

Kershaw County Planning and Zoning Department

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OFF-STREET PARKING REGULATIONS

Section 3:6, Unified Code of Zoning and Land Development Regulations

The provisions of this section shall supplement the off-street parking requirements contained in Table 3-3 of this Ordinance. Table 3-3 lists minimum parking requirements per single-occupancy use.

3:6.1 Off-Street Parking

3:6.1-1 General Requirements

- A. Where application of the requirements of Table 3-3 results in a fractional space requirement, the next larger requirement shall apply.
- B. 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 (10) percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change.
- C. In determining the parking requirements for multiple occupancy sites such as shopping centers, strips, or malls, the intent shall be to provide enough on-site parking to accommodate the majority of traffic generated by the range of uses which might locate at the site over time. Therefore, the required parking numbers shall correspond to broad use categories as allowed in the respective zoning district, not specific uses. The total minimum number of required parking spaces as determined by the Planning Official shall be documented on the approved zoning and land development site plan for the facility. A change of tenants and/or use of a unit within an existing multiple occupancy site shall not require an alteration in parking requirements. A change in floor area of a unit or units within a multiple occupancy site may require additional parking per item B above.
- D. In the case of mixed uses occupying the same building or structure, the total requirement for off-street parking areas shall be the sum of the requirements of the various uses computed separately except as allowed in a shared parking plan.
- E. Shared Parking Plan - The applicant shall submit sufficient data to indicate the principal operating hours of the uses. If the data supports that the peak parking demands of the various uses will not overlap such that sufficient parking can be available during all hours of operation, the Planning Official shall determine the shared parking requirement, if any. The total minimum number of required parking spaces as determined by the Planning Official shall be documented on the approved zoning and land development site plan for the facility.
- F. Maximum Parking Standards
 1. Parking lots of twenty-one (21) to fifty (50) spaces may not have more than 150% of the number of spaces required in Table 3-3.
 2. Parking lots of fifty-one (51) spaces or more may not have more than 125% of the number of parking spaces required in Table 3-3.
- G. Off-street parking shall not be permitted in any required buffer area.

3:6.1-2 Land To Provide Parking

Required off-street parking must be provided on the same lot or parcel or within 200 feet of the principal use for which it is required, or on a parking facility the title to which and/or easement for the use of which runs with and/or is appurtenant to the title to such principal use, or where such parking is to be provided by a public garage or facility, approved by the Planning Official.

3:6.2 Design Standards

Where off-street parking for more than ten (10) or more vehicles is required, the following design and development standards shall apply:

- A. **Parking Dimensions** - Parking stalls shall be not less than nine (9) feet by nineteen (19) feet, except that a maximum twenty (20) percent of the total number of stalls may be eight and one-half (8½) feet by eighteen (18) feet and designated for small cars. However, the dimensions of all parallel parking stalls shall be not less than nine (9) feet by twenty-four (24) feet. Parking for tractor-trailers shall be twelve (12) feet by fifty (50) feet. Minimum isle width shall be as follows:

90 Degree Parking	25 feet
60 Degree Parking	18 feet
45 Degree Parking	13 feet
Mini Warehouses	27 feet*
*Drive aisles adjacent to all storage unit doors	

- 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 the development, and shall be separated by landscaped dividing strips, berms, and similar devices per the Buffering, Screening, Open Space and Landscaping Regulations of this Ordinance. Paving may consist of asphalt, concrete, crushed stone, pavers, gravel, or other material approved by the Planning Official. Pervious pavement is encouraged.
- C. **Drainage** - Parking lot construction shall be designed to minimize off-site stormwater runoff. Stormwater runoff shall be utilized to the maximum extent practicable for landscaping irrigation and/or diverted to vegetative swales and bioretention cells.

Parking lots shall be designed so as not to drain into or across public sidewalks or onto adjacent property, except into a natural watercourse or a drainage easement.

In developed areas where this condition may be impossible to meet, the County Engineer may exempt the developer from this requirement, provided that adequate provision is made for drainage, the post runoff rate does not exceed the pre runoff rate, and stormwater quality is not compromised.

- D. **Separation from Walkways and Streets** - Off-street parking spaces shall be separated from walkways, sidewalks, streets, or alleys, and required yards and buffer areas by a wall, fence, curbing, or other protective device approved by the Planning Official per the Buffering, Screening, Landscaping, and Open Space Regulations section of this Ordinance.
- E. **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 shall be designed so that all movement onto a public street is in a forward motion. Entrance and exit

driveways (curb cuts) to public streets and alleys must be at least forty (40) feet from intersections of public streets, measured from the centerline of the intersection to centerline of the driveway.

- F. **Marking** - Parking lots shall be marked by painted lines, curbs, or other means to indicate individual spaces. Signs or markers, as approved by the Planning Official, shall be used as necessary to ensure efficient traffic operation of the lot.
- G. **Lighting** - Lighting shall be provided if off-street parking spaces are to be used at night. Lighting fixtures shall be shielded so as to prevent misdirected or excessive artificial light that will trespass into adjacent residential properties, interfere with traffic, or contribute to night sky light pollution.
- H. **Landscaping** - Off-street parking areas shall be landscaped in accord with the Buffering, Screening, Open Space and Landscaping Regulations section of this Ordinance.

3:6.3 Maintenance

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.

