

## ARTICLE 7. PARKING

### 7.1 GENERAL REQUIREMENTS

- (A) Wherever a building or use, constructed or established after the effective date of these regulations is changed or enlarged in floor area, number of dwelling units, seating capacity or otherwise to create a need for an increase of ten percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change.
- (B) Off-street parking areas provided to comply with the provisions of this Ordinance shall not be reduced below the requirements of this Ordinance, except as provided in Section 7.5 Adjustments to Minimum Parking.
- (C) Off-street parking areas shall have direct access to a street or alley, and shall be designed, developed and maintained in accordance with the requirements of this Article.

### 7.2 LAND TO PROVIDE PARKING

Required off-street parking must be provided on the same lot or parcel as the principal use for which it is required, with the following exceptions:

- (A) if the required off-street parking cannot reasonably be provided on the same lot as the principal use, such space may be provided on any land within four hundred feet of the principal use; provided the land upon which such parking will be located is restricted for such assigned parking and

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such restriction is recorded with the County register of deeds, which may only be released by the City of Cayce, and

- (B) if public on-street parking within the right-of-way is located within four hundred feet, it can be counted towards the minimum parking space requirements

### 7.3 PARKING REQUIREMENTS BY USE

#### 7.3.2. PURPOSE

The purpose of this subsection is to provide minimum ratios for on-site parking to accommodate the traffic generated by the site’s use(s).

#### 7.3.3. FRACTIONAL REQUIREMENTS

**Table 7.4** Where application of the requirements in Table 7.1 result in a fractional space requirement, the fraction of one-half or less may be disregarded while a fraction in excess of one-half shall be counted as one parking space.

*Table 7.1 Schedule of Uses and Off-Street Parking Requirements*

	<b>MINIMUM OFF -STREET PARKING REQUIREMENTS</b>
<b>RESIDENTIAL</b>	
Dwelling, Single or Two-family	2 spaces per unit
Dwelling, Apartment and multiple-family dwellings, including patio homes and townhouses	1.5 space per dwelling unit with 1-2 bedrooms 2.0 spaces per dwelling unit with 3+ bedrooms 1 visitor space per 4 units
Accessory Dwelling Units, Bed and Breakfast Inns, Group Home, Rooming & Boarding houses	1.0 space per bedroom
Manufactured Home Park	2.0 spaces per unit
Golf courses, public & private	4.0 spaces for each hole
Swimming & tennis clubs	1.0 space for each 200 s.f. GFA
<b>SOCIAL</b>	
Nursing & residential care facilities	1 space per 1,000 s.f. GFA plus a drop off/pick up area

	<b>MINIMUM OFF -STREET PARKING REQUIREMENTS</b>
Day care services	1.0 space per 200 s.f. GFA
Religious organizations	0.3 spaces per seat, main seating
<b>PUBLIC ORDER &amp; SAFETY</b>	1.0 space per 350 s.f. GFA
<b>FIRE PROTECTION</b>	4.0 spaces per bay
<b>SECTOR 23:CONSTRUCTION</b>	<b>1.0 per 1,000 s.f. GFA</b>
<b>SECTOR 31-33: MANUFACTURING</b>	1.0 per 5,000 s.f. GFA
<b>SECTOR 42: WHOLESALE TRADE</b>	1.0 per 5,000 s.f. GFA
<b>SECTOR 44-45: RETAIL TRADE</b>	1.0 per 500 s.f. GFA
<b>SECTOR 48-49: TRANSPORTATION AND WAREHOUSING</b>	1.0 per 500 s.f. GFA
Warehousing & Storage	1.0 per 1,000 s.f. GFA
<b>SECTOR 51: INFORMATION</b>	1.0 per 500 s.f. GFA
Motion picture theaters	1.0 per 5 seats
Libraries	1.0 per 350 s.f. GFA
<b>SECTOR 52: FINANCE &amp; INSURANCE</b>	1.0 per 500 s.f. GFA
<b>SECTOR 53: REAL ESTATE &amp; RENTAL &amp; LEASING</b>	1.0 per 500 s.f. GFA
Mini-warehouses	1.0 per 500 s.f. GFA of office area plus adequate space for loading/unloading near units
Heavy machinery rental & leasing	1.0 per 1000 s.f.
<b>SECTOR 54: PROFESSIONAL, SCIENTIFIC, &amp; TECHNICAL SERVICES</b>	1.0 per 500 s.f. GFA
Photographic studios, portraits	1.0 per 300 s.f. GFA
Veterinary Services	1.0 per 2,000 s.f. GFA

