

ORDINANCE NO.: 2022-091

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 5, Development Standards, Sec. 17-5.2, Off-Street Parking, Bicycle Parking, and Loading

BE IT ORDAINED by the Mayor and Council this 4th day of October, 2022, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17 (Unified Development Ordinance), Article 5, Development Standards, Sec. 17-5.2, Off-Street Parking, Bicycle Parking, and Loading is amended to read as follows:

Sec. 17- 5.2 Off-Street Parking, Bicycle Parking, and Loading

(d) Off-Street Parking Space Standards

(1) Minimum Number of Off-Street Parking Spaces

Except as otherwise provided for mixed-use developments (see Sec. 17-5.2(d)(3)) or for existing conditions (see Sec. 17-5.2(d)(4)), new development or a change in use or expansion shall provide the minimum number of off-street parking spaces in accordance with Table 17-5.2(d)(1): Minimum Number of Off-Street Parking Spaces, based on the principal use(s) involved and the extent of development. Interpretation of the off-street parking space standards for principal uses with variable parking demands or unlisted principal uses shall be in accordance with Sec. 17-5.2(d)(2), Unlisted Uses.

TABLE 17-5.2(D)(1): MINIMUM NUMBER OF OFF-STREET PARKING SPACES				
PRINCIPAL USE CATEGORY	PRINCIPAL USE TYPE	Minimum Number of Parking Spaces [1] [2] [3]		
		DAC, MC, NAC, CAC, RAC, MU-1, MU-2		Base Zoning Districts not Elsewhere Listed
RESIDENTIAL USES				
Household Living Uses	Dwelling, live-work	No minimum		2/du
	Dwelling, mixed-use	No minimum		in accordance with an approved alternative parking plan
	Dwelling, multifamily	No minimum		1.75/du
	Dwelling, single-family detached	No minimum		2/du

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PRINCIPAL USE CATEGORY	PRINCIPAL USE TYPE	Minimum Number of Parking Spaces [1] [2] [3]		
		DAC, MC		Base Zoning Districts not Elsewhere Listed
	Dwelling, townhouse	No minimum		2/du
	Dwelling, two-family	No minimum		2/du
	Mobile home park	No minimum		2/du
Group Living Uses	Continuing care retirement community (CCRC)	No minimum		1 for every 4 residents
	Dormitory, private	No minimum		0.5/bedroom
	Dormitory, public	No minimum		0.5/bedroom
	Fraternity or sorority house	No minimum		0.75/bedroom
	Residential care facility	No minimum		1 for every 4 residents
	Rooming house or boardinghouse	No minimum		1/bedroom
PUBLIC, CIVIC, AND INSTITUTIONAL USES				
Communication Uses	Broadcasting studio	No minimum		1/200 sf
	Newspaper or periodical publishing establishment	No minimum		1.7/1,000 sf
	Wireless communication facility	No minimum		N/A
Community Service Uses	Community recreation center	No minimum		3/1,000 sf
	Correctional facility	No minimum		1 for every 6 inmates
	Cultural facility	No minimum		3/1,000 sf
	Day care facility	No minimum		1 for every 10 children
	Government office	No minimum		3/1,000 sf
	Library	No minimum		3/1,000 sf
	Membership organization facility	No minimum		1/500 sf
	Place of worship	No minimum		1 for every 5 seats
	Public safety facility	No minimum		in accordance with an approved alternative parking plan
	Social services facility	No minimum		3/1,000 sf
	Zoo	No minimum		No minimum
Education Uses	College or university	No minimum		1 for every 2 faculty/FTE plus 1/500 sf classroom and research space
	Elementary, middle, or high school	No minimum		1 for every 6 students (design capacity) under 10th grade; 1

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		DAC, MC, NAC, CAC, RAC, MU-1, MU-2		Base Zoning Districts not Elsewhere Listed
				for every 2 students 10th grade and above
	School, business or trade	No minimum		1 for every 3 persons
Health Care Uses	Hospital	No minimum		1/300 sf
	Laboratory, medical or dental	No minimum		1.7/1,000 sf
	Medical or dental clinic/office	No minimum		1/250 sf
	Nursing care facility	No minimum		1 for every 6 beds
Parks and Open Space	Arboretum or botanical garden	No minimum		No minimum
	Cemetery	No minimum		No minimum
	Park or greenway	No minimum		No minimum
Transportation Uses	Airport	No minimum		No minimum
	Park and ride	No minimum		No minimum
	Parking lot	No minimum		No minimum
	Parking structure	No minimum		No minimum
	Passenger terminal, surface transportation	No minimum		1/500 sf office facilities
	Railroad facility	No minimum		1/500 sf office facilities
Utility Uses	Solar energy conversion system (large scale)	No minimum		1/500 sf office facilities
	Utility facility, major	No minimum		1/500 sf office facilities
	Utility facility, minor	No minimum		1/500 sf office facilities
COMMERCIAL USES				
Animal Care Uses	Animal shelter	No minimum		1/500 sf
	Kennel	No minimum		1/250 sf
	Veterinary hospital or clinic	No minimum		3/1,000 sf
Commercial Services Uses	Equipment rental	No minimum		3/1,000 sf
	Laboratory, photofinishing	No minimum		1.7/1,000 sf
	Laboratory, testing or research	No minimum		3/1,000 sf
	Lawn, tree, or pest control services	No minimum		3/1,000 sf
	Linen or uniform supply	No minimum		1.7/1,000 sf
	Self-service storage	No minimum		1/2,000 sf rentable storage area

