

ORDINANCE NO.: 2003-021

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 9, Supplementary District Regulations, to amend Sec. 17-317, Residential parking

BE IT ORDAINED by the Mayor and Council this 2nd day of October, 2002, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 9, Supplementary District Regulations, Sec. 17-317, Residential parking is amended to read as follows:

17-317. Vehicular parking.

(a) Definitions. For purposes of this Section only, the following words and phrases shall have the following meaning:

Driveway means an area improved in accordance with (f) below, leading from a street or alley to a parking space.

Primary front yard means that area between the street-facing facade of the principal building, the front lot line, and either both side lot lines (for interior lots and through lots) or a side lot line and the secondary front lot line (for corner lots). See Figure 1.

Secondary front yard means that area between the street-facing facade of the principal building, the secondary front lot line, the front lot line, and the rear lot line. See Figure 1.

Street-facing facade of the principal building means any facade of the principal building which approximately parallels a street lot line(s), exceeds ten feet in length, and is located within 15 feet of that portion of, or is, the facade of the principal building closest to the corresponding street lot line. See Figure 2.

Tandem parking means two parking spaces placed end-to-end, rather than side-by-side, where one parking space does not abut a driveway or access aisle.

Temporary parking means that the vehicle leaves from and returns to the property approximately once per business day in conjunction with a trip, visit, errand, or other similar reason.

Used for residential purposes means any property used for detached one-family, attached one-family, townhouses, two-family, multifamily, group development, high-rise, mid-rise, mobile home, dormitory, or fraternity or sorority house, as well as property located within a residential district used for a bed and breakfast hotel, rooming house, boarding house, or residential care facility. Properties containing dwelling units within a mixed-use structure (e.g. ground-floor commercial with apartments within the upper floors) are excluded from this definition. Vacant property zoned residentially is excluded from this definition, as parking upon

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such property would be considered a principal use and subject to Section 17-255, "Table of Permitted Uses."

(b) Parking in front of principal structure. No person shall park a vehicle of any description, including but not limited to automobiles, trucks, vans, buses, motorcycles, all-terrain or similar off-road vehicles, recreational vehicles, motor homes, campers or camping trailers, trailers, boats, and jet skis within the front yard of any property used for residential purposes except upon a parking space designed in accordance with this Section. This Section is not intended to prohibit the temporary parking of a vehicle upon a driveway.

(c) Permitted amount of area. Parking spaces and driveway shall not occupy an area greater than 40% of the primary front yard or 500 square feet within the primary front yard, whichever area is greater. On corner lots, parking spaces and driveway may consume the above amount of area within either the primary front yard or the secondary front yard, but not both. On through lots, parking spaces and driveway may consume the above amount of area within only one primary front yard.

(d) Required size of parking spaces. Parking spaces located within either the primary or secondary front yard shall be nine feet wide by 20 feet deep, except upon property used for detached one-family and two-family where the size of a parking space may be reduced to eight feet wide by 16 feet deep.

(e) Arrangement of parking spaces. Parking space and driveway configurations, except where the property is used for detached one-family, attached one-family, townhouses, and two-family, shall be so designed that vehicles are not required to back onto or maneuver in the public right-of-way. Tandem parking spaces are permitted only upon property used for detached one-family and two-family.

(f) Permitted materials. Parking spaces and driveways shall be paved with asphalt, brick, concrete, or covered with pervious material such as crushed stone, gravel, or mulch. Tire ribbons of asphalt, brick, concrete, or some other hard impervious surface are permitted where the overall parking space meets the size requirements above.

(g) Confinement and maintenance of pervious material. Where the parking space and driveway is covered with a pervious material, such material shall be confined to the parking space and driveway with a device expressly designed for such purposes including but not limited to bricks, railroad ties, and plastic/PVC landscaping boarders. The pervious material shall be renewed or replaced as reasonably necessary to maintain a neat and orderly appearance.

(h) Review in DP-districts. In addition to the conditions contained herein, parking spaces and driveways located upon any property used for residential purposes and located within a zoning district appended with the -DP designation (Design and Preservation Area) shall conform to the regulations found within Article V of this Chapter.

(i) Limited amortization. Any parking space or driveway that is improved with a permitted material (see (f) above) existing upon the effective date of this Ordinance may be used in accordance within this Section regardless of its size. However, all parking spaces and driveways

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must be improved with a permitted material (see (f) and (g) above) within 180 days of the effective date of this Ordinance.

This ordinance is effective as of final reading.


Requested by:

Marc Mylott, AICP; Zoning Administrator



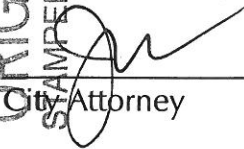
MAYOR

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 3/12/2003
Final Reading: 4/2/2003

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