<b>SECTOR 55: MANAGEMENT OF COMPANIES AND ENTERPRISES</b>	1.0 per 350 s.f. GFA
<b>SECTOR 56: ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT AND REMEDIATION SERVICES</b>	1.0 per 1,000 s.f. GFA
Educational Support Services	1.0 per 500 s.f. GFA
<b>SECTOR 62: HEALTH CARE AND SOCIAL ASSISTANCE</b>	1.0 per 500 s.f. GFA
Hospitals	0.7 per bed
Nursing & residential care facilities	0.4 per bed
Individual & family soc. services	1.0 per 350 s.f. GFA
Rehabilitation services	1.0 per 350 s.f. GFA
Day care services	1.0 per 200 s.f. GFA
<b>SECTOR 71: ARTS, ENTERTAINMENT, AND RECREATION</b>	1.0 per 200 s.f. GFA
Performing Art Companies	1.0 per 200 s.f. GFA
Museums, Historical sites, & similar institutions	1.2 per 1,000 s.f. GFA
Golf courses & Country Clubs	5.0 per hole
Bowling centers	5.0 per lane
Coin operated amusement, non-cash payouts	1.0 per 200 s.f. GFA
All other Amusement & Recreational Industries	1.0 per 200 s.f. GFA
<b>Sector 72: Accommodation and Food Services</b>	
Accommodations	1.0 per bedroom
Eating Places	1.0 per 200 s.f. dining area

<b>SECTOR 81: OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)</b>	1.0 per 500 s.f. GFA
Car Washes, Single Bay, Fully Automated	1.0 per 1,000 s.f. of office space
Personal Care Services	2.5 per chair or basin
Funeral Homes & services	5.0, plus 1.0 per 2 seats main assembly
<b>SECTOR 92: PUBLIC ADMINISTRATION</b>	1.0 per 350 s.f. GFA
Legal counsel & prosecution	1.0 per jail cell, plus 1.0 per 250 s.f. GFA
Correctional institution	1.0 per jail cell, plus 1.0 per 250 s.f. GFA
Fire protection	4.0 per bay
<b>TEMPORARY USES</b>	By individual review

*Table 7.2 Uses with unspecified parking ratios*

<b>LAND USES</b>
Agricultural/Horticultural Production
Agricultural Processing, Storage, and Support Services
Agritourism
Animal Production Facilities
Cemeteries
Equestrian Centers
Equine Stables
Farm Animals, Livestock, Barns, and Stables
Fishing Lakes and Ponds
Forestry and Logging Activities
Industrial Manufacturing, and Wholesale Uses
Landscape Businesses
Nursing Care in Home
Outdoor Storage

Parking Facilities
Quarries
Runways
Schools, Colleges and Universities
Truck Terminals
Utilities, including Communication Towers; Public Utility Stations, Buildings, and Uses; Sewage Pump Stations; Sewage Treatment Facilities; and Small Wireless Facilities
Vehicle Storage Facilities, including Automobile, Boat, Motorcycle, and RV Storage
Waste Management Facilities, including Commercial Incinerators, Composting Facilities, Landfills, Recycling Collection and Processing Centers

#### 7.4 VEHICLE QUEUING AND STACKING FOR DRIVE THROUGH FACILITIES

In addition to off-street parking requirements, drive-through facilities shall comply with the following minimum stacking requirements:

- (A) The design and layout of required queuing lanes and stacking spaces must not interfere with circulation and traffic flow on the site and may not interfere with access to parking spaces.
- (B) The minimum number of stacking spaces shall be provided in accordance with the table below:

*Table 7.3 Stacking Ratios*

TYPE OF USE	MINIMUM STACKING SPACES*	MEASURED FROM
Bank (Teller or Drive-through ATM)	4	Teller Window or ATM)
Restaurant with Drive-through	5 plus 4 to pick-up window	Order Box
Car Wash, Automatic	5	Bay Entrance
Car Wash, Self-service or Full Service	3	Bay Entrance
Auto repair	1 per bay	Bay Entrance
Child Day Care	2	Building Entrance adjacent to stacking spaces

Hotel/Motel	2	Building entrance adjacent to stacking spaces
Schools	See SCDOT ARMS Standards	Building entrance adjacent to stacking spaces
Unlisted	Determined by the Planning Director	

\*Planning Director may require study or additional stacking spaces based on anticipated usage.