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		DAC, MC, NAC, CAC, RAC, MU-1, MU-2		Base Zoning Districts not Elsewhere Listed
	Sign fabrication establishment	No minimum		1/1,000 sf
Eating and Drinking Establishment Uses	Eating establishment only	No minimum		8/1,000 sf seating area
	Eating and drinking establishment, Type 1	No minimum		8/1,000 sf seating area
	Eating and drinking establishment, Type 2	No minimum		8/1,000 sf seating area
Funeral and Mortuary Services Uses	Crematory	No minimum		No minimum
	Funeral home or mortuary	No minimum		1/150 sf assembly area
Office Uses	Business/Professional office	No minimum		1/500sf
	Contractor's office	No minimum		3/1,000 sf
Personal Services Uses	Bank, retail	No minimum		3/1,000 sf
	Beauty salon or barbershop	No minimum		2.5/1,000 sf
	Body piercing facilities or tattoo establishment	No minimum		2.5/1,000 sf
	Dry cleaning pick-up	No minimum		1.7/1,000 sf
	Laundry, coin-operated	No minimum		2.5/1,000 sf
	Nail salon	No minimum		2.5/1,000 sf
	Non-depository personal credit institution	No minimum		3/1,000 sf
	Repair of personal goods	No minimum		2.5/1,000 sf
Recreation/ Entertainment Uses	Amusement park	No minimum		in accordance with an approved alternative parking plan
	Arena, stadium, or outdoor theater	No minimum		1 for every 5 seats
	Banquet hall	No minimum		5/1,000 sf
	Performing arts center	No minimum		1 for every 5 seats
	Recreation facility, indoor, not elsewhere listed	No minimum		5/1,000 sf
	Recreation facility, outdoor, not elsewhere listed	No minimum		1 for every 5 seats
	Sexually-oriented business	No minimum		1/300 sf
Retail Sales Uses	Building supplies and equipment store	No minimum		1.7/1,000 sf
	Consumer goods establishment	No minimum		3.5/1,000 sf
	Convenience store	No minimum		3.5/1,000 sf
	Farmers' market	No minimum		1/1,000 sf of vending area

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		DAC, MC, NAC, CAC, RAC, MU-1, MU-2		Base Zoning Districts not Elsewhere Listed
	Fuel sales (bulk)	No minimum		1.7/1,000 sf
	Grocery store or food market	No minimum		3.5/1,000
	Liquor store	No minimum		3.5/1,000 sf
	Pawn shop	No minimum		3.5/1,000 sf
Vehicle Sales and Services Uses	Commercial fuel depot	No minimum		1 for each employee
	Commercial vehicle repair and maintenance	No minimum		3 for each bay
	Commercial vehicle sales and rentals	No minimum		2/1,000 sf
	Gasoline sales and service station	No minimum		1/300 sf
	Personal vehicle repair and maintenance	No minimum		3 for each bay
	Personal vehicle sales and rentals	No minimum		4/1,000 sf plus 3 for each bay
	Vehicle equipment supplies sales and rentals	No minimum		3/1,000 sf
	Vehicle paint and finishing shop	No minimum		4/1,000 sf
	Vehicle towing and wrecker service	No minimum		1/500 sf
Visitor Accommodations Uses	Bed and breakfast	No minimum		1 for each bedroom
	Campground	No minimum		1 for each campsite
	Hotel or motel	No minimum		1 for each guest room plus 1/200 sf of restaurant space or meeting area
AGRICULTURAL USES				
Agriculture and Forestry Uses	Agriculture and forestry uses, not elsewhere listed	No minimum		No minimum
	Community garden	No minimum		No minimum
	Crop production	No minimum		No minimum
	Forestry	No minimum		No minimum
INDUSTRIAL USES				
Freight Movement, Warehousing,	Contractor's yard	No minimum		3/1,000 sf
	Motor freight facility	No minimum		1.5/1,000 sf
	Petroleum bulk station or terminal	No minimum		1.5/1,000 sf

