

Town of McClellanville Zoning and Land Development Ordinance
Adopted September 13, 2004

Table 8.1

USE CATEGORY	<u>USE TYPE</u>	MINIMUM NUMBER SPACES REQUIRED
I. Residential		
	Single Family Detached	Two (2) per dwelling unit
	Single-Family Attached	
	Two-family Dwellings	
	Multi-family Dwellings	One (1) per bedroom per unit, but not less than two (2) per unit
	Home Occupations	One (1) in addition to spaces required for residence.
	Accessory Dwelling Units	One per bedroom per unit
	Manufactured Housing Units	Two (2) per dwelling unit
	Bed and Breakfast, rented accommodations or residential businesses	One (1) per accommodation plus one (1) per three (3) owners or managers.
II. Commercial		
	General Retail [Note: shopping centers required to provide cumulative amount minus any approved reduction for shared parking facilities.]	One (1) per each 250 square feet of gross leasable area (GLA)
	Pharmacies	
	Financial Institutions	
	Personal Services	
	Professional Services – general	
	Restaurants	One (1) per each 150 square feet of dining area, plus one-half (.5) per employee on a shift.
	Child care centers, kindergartens, daycare centers	One (1) per eight (8) attendees plus one (1) per two (2) employees
	Continuing care facilities (i.e. retirement, assisted living and nursing care establishments)	One (1) per three (3) sleeping units plus one (1) for each employee per shift.
	Medical Services	Six (6) per each 1,000 square feet of gross leasable area (GLA)

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	Medical Facilities [other than offices], e.g. clinics	One (1) per two (2) beds or examination room, plus one (1) per four (4) employees, plus one per medical staff per shift.
	Funeral Homes	One (1) per each four (4) seats in assembly rooms plus two (2) per employee at maximum employment on a single shift
	Business Services	One (1) per two (2) employees on a single shift plus one (1) per each 500 square feet of service or office space
	Vehicle, Equipment or Machinery Sales	One (1) per each 400 square feet of interior sales space, plus two (2) per sales person or other employee.
	Automobile Service Stations	Two (2) per each pump and service bay, plus one (1) per two (2) employees per shift; but no less than five (5) per establishment
III. Light Industrial		
	Wholesale Trade and Storage Facilities	One (1) per two (2) employees on a shift, plus one (1) per company vehicle stored on the premises
	Packaging Plants	
	Marine craft and other repair services	
	Contracting offices	
IV. Transportation, Communication and Utilities		
	Non-private docks, Marinas	One-half (1/2) per (1) per slip, plus one (1) per three (3) dry storage racks
	Utility Substation or distribution or transmission facility	Two (2) per facility, plus one (1) per one and one-half (1.5) employees on a shift if applicable.
V. General Government Services		
	Offices	One (1) per each 500 square feet of gross floor area (GLA);
	Maintenance and repair shops	
	Public safety facilities [police, fire, rescue]	

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VI. Cultural, Religious, Entertainment, and Recreational		
	A. Educational Institutions	One (1) per classroom or other service rooms, plus one (1) per 250 square feet of office gross floor area, plus one (1) per every five (5) students over minimum legal driving age.
	Public library, museum	One (1) per each 500 square feet of gross floor area (GLA)
	Community Center or other Places of Public Assembly	One-quarter (.25) per person permitted in maximum occupancy per fire marshal, plus one (1) per two (2) employees
	Religious Institution	One-quarter (.25) per person permitted in maximum occupancy per fire marshal, plus one (1) per two (2) employees
	Public park, playground and non spectator active recreation uses	None, except one (1) space per active recreation facility may be required by the Zoning Administrator
	Commercial Entertainment [bowling, billiards, theaters, etc. in HCD]	One-quarter (.25) per person permitted in maximum occupancy per fire marshal, plus one (1) per two (2) employees at shift with peak employment
VII. Loading Spaces		
	<u>Retail, personal service and office uses</u>	One (1) space per five thousand (5,000) square feet of gross floor area.
	All other, excluding residential, uses	One (1) space per 25,000 square feet of gross floor space

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§8.3.1 Requirements for Other Uses

A use, by virtue of its being delineated in Table 8.1, shall not be construed to mean that such use is allowed. The Zoning Administrator shall determine the required parking and loading facilities for uses not specifically listed in the table, based upon comparison with requirements for the most similar use(s) listed and accepted planning and land use standards.

§8.3.2 Rules of Calculation

When the calculation of the number of required parking spaces results in a fractional number of spaces, the number of spaces shall be rounded to the next highest whole number.

§8.3.3 Commercial Vehicle Spaces

In addition to spaces required in Table 8.1, one (1) off street parking space shall be required for each commercial vehicle which is directly associated with a permitted or conditional use, and which is to be parked on the premises during normal business hours. Required loading spaces may be credited as part of the total space needed for commercial vehicles.

