

ARTICLE 11: PARKING

Section 11.10 Off-Street Parking

No land shall be used or occupied, no structure shall be designed, erected, altered, used or occupied, and no use shall be conducted unless off-street impervious surface parking space herein required is provided in at least the amount specified and maintained in the manner set forth. The duty to provide and maintain the off-street parking spaces required shall be the responsibility of the owner of the land on which the structure is located.

Section 11.20 Number of Parking Spaces Required

Parking spaces shall be determined by the principal use of a lot or structure and provided as required in the table below:

Use Category	Number of Required Parking Spaces
Single Family Dwellings	Two (2) for one to three bedrooms Three (3) for four or more bedrooms.
Villas	.5 per bedroom with minimum of one (1) space per villa.
Retail Trade, General Merchandise and Supermarkets	One (1) per two hundred (200) square feet of gross leasable floor area (GLA).
Restaurants	One (1) per one hundred (100) square feet of gross floor area (GFA).
Business and Professional Offices and Services	One (1) per two hundred (200) square feet of gross floor area (GFA).
Beauty and Barber Shops	Two (2) spaces per chair.
Medical Facilities	One (1) per two hundred (200) square feet of gross floor area (GFA). (Ordinance 1998-08, 4/28/98)
Golf Courses	Five (5) spaces for each golf hole.
Tennis Courts [Other than accessory to single-family houses]	Two (2) spaces for each court. For an exhibition court, one (1) space for each four (4) seats. These requirements may be reduced upon a showing that adjacent and/or remote parking areas can be used and suitable pedestrian facilities and/or ground transportation are available.
Swimming Pools [Other than accessory to single-family houses]	One (1) space for each two hundred (200) square feet of pool and deck area. For pools accessory to and intended to serve only multi-family structures, one (1) space for each thirty (30) units served by the pool.
Conference Facilities	One (1) per one hundred (100) square feet of conference room space.

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Use Category	Number of Required Parking Spaces
PDD Office Reception and Rental Centers	One (1) visitor parking space for each (100) buildable villa/family units. One (1) visitor space for each (300) buildable single-family units. One space for each (200) square feet of gross office floor area (GFA).
Real Estate Offices	One (1) visitor parking space for each Four hundred (400) square feet gross floor area (GFA). One (1) space for each Two hundred (200) square feet gross office floor area (GFA).
Marinas	Two (2) spaces for every five (5) slips; One (1) space per two employees; and One (1) space for every five (5) dry stack storage for boats.
Equestrian Center	One (1) space for each two (2) horses boarded or boarding space available to rent.
Community Center	One (1) space per forty (40) square feet of building area (excluding decks and outdoor facility areas).
Light Industrial-Service & Maintenance District	One (1) space for each two employees; and One (1) space for each 300 square feet of gross floor area. (5/10/90)

Section 11.30 Garage Requirements

All single-family residences and multi-family dwellings shall have at least a one (1)-car garage. (9/8/94)

Section 11.40 Parking for the Physically Handicapped

When off-street parking is required for any building or use, with the exception of single family dwellings and multi-family complexes of less than twenty (20) units, parking space for the handicapped shall be included when calculating the overall parking requirements for a building or use, based on the following formula:

Number of Required Parking Spaces	Number of Reserved Handicapped Spaces
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6

Section 11.50 Modifications for Shared Parking Facilities

The above requirements may be modified where it can be shown that the hours of operation of two or more businesses are such that they can share the use of the same parking spaces. (e.g., a retail store that closes before a restaurant in the same location opens.) The periods of use must not overlap and there must exist a written agreement between the parties involved providing for joint use of the spaces. A copy of such agreement shall be kept on file at Town Hall.

Section 11.60 Arrangement of Parking Spaces and Maneuvering Areas

§11.60.10

Each parking space shall be not less than nine (9) feet by twenty (20) feet exclusive of driving lanes, maneuvering areas and walkways and shall have a twenty-five (25) foot maneuvering area.

§11.60.20

Parking spaces for the handicapped shall measure twelve (12) by twenty (20) feet and shall be located as close as possible to ramps, walkways and entrances. Parking spaces should be located so that handicapped persons are not compelled to wheel or walk behind parked cars.

§11.60.30

Only ninety (90) degree parking will be allowed in multi-family areas. Ninety (90) degree parking and angled parking will be allowed in commercial and municipal areas. Parallel parking will be allowed upon special authorization of the Zoning Administrator.

§11.60.40

Appropriate spaces for fire lanes, parking for the disabled and no parking areas shall be provided and signs shall so designate such areas in all commercial and municipal zones. (1997-11, 9/23/97)

§11.60.50

Maneuvering space for off-street parking shall be located on the zoning lot upon which parking is provided.

Section 11.70 Parking Lot Design

§11.70.10 Entrances Parking lot entrances will be kept to a minimum, shall not be more than thirty (30) feet in width and shall not be less than sixty (60) feet centerline to centerline of entrance roads.

§11.70.20 Barriers and Screening

§11.70.20.10 Wherever outdoor parking space is established for six (6) or more vehicles and such space, or the maneuvering space associated therewith, abuts or lies within ten (10) feet of the street, or another property, a suitable concrete barrier stop shall be provided so that the street, or property are not encroached upon. This barrier buffer shall consist of a planting strip not less than three (3) feet wide designed in such a way as to not be encroached upon by vehicles.

§11.70.20.20 Where a parking area with spaces for six (6) or more cars is within twenty-five (25) feet of a residential property, and is visible to a person standing at ground level on the property, such space shall be screened by evergreen trees, shrubbery and/or other evergreen vegetation of sufficient thickness and height as to block the view of the parked cars from the residential property.

§11.70.30 Landscaping of Lots

The use of more than ten (10) parking spaces will require landscaping and buffers in accord with Article 10 of this Ordinance.

§11.70.40 Surfacing

Notwithstanding any other provisions of this Ordinance to the contrary, the Town under certain limited circumstances may allow the use of pervious surface parking spaces. In order to allow pervious parking spaces, the Town must determine that:

- (a) The use of pervious surfaces parking spaces will not affect adjoining property or public health and safety;
- (b) The use of pervious parking surfaces is appropriate for the location of the proposed parking area; and
- (c) The use of a pervious surface is aesthetically appropriate and properly buffered if determined necessary by the Town. (Ordinance 2001-04, 6/26/01)