## 7.5 ADJUSTMENTS TO MINIMUM PARKING

### 7.5.2. PURPOSE

The minimum off-street parking ratios are intended to encourage development that is economically viable, but are not intended to be so rigid as to require significantly more parking spaces than a particular use demands. Project conditions associated with individual sites may justify the use of alternative parking plans as provided in this section.

### 7.5.3. ADMINISTRATIVE ADJUSTMENTS

#### (A) 25% Reduction

In the event that the minimum parking requirements cannot be placed on the site in accordance with these regulations without the demolition of an existing structure or damage of significant trees on the site or in the public right-of-way to accommodate a parking area; or if written documentation that demonstrates fewer spaces than required are needed because of the nature of the business, hours of operation, or availability of adjacent parking, the Planning Director may authorize up to a 25% reduction in the total number of parking spaces required on the site.

The 25% reduction may be combined with any one or more of the incentives allowed by 7.5.2(B): Incentives for Parking Reductions, which has the potential to provide up to a 50% total reduction in the minimum number of required parking spaces.

#### (B) Incentives for Parking Reductions

##### (1) Alternative Transportation Options

- a. *On Street Parking.* Up to five (5) clearly marked, on-street parking spaces within 400 feet of the use, measured from the property line, may be counted toward parking requirements.
- b. *Carpool Spaces.* An applicant may reduce the minimum number of required parking spaces by up to 10% if the following criteria are met:
  - i. The use is an office or campus use with more than 20 parking spaces onsite;

- ii. Carpool spaces are located closest to the building entrance, but not closer than spaces reserved for ADA-accessible spaces; and
  - iii. Signs are posted indicating spaces are reserved for carpool use during regular working hours.
- c. *Bicycle Parking.* An applicant may reduce the minimum number of required parking spaces by up to 10% if the following criteria are met:
- i. New or existing automobile required parking may be replaced by bicycle parking at a ratio of one automobile parking space for every four bicycle parking spaces provided. One inverted-U rack shall count as two parking spaces.
- d. *Expanded Bicycle Facilities.* An applicant may reduce the minimum number of required parking spaces by up to 15% if the following criteria are met:
- i. Showers, lockers, and changing facilities are provided in a convenient location and are easily accessible to employees; and
  - ii. Bicycle racks are provided within a secure area such as a bicycle rack room or locker.
- e. *Golf Cart Parking.* An applicant may reduce the minimum number of required parking spaces at a rate of 1 vehicle space for every 2 golf cart parking spaces provided if the location is accessible by golf cart under the City code.
- f. *Proximity to High-Frequency Transit.* An applicant may reduce the minimum number of required spaces
- i. By up to 10% if the property is located within a 1,320-foot walking distance of operating transit stop or station providing both shade and seating and a direct pedestrian pathway is provided from the public sidewalk to the building's main entrance; or
  - ii. By up to 15% if the development provides a new transit stop.
- g. *Proximity to Trails and Greenways.* An applicant may reduce the minimum number of required parking spaces by up to 10% if the following criteria are met:
- i. The property has frontage along an existing or planned trail or greenway; and
  - ii. A direct pedestrian pathway or entrance is provided from the trail or greenway to the building's main entrance.
- h. *Tree Preservation.* An applicant may reduce its minimum parking requirement by one parking space for each tree 12 inches or greater in diameter that is preserved, up to 5 parking spaces or 10% of the total required, whichever is greater. The tree must be preserved in accordance with tree protection requirements in Article 8.

- i. *Pervious Pavement.* An applicant may reduce its minimum required parking spaces by 10% if at least 25% of the parking area is constructed using a pervious surface approved by Lexington County stormwater regulations to help reduce the amount of impervious surface on the site. A legal instrument like a deed restriction specifying perpetual maintenance of the parking area shall be provided.

