck Space	One (1) Per 50 Sq. Ft. of Water and Deck Space
Business, Professional and Personal Services		
Banks and Financial Institutions	One (1) Per 250 GFA Plus Stacking for Four (4) Vehicles at Each Drive-Thru Bay	One (1) Per 125 GFA Plus Stacking for Four (4) Vehicles at Each Drive-Thru Bay
Bed and Breakfast Homes	One (1) Per Guest Room Plus One (1) for Owner/Manager	One (1) Per Guest Room Plus Two (2) for Owner/Manager
Car Washes	One (1) Vehicle Space Per 500 GFA Including all Service Areas, Plus One (1) Per Employee	One (1) Vehicle Space Per 400 GFA Including all Service Areas, Plus One (1) Per Employee
Construction Services	One (1) Per 600 GFA	One (1) Per 200 GFA
Delivery Services	One (1) for Every Two Employees on Shift of Greatest Employment Plus One (1) Per Vehicle Used in Operation	One (1) Per Employee on Shift of Greatest Employment Plus One (1) Per Vehicle Used in Operation
Dry Cleaning and Laundry Services	Three (3) Spaces Plus Two (2) for Every Three (3) Employees on Shift of Greatest Employment Plus One (1) Per	Five (5) Spaces Plus One (1) Per Employee on Shift of Greatest Employment Plus One (1) Per Vehicle Used in Operation

	Vehicle Used in Operation	
Funeral Homes	One (1) Per Four (4) Seats	One (1) Per Two (2) Seats
Hair, Skin and Nail Services	Two (2) Spaces Per Operator Station Plus One (1) Per Two Employees on Shift of Greatest Employment	Three (3) Spaces Per Operator Station Plus One (1) Per Employee on Shift of Greatest Employment
<i>TYPE OF LAND USE</i>	PARKING SPACES REQUIRED	
	Minimum	Maximum
Business, Professional and Personal Services (Cont'd)		
Hotels and Motels, Inns	One (1) Per Room Plus One (1) Per 800 Sq. Ft. of Public Meeting and Restaurant Space	One (1) Per Room Plus One (1) Per 400 Sq. Ft. of Public Meeting and Restaurant Space
Kennels or Pet Grooming	One (1) Per 300 GFA Plus Two (2) for Every Three (3) Employees on Shift of Greatest Employment	One (1) Per 200 GFA Plus One (1) Per Employee on Shift of Greatest Employment
Medical and Dental Offices	One (1) Per 250 GFA	One (1) Per 200 GFA
Medical Laboratories	Two (2) for Every Three (3) Employees on Shift of Greatest Employment	One (1) for Every Employee on Shift of Greatest Employment
Motion Picture Production	Three (3) Per 1000 GFA	One (1) Per 1000 GFA
Offices, Not Listed Elsewhere	One (1) Per 300 GFA	One (1) Per 125 GFA
Automobile Repair	Three (3) Per Service Bay Plus One (1) Per Service Vehicle Plus Two (2) for Every Three (3) Employees on Shift of Greatest Employment	Four (4) Per Service Bay Plus One (1) Per Service Vehicle Plus One (1) Per Employee on Shift of Greatest Employment
Services and Repairs, Not Listed Elsewhere	One (1) Per 300 GFA	One (1) Per 200 GFA
Theaters, Drive-In	No Requirement	No Requirement
Theaters, Indoor	One (1) Per Four (4) Seats	One (1) Per Two (2) Seats
Truck Washes	Three (3) Stacking Spaces Per Stall	Two (2) Stacking Spaces Per Stall
Veterinary Services	Four (4) Spaces Per Doctor Plus One (1) Per Employee Including	Six (6) Spaces Per Doctor Plus One (1) Per Employee Including