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and Wholesale Uses	Warehouse distribution and storage	No minimum		0.5 /1,000 sf
	Wholesale sales, not elsewhere listed	No minimum		1.5/1,000 sf
Manufacturing uses	Manufacturing, assembly, or fabrication, light	No minimum		0.5 /1,000 sf
	Manufacturing, assembly, or fabrication, medium	No minimum		0.5 /1,000 sf
	Manufacturing, assembly, or fabrication, heavy	No minimum		0.5 /1,000 sf
Resource Extraction Uses	Mining	No minimum		No minimum
Waste-Related Uses	Composting facility	No minimum		2/1,000 sf office facilities
	Junk, salvage, scrap, or wrecking yard	No minimum		1.5/1,000 sf
	Recycling center	No minimum		3/1,000 sf
	Refuse processing facility	No minimum		1/1,200 sf
	Refuse disposal	No minimum		1.5/1,000 sf
NOTES: [1] "/" is an abbreviation of "for each," and "sf" is an abbreviation of "square feet of gross floor area." [2] "N/A" in the "Current" column indicates a new use. [3] Non-residential uses occupying new or existing structures of 7,500 square feet or less are exempt from a minimum parking requirement.				

(2) Unlisted Uses

An applicant proposing to develop a principal use that is unlisted in Table 17-5.2(d)(1): Minimum Number of Off-Street Parking Spaces, shall propose the amount of required parking by one of the three methods outlined in this Subsection. On receiving the application proposing to develop a principal use not expressly listed in Table 17-5.2(d)(1), with the proposed amount of parking, the Zoning Administrator shall:

- a. Apply the minimum off-street parking space requirement specified in Table 17-5.2(d)(1) for the listed use that is deemed most similar to the proposed use; or
- b. Establish the minimum off-street parking space requirement by reference to standard parking resources published by the Institute for Transportation Engineers (ITE), Urban Land Institute (ULI), National Parking Association, or the American

Planning Association; or

- c. Require the applicant to conduct a parking demand study to demonstrate the appropriate minimum off-street parking space requirement. The study shall estimate parking demand based on the recommendations of the ITE, ULI or another acceptable

source of parking demand data. This demand study shall include relevant data collected from uses or combinations of uses that are the same or comparable to the proposed use in terms of density, scale, bulk, area, type of activity, and location.

(3) Mixed-Use Development

- a. Unless an alternative parking plan is approved in accordance with b below, development containing more than one use shall provide parking spaces in an amount equal to the total of the standards for all individual uses.
- b. An applicant for a development containing more than one use may submit an alternative parking plan (see Sec. 17-5.2(f), Off-Street Parking Alternatives) that proposes a reduction in the minimum number of required off-street parking spaces for the development based on a comprehensive analysis of parking demand for each use by time of day, in addition to any other reduction for off-street parking alternatives (see Sec. 17-5.2(f), Off-Street Parking Alternatives).

(4) Reduction in Existing Conditions

Where a property does not have the area available to provide off-street parking spaces because of existing conditions that were lawful at the time of establishment (e.g. an existing building covers the entire parcel), the following uses shall only be required to provide as many off-street parking spaces as will physically fit upon the property:

- a. Any nonresidential use that has a minimum parking requirement of three or fewer parking spaces for each 1,000 square feet of gross floor area in accordance with Table 17-5.2(d)(1): Minimum Number of Off-Street Parking Spaces; and
- b. Retail sales uses.

(5) Maximum Number of Off-Street Parking Spaces

For a multifamily dwelling, mixed-use dwelling, or any use in the Office Uses or Retail Sales Uses category, the maximum number of off-street parking spaces shall not exceed 125 percent of the minimum number of off-street parking spaces required for that use in Table 17-5.2(d)(1): Minimum Number of Off-Street Parking Spaces, except as may be allowed through approval of an alternative parking plan in accordance with Sec. 17-5.2(f)(2), Provision over Maximum Allowed. If there is no requirement for a minimum number of off-street parking spaces for the use in Table 17-5.2(d)(1): Minimum Number of Off-Street Parking Spaces, the maximum number of off-street parking spaces shall not

exceed 120 percent of the minimum number of off-street parking spaces required for that use in NAC, CAC, RAC, and MC districts, except as may be allowed through approval of an alternative parking plan in accordance with Sec. 17-5.2(f)(2), Provision over Maximum Allowed.

Requested by:

Assistant City Manager Gentry

Approved by:

Cheresa B. Wilson
City Manager

Approved as to form:

City Attorney

Mayor

ATTEST:

Quia D. Hammond
City Clerk

Introduced: 9/20/2022
Final Reading: 10/4/2022