(C) **Pervious Pavement Bonus.** If the parking spaces are constructed of a pervious material the Planning Director may authorize an increase up to 125% above the allowable parking space maximum.

**(D) Shared Parking.**

- (1) Shared use of required non-residential parking spaces may occur where two or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times.
- (2) Shared use of required non-residential parking spaces is allowed if the following documentation is submitted in writing with the building and zoning permit applications and anytime an owner or tenant sharing the parking changes:
  - a. the names and addresses of the uses and of the owners or tenants that are sharing the parking;
  - b. the location and number of parking spaces that are being shared; and
  - c. a legal instrument such as an easement or deed restriction that guarantees access to the parking for all applicable uses.

**7.6 DESIGN STANDARDS**

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**(A) Parking Dimensions.**

Parking spaces shall be not less than nine (9) feet by nineteen (19) feet, except that a maximum of ten percent (10%) of the total number of spaces may be 8.5 feet by eighteen (18) feet. However, the dimensions of all parallel parking spaces shall be not less than nine (9) feet by twenty-four (24) feet. Minimum aisle width shall be as follows:

90 degree parking	22 feet
60 degree parking	18 feet
45 degree parking	13 feet
30 degree parking	11 feet

**(B) Construction, Paving.**

Expansive impervious surface parking lots shall be avoided. Instead parking lots shall be broken down into sections as appropriate for the type and size of

development, and shall be separated by landscaped divider strips, berms, and similar devices. Paving may consist of asphalt, crushed stones, gravel, or other material approved by the Planning Director. Parking lot construction shall be designed to minimize off-site storm water run off.

**(C) Drainage.**

Parking lots shall be designed to meet all stormwater requirements.

**(D) Entrances and Exits.**

Landscaping, curbing, or other approved barriers shall be provided along boundaries to control entrance and exit of vehicles or pedestrians. All off-street parking areas, except for single-family and duplex dwellings, shall be designed so that all movement on to a public street is in a forward motion.

**(E) Marking.**

When a new use is established on a commercial property, parking spaces shall be marked by painted lines, curbs, wheel stops, or other means to indicate individual spaces. Signs or markers, approved by the Planning Director, shall be used as necessary to ensure efficient traffic operation of the lot.

**(F) Lighting.**

Lighting shall be provided in accordance with Article 5 General Standards.

**(G) Landscaping.**

Vehicular surface area landscaping shall be provided in accordance with Article 8.

## 7.7 MAINTENANCE

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All off-street parking areas shall be maintained in a clean, orderly, dust-free, and weed-free condition at the expense of the owner or lessee and not used for the sale, repair, or dismantling or servicing of any vehicles or equipment, except for service and auto repair stations / garages.

## 7.8 PARKING SPACES FOR PERSONS WITH DISABILITIES

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When off-street parking is required for any building or use, except for residential dwellings with fewer than 5 units, parking for persons with disabilities shall be included when calculating the overall parking requirements for such building or use, based on the following formula:

Number of Required Spaces	Number of Spaces Reserved 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
501 to 1,000	2% of total required
1,001 and over	20, plus 1 for each 100, or fraction thereof, over 1,000
At least one of every six spaces must be van accessible	

(A) Parking spaces for persons with disabilities.

- (1) Be at least 96 inches wide
- (2) Have an access aisle at least 60 inches wide
- (3) Have no more than a 2.08% slope in all directions.
- (4) Have a surface that is firm, stable, and slip-resistant.
- (5) Have a sign with the international symbol of accessibility on it, mounted at least 60 inches above the ground (measured to the bottom of the sign)
- (6) Located as close as possible to ramps, walkways, and entrances. Parking spaces should be located so that persons with disabilities are not compelled to wheel or walk behind parked cars to reach entrances, ramps, and walkways.