	Doctors	Doctors
TYPE OF LAND USE	PARKING SPACES REQUIRED	
	Minimum	Maximum
Retail Trade and Food Services		
Drive Thru Services Associated with Food Service Operations	Stacking for Four (4) Vehicles at Each Bay, Window or Lane	Stacking for Eight (8) Vehicles at Each Bay, Window or Lane
Fuel Oil Sales	Two (2) Per Three (3) Employees on Shift of Greatest Employment Plus One (1) Per Vehicle Used in Operation	One (1) Per Employee on Shift of Greatest Employment Plus One (1) Per Vehicle Used in Operation
Motor Vehicle, Motorcycle, Recreational Vehicle and Similar Sales and Rentals	Five (5) Plus One (1) Per 10,000 GFA of Display Area Plus Two (2) Per Three (3) Employees on Shift of Greatest Employment	Ten (10) Plus One (1) Per 10,000 GFA of Display Area Plus One (1) Per Employee on Shift of Greatest Employment
Restaurants	One (1) Per Four (4) Seats Plus Two (2) Per Three (3) Employees on Shift of Greatest Employment	One (1) Per Two (2) Seats Plus One (1) Per Employee on Shift of Greatest Employment
Retail Sales, Except Those Listed Below	One (1) Per 250 GFA	One (1) Per 150 GFA
Retail Sales of Bulk Items Which Require Large Amounts of Floor Space for the Number of Items Offered for Sale (i.e., Appliances, Furniture, etc.)	One (1) Per 400 GFA	One (1) Per 300 GFA
Service Stations, Gasoline	Three (3) Per Service Bay Plus One (1) Per Service Vehicle Plus Two (2) Per Three (3) Employees on Shift of Greatest Employment	Four (4) Per Service Bay Plus One (1) Per Service Vehicle Plus One (1) Per Employee on Shift of Greatest Employment
Shopping Centers - Mixed Use	One (1) Per 250 GFA	One (1) Per 150 GFA
Wholesale Trade		
Market Showrooms	One (1) Per 2000 GFA	One (1) Per 1000 GFA
TYPE OF LAND USE	PARKING SPACES REQUIRED	
	Minimum	Maximum

Wholesale Trade (Cont'd)		
Wholesale Uses	Two (2) Per Three (3) Employees on Shift of Greatest Employment Plus Additional Spaces Per GFA for Area Devoted to Retail Space According to Retail Trade Schedule Above	One (1) Per Employee on Shift of Greatest Employment Plus Additional Spaces Per GFA for Area Devoted to Retail Space According to Retail Trade Schedule Above
Transportation, Information, Warehousing, Waste Management and Utilities		
Broadcasting Facilities	Two (2) Per Three (3) Employees on Shift of Greatest Employment	One (1) Per Employee on Shift of Greatest Employment
Transmitting Towers, Utility Lines, Etc.	No Requirement	No Requirement
Transportation Terminals	One (1) Per Employee Plus Spaces Required to Satisfy Projected Peak Parking Demand	No Requirement
Utility Offices	Two (2) Per Three (3) Employees on Shift of Greatest Employment Plus One (1) Per Company Vehicle	One (1) Per Employee on Shift of Greatest Employment Plus One (1) Per Company Vehicle
Warehouses	Two (2) Per Three (3) Employees on Shift of Greatest Employment Plus One (1) Per 350 GFA Open to the Public	One (1) Per Employee on Shift of Greatest Employment Plus One (1) Per 300 GFA Open to the Public
Warehouses, Self-Storage	Five (5) Spaces	Ten (10) Spaces
Manufacturing and Industrial Uses		
Manufacturing/Industrial Uses	Two (2) Per Three (3) Employees on Shift of Greatest Employment Plus One (1) Per Company Vehicle	One (1) Per Employee on Shift of Greatest Employment Plus One (1) Per Company Vehicle

(d) *Design of parking areas.* See also Section 26-176(g) of this chapter concerning vehicular surface area landscaping.

(1) *Paving and general design.*

a. *General.* Off-street parking areas developed to meet the minimum requirements of this chapter shall be properly graded, marked, and improved lots or within parking structures.

b. *Paving material.* Parking areas for all projects, except single-family detached and two-family dwellings, shall be improved and maintained with such material of sufficient thickness and consistency to support anticipated volume and weights. Porous paving blocks and pervious paving materials are permitted and encouraged as material for parking lots. The use of grass as a parking lot surface is permitted for overflow parking.

c. *Border barricades.* Except in a single-family detached dwelling, a rail, fence, curb, or other continuous barricade sufficient to retain the parked vehicles completely within the property shall be provided, except at the entrance and exit drives.

d. *Entrances and exits.* The location and design of all entrances and exits shall be designed in accordance with the county regulations on traffic engineering. No entrance or exit point for a nonresidential use that is not permitted in an adjacent residential district shall be located within fifteen (15) feet of a lot within the adjacent residential zoning district.