Section 8.4 Parking Space Locations

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- (a) Parking spaces may be provided in a garage or properly surfaced area meeting the dimensional requirements set forth in this Article.
- (b) All off-street parking facilities and loading spaces shall be provided on the same lot or parcel of land being served.
- (c) If required parking spaces cannot reasonably be provided on the same lot on which the principal use is conducted, such spaces may be provided on other off-street property provided that:
 - (1) All such property used for parking lies within four hundred (400) feet of the main entrance to such principal use;
 - (2) The association of such parking spaces with the principal use they are designated to serve shall be identified by signage; and
 - (3) The zoning classification of such lots are the same or the zoning classification of the lot proposed for parking is less restrictive than that of the lot upon which the use is to be located.

Section 8.5. Potential Adjustments

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The Zoning Administrator may approve an adjusted number of spaces for any site if one or more of the following conditions apply. In no case shall the adjustment exceed 25% of the total sum of spaces otherwise required.

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- (a) A single site with more than one activity or principal use, whether located on the same or separate lots, may utilize a common area in order to comply with off-street parking requirements, provided that the total number of individual spaces available in such common area is no less than (80%) of the sum total of spaces for the individual uses as separately computed in accord with Table 8.1 and provided the owner of said parking area relinquishes his right to develop or use such area until such time parking spaces are provided elsewhere.
- (b) The number of parking spaces required for churches, theaters, or assembly halls, whose peak attendance hours are at night or on weekends, may be satisfied by those which are partially or wholly assigned to another use that will be closed during such peak hours, provide such parking is located within four hundred (400) feet of the main entrance to the proposed principal uses.
- (c) Off-street parking requirements may be wholly or partially met by on-street parking spaces abutting the frontage of a structure or use or where a sufficient supply of existing under-utilized public parking spaces in off-street parking lots are accessible and where the applicant demonstrates that such availability will continue in the future.
- (d) Where a development is designed to accommodate cyclists, pedestrians and residents and is accessible to such using the site, the Zoning Administrator may approve an adjustment to develop no less than 75% of the total required number of spaces, provided:
 - (1) Uses eligible shall be those offering local services directly to the community, such as personal goods and services consumed on-site or of such sizes and weights easily carried.
 - (2) Parking areas and drive through services shall not be located in any required or provided front yards and not within ten (10) feet of such.
 - (3) The primary entrance to the building of each use shall be accessible by a hardscaped walkway of at least five feet (5') wide. The walkway shall run continuously across the width of the property, roughly parallel to the public right of way and shall either connect to the existing walkway of adjacent lots or stub out at lot lines so as to be extended in the same manner.

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- (b) Wherever outdoor parking space for six (6) or more vehicles is established and such space or the maneuvering space associated therewith abuts a residential lot, a planting strip not less than ten (10) feet in width shall be provided between such space and the adjoining lot.
- (c) Planting strips shall be protected from encroachment by wheels or vehicles and shall be planted with suitable materials such as grass, ground cover, shrubs, or trees as required in §8.8.3 below and; such planting shall be maintained in good condition for so long as such space is used for off-street parking.
- (d) Off street loading areas shall be screened in accordance with Article VII.

§8.8.3 Landscaping

Wherever ten (10) or more parking spaces are provided in a single location, such parking areas shall be landscaped as follows:

- (a) Planting strips provided between the parking area and street or other public right of way shall include one (1) shade tree per linear foot, or part thereof, of such planting strip. The distance between such trees shall not be greater than 25 feet on center. Wherever possible, groupings of trees are encouraged. No less than six (6) shrubs per forty (40) linear feet of a planting strip shall be provided. All shrubs within the planting strip shall be at least two (2) feet in height at the time of installation.
- (b) Interior parking lot landscaping islands shall interrupt every ten (10) parking spaces. Such landscaping islands shall be no less than ninety (90) square feet in area and shall be no less than six (6) feet in width. All landscaping islands shall be planted with no less than one (1) shade tree and two (2) shrubs. Remaining areas of a landscaping island shall be covered with vegetative materials such as grass or groundcovers.
- (c) Landscaping materials planted within a landscaping island shall be protected from vehicular traffic.

§8.8.4 Surfacing

- (a) All parking areas for more than (10) parking spaces shall be surfaced with an all-weather material that will support expected parking and traffic loads such that no more than one (1) inch of standing stormwater may accumulate in pockets or cracks wider than one-quarter inch at the surface.
- (b) Surface materials may consist of decorative hardscapes, such as brick or tabby, or pervious materials, including pervious concrete, gravel, crushed oyster shells, a steel