(B) Van accessible spaces

- (1) At least one of every six spaces must be van accessible.
- (2) Option #1
  - a. Be at least 132 inches wide
  - b. Have an access aisle at least 60 inches wide
  - c. Have no more than a 2.08% slope in all directions
  - d. Provide at least 98 inches of vertical clearance (van height) for the parking space, access aisle, and vehicular route
  - e. Have a surface that is firm, stable, and slip-resistant
  - f. Have two signs, mounted at 60 inches above the ground (measured to the bottom of the sign)
    - i. First sign: international symbol of accessibility
    - ii. Second sign: stating that the space is van accessible
- (3) Option #2
  - a. Be at least 96 inches wide
  - b. Have an access aisle at least 96 inches wide
  - c. Have no more than a 2.08% slope in all directions
  - d. Provide at least 98 inches of vertical clearance (van height) for the parking space, access aisle, and vehicular route
  - e. Have a surface that is firm, stable, and slip-resistant
  - f. Have two signs, mounted at 60 inches above the ground (measured to the bottom of the sign)
    - i. First sign: international symbol of accessibility
    - ii. Second sign: stating that the space is van accessible

## 7.9 MIXED USES

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Where more than one principal use, whether with the same or different parking requirements occupy the same building or premises or in the case of joint use of a building or premises by more than one use having the same parking requirements, the parking spaces required shall equal the sum of the requirements of the various uses computed separately. Churches, auditoriums, other places of worship where main assembly areas (maximum allowable is two) are not utilized at the same time. 0.3 parking spaces per seat of maximum capacity of the larger assembly area.

## 7.10 OFF-STREET LOADING

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All uses shall provide off-street loading space sufficient for their requirements. Such space shall be arranged so that no vehicle being loaded or unloaded in connection

with normal operations shall stand in or project into a public street, walk, alley, or private street.

Off-street loading and unloading space shall in all cases be located on the same lot or parcel of land as the structures they are intended to serve.

#### 7.11 STORAGE AND USE OF TRAILERS, CAMPERS OR RECREATIONAL VEHICLES, AND BOATS IN RESIDENTIAL ZONES

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- (A) All permissible trailers, campers, recreational vehicles and boats must be parked or stored in the rear or side yard and shall not be within three (3) feet of any property line in a residential district; however, such use may be parked anywhere on the residential lot for a period not to exceed twenty-four (24) hours during loading and unloading if it complies with the visibility and distance provisions.
- (B) No more than one (1) camper or recreational vehicle and one (1) boat may be parked or stored on a residentially zoned lot or parcel. For the purpose of this section, multiple lots or parcels that function as one shall be considered as one lot or parcel. The overall height of campers or recreational vehicles shall not exceed twelve (12) feet or boats, which shall not exceed ten (10) feet. Measurement shall be taken from ground level immediately adjacent to either the camper, recreational vehicle or in the case of boats measured from the ground level of the trailer/support blocks.
- (C) No more than one (1) towable trailer (not carrying a boat or recreational vehicle) may be parked or stored in a residential district with a maximum length of eighteen (18) feet. Trailers containing mounted equipment such as portable generators, welding equipment, mortar or cement mixers or any other equipment that would be considered commercial in nature shall be prohibited in a residential district unless in conjunction with a valid building and or construction permit.
- (D) A camper, recreational vehicle, boat or trailer shall not be considered as “parked or stored” in violation of this section if it is located completely within a garage or accessory building that is legally permitted and totally enclosed.
- (E) All campers, recreational vehicles and boats, when required shall have either a valid license or tag for operation either on the roadways or waters of the State when parked in a residential district.

#### 7.12 PARKING OF HEAVY VEHICLES AND TRACTOR-TRAILERS IN RESIDENTIAL DISTRICTS

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Notwithstanding any other provision of the Zoning Ordinance, it shall be unlawful to park or leave unattended, or to allow any tractor-trailer unit (regardless of weight) or any truck or other such vehicle (except for a vehicle commonly designated as a pick-up truck) with over a two-ton load capacity or which weighs more than 10,000 pounds (tare or empty weight), to be parked or left unattended, on or within any portion of a residential zoning district, including any lot, yard, driveway, street or public right-of-way. "Tractor-trailer unit" means the entire unit or the tractor alone or the trailer alone. This section shall not apply to (1) service vehicles while actively engaged in temporary loading or unloading or service or (2) campers or recreational vehicles in compliance with the provisions of Section 7.10.

(A)