3:6.4 Parking Spaces for the Physically Handicapped

When off-street parking is required for any building or use, except for residential dwellings with fewer than twenty (20) units, parking for the handicapped shall be included when calculating the overall parking requirements for such building or use, based on the following formula:

Table 3-18 REQUIRED NUMBER OF HANDICAPPED SPACES	
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
500-1,000	2% of total required
1,001 and over	20, plus one for each 100 or fraction thereof over 1,000

A minimum of one (1) van accessible space shall be provided for each six (6) handicapped spaces or fraction thereof. Handicapped parking spaces shall measure eight (8) feet in width by twenty (20) feet in length. Each accessible parking space must be adjacent to a five (5) foot wide access aisle. Van accessible spaces must be adjacent to an eight (8) foot wide access aisle. Handicapped spaces shall be located as close as possible to ramps, walkways, and entrances. Parking spaces should be located so that physically handicapped persons are not compelled to wheel or walk behind parked cars to reach entrances, ramps, and walkways. Note that the SC Building Code has special accessibility

requirements for multi-family, hotel/motel, hospital and physical therapy outpatient, and rehabilitation facilities.

3:6.5 Off-Street Loading

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.

3:6.6 Approval of Parking and Off-Street Loading Plans and Layouts

Designs and plans for areas to be used for off-street parking and off-street loading shall be subject to approval by the Planning Official, who may withhold a permit or take other action if the layout of either would create avoidable safety or traffic congestion problems, or does not meet the standards and requirements of this section. An administrative action of the Planning Official may be appealed to the Board of Zoning Appeals.

3:6.7 Parking, Storage, and Use of Recreational Vehicles (Campers) and Boats

3:6.7-1 In Commercial and Residential Zones

- A. In commercial and residential zones, no recreational vehicle shall be parked or stored in any required front or side yard setback area.
- B. A recreational vehicle or trailer may be parked anywhere on a premise for a period not to exceed twenty-four (24) hours during loading or unloading.
- C. Recreational vehicles may be used for temporary lodging up to fourteen (14) days per calendar year, increasing to thirty (30) days when incidental to on-premise construction pursuant to a valid building permit.
- D. No boat in excess of seventeen (17) feet may be parked or stored in a required front or side yard setback area, except on lots or parcels contiguous to a navigable water body.
- E. A temporary use permit may be issued by the Planning Official for an appropriate period of time not to exceed twelve (12) month increments for nonconforming buildings, structures, or uses incidental to building construction, land development, or when deemed to be generally beneficial, provided that the owner of such temporary nonconforming use agrees to implement installation requirements deemed appropriate for by the Planning Official and to remove the temporary nonconforming use upon expiration of the permit. In determining installation requirements, the Planning Official shall consider the type of structure, the use of the structure, and duration of use. Installation requirements may include temporary anchoring, potable water supply, waste water disposal, and power supply.

3:6.7-2 In Rural Zones

- A. In rural zones, recreational vehicles or travel trailers may be used for temporary lodging for up to thirty (30) days per calendar year, with a thirty (30) day extension when incidental to on-premise construction pursuant to a valid building permit.
- B. A temporary use permit may be issued by the Planning Official for an appropriate period of time not to exceed twelve (12) month increments for nonconforming buildings, structures, or uses incidental to building construction, land development, or when deemed to be generally beneficial,

provided that the owner of such temporary nonconforming use agrees to implement installation requirements deemed appropriate by the Planning Official and to remove the temporary nonconforming use upon expiration of the permit. In determining installation requirements, the Planning Official shall consider the type of structure, the use of the structure, and duration of use. Installation requirements may include temporary anchoring, potable water supply, waste water disposal, and power supply.

3:6.8 Parking, Storage and Use of Non-Recreational Vehicles and Equipment

3:6.8-1 Inoperable Vehicles and Vehicles without Current License Plates

- A. No more than one (1) automobile, truck, or trailer of any kind or type which is not operable or does not display a current license tag shall be parked or stored on any lot. Any additional automobile, truck, or trailer of any kind or type which is not operable or does not display a current license tag shall not be parked or stored on any lot unless it is completely enclosed in a building or physically removed from vision from neighboring property and the public street serving the property.
- B. In addition to the one (1) permitted inoperable or unlicensed vehicle, one (1) inoperable or unlicensed automobile, truck, or trailer of any kind or type that is being advertised as for sale by the owner or resident of the lot may be displayed on the lot for a period not to exceed sixty (60) days. After such time, the vehicle must be completely enclosed in a building or physically removed from vision from neighboring property and the public street serving the property.

3:6.8-2 Vehicles on Blocks, Jacks, or any Suspension Other Than Their Own

- A. One (1) automobile, truck, trailer, or vehicle of any kind or type, displaying or not displaying a current license tag, which is in the process of being repaired may remain on blocks, jacks, or any suspension system other than its own for no more than thirty (30) days. After such time, the vehicle must be operable and in compliance with this section or be completely enclosed in a building or physically removed from vision from neighboring property and the public street serving the property.

3:6.8-3 Vehicles Used for Commercial, Industrial, Farm, or Construction Purposes

- A. The parking of vehicles with a capacity equal to or less than two (2) tons used for commercial, industrial, farm, or construction purposes in the R-15, R-10, R-6 and O-I districts shall be limited to one vehicle per single residence or business.
- B. Vehicles with capacity greater than two (2) tons and used for commercial, industrial, farm, or construction purposes are prohibited from parking in the R-15, R-10, R-6 and O-I districts, including the street/highway right-of-way in such districts when not actively involved in commerce.

3:6-8-4 Implements and/or Equipment Used for Commercial, Industrial, Agricultural, or Construction Purposes

Implements and/or equipment used for commercial, industrial, agricultural, or construction purposes shall not be stored or parked on any lot in the R-15, R-10, R-6, or O-I districts, other than in completely enclosed buildings or physically removed from vision from neighboring property and the public street serving the property.