(2) *Maneuvering space.*

a. *General.* All off-street parking areas, with the exception of parking areas for single-family detached and two-family dwellings, shall be so designed that vehicles will not be required to back onto a public road when leaving the premises. All parking areas shall be designed so that there is sufficient area for access to all parking spaces and safe maneuvering within the parking area.

b. *Aisle widths.* The minimum aisle widths between parking areas are:

1. Ninety (90)-degree parking - Twenty-five (25) feet
2. Sixty (60)-degree parking - Twenty (20) feet
3. Forty-five (45)-degree parking - Fifteen (15) feet

(3) *Size of spaces.* The minimum size of one parking space shall be nine (9) feet in width and eighteen (18) feet in depth. All parallel parking spaces shall be nine (9) feet in width by twenty-six (26) feet in depth. See subsection (4) below for standards for accessible parking spaces.

(4) *Accessible spaces.* Where parking is provided, accessible parking spaces shall be provided in accordance with the requirements set forth in this subsection.

a. *Number of spaces.* The required number of accessible parking spaces shall be provided in accordance with the following table:

TABLE 26-VII-2

Total Parking Spaces Provided	Required Number of Accessible Spaces
1 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
501 to 1,000	10
More than 1,000	10, plus one for each 100 over 1,000

b. *Location.* Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances.

c. *Size of accessible spaces.* Accessible parking spaces shall be ninety-six (96) inches wide minimum and shall have an adjacent access aisle complying with subsection d. below.

d. *Access aisle.* Parking access aisles shall be part of the accessible route to the building and shall be provided for all accessible spaces provided in a parking area. Two (2) parking spaces shall be permitted to share a common access aisle. Access aisles shall be marked so as to discourage parking in them.

1. *Width.* Access aisles serving accessible parking spaces shall be a minimum of ninety-six (96) inches wide.

2. *Length.* Access aisles shall extend the full length of the parking spaces they serve.

e. *Floor or ground surfaces and clearance.* Parking spaces and access aisles shall have surface slopes not steeper than 1:48. Access aisles shall be at the same level of the parking spaces they serve.

f. *Signage.* Accessible parking spaces shall be identified by signs including the International Symbol of Accessibility.

(e) *Location of off-street parking.* Required off- street parking shall be provided on the same parcel as the principal structure or use, unless otherwise set forth in this chapter or unless shared or remote parking is provided as set forth below:

(1) *Remote parking.* If the off-street parking spaces required by this section cannot be reasonably provided on the same lot on which the principal use is located, such space may be provided on any land within four hundred (400) feet of the principal use. Where such remote parking is utilized to fulfill parking requirements, the owner or authorized agent for the land upon which such remote parking is located shall restrict the use of such parking area for parking only in connection with the use or structure for which such remote parking is provided. Such restriction shall be recorded by a declaration of restrictions properly filed with the Register of Deeds for Richland County, which may be released only with written consent of the county. Remote parking for a use shall not be established in any district that does not allow that use.

(2) *Shared parking.* Shared parking is encouraged for mixed use developments where there are at least two (2) uses that customarily have different peak parking demand characteristics. The planning department may approve the joint use of the required

parking spaces for two (2) or more uses located on the same parcel or adjacent parcels, provided that the developer can demonstrate that the uses will not overlap hours of operations or demand for the same shared spaces. Any sharing of required spaces by uses located on different parcels shall be guaranteed by written agreement between the owner of the parking area and the owner of any use located on a different parcel and served by the parking area. Should the uses change such that the new uses overlap in hours of operation or demand for the shared spaces, the shared parking approval shall become void. Parking spaces meeting the requirements of this section shall then be required. Shared parking for a use shall not be established in any district that does not allow that use.

(f) *Parking of recreational vehicles, boats, and travel trailers.*

(1) *Travel or camping vehicles:* Not more than one (1) travel or camping vehicle, per family living on the premises, shall be permitted to be parked on a lot in any residential zone. The vehicle shall not be parked in the required front or side yard nor shall any such vehicle be parked or stored in front of the principal structure on a residentially zoned lot. The vehicle shall not be occupied temporarily or permanently while it is parked or stored, except in an authorized recreational vehicle park.

(2) *Boats or travel trailers:* No boat or travel trailer shall be stored in any required front or side yard of any residentially zoned property nor shall any boat or travel trailer be stored or parked in front of a principal structure on a residentially zoned lot.

(Ord. No. 074-04HR, § V, 11-9-04)