



TOWN OF ATLANTIC BEACH
TOWN COUNCIL DECISION MEMO
RE: PARKING AND LOADING STANDARDS AMENDMENT
Date: August 29, 2024

ISSUE

Should the parking and loading standards of the Land Management Ordinance be revised to exempt off-street parking and loading minimums in the Main Street 1 (MS1) and Main Street 2 (MS2) Districts and be revised to align other parking standards with nearby communities and the American Disabilities Act (ADA)?

RECOMMENDATION

The Planning Commission recommended approval. Town Council will hold a public hearing at second reading of the ordinance.

BACKGROUND

The MS1 and MS2 districts are intended to support mixed-uses, such as dining, retail, offices, multi-family, and hotels/inns on the same lot or within the same structure or as standalone uses. The intent of these districts is to foster the development of a central business district/main street along 30th Ave S (Atlantic St) and portions of 31st Ave S (Carolina St) and 2nd Ave (Seaview St). In 2023, Council approved an amendment to the Land Management Ordinance (LMO) to reduce non-residential and non-accommodation parking minimums by 50% within the MS1 and MS2 districts, if developed as mixed-use on the same property. All other non-residential and non-accommodation uses in these districts were allowed to have a 25% parking reduction. Multi-family and hotel/inns in these districts were not provided with any parking reductions.

Since the adoption of that amendment, multiple property owners have approached the Town to develop with multi-family residential or accommodation uses. They have had challenges meeting the off-street parking requirements of the LMO. The Zoning Board of Appeals recently approved a variance to allow for more than a 50 percent reduction in parking for a multi-family project that is planned for 30th Avenue. The Zoning Board of Appeals requested that an amendment be pursued to further address parking along this main street corridor, especially since there is underutilized on-street parking available.

Furthermore, it has been identified that the handicapped parking standards of the Land Management Ordinance do not explicitly define the required number of accessible parking spaces required for off-street parking. The ordinance also only provides guidelines for 60- and 90-degree angled parking spaces, which limits parking lot design.

ANALYSIS

This text amendment eliminates the off-street parking and loading minimums in the MS1 and MS2 zoning districts. Eliminating off-street parking requirements is one mechanism to spur infill development and the creation of a downtown business district. The Town will need to monitor on-street parking usage and capacity and should consider developing public parking lot(s) on 30th or 31st Avenue, in alignment with the Comprehensive Plan, to support the central business district.

This ordinance also includes changes to the LMO to clearly outline handicap accessible parking standards in conformance with the Americans with Disabilities Act (ADA) and ANSI A117.1.

Other changes include standardization of parking space dimensions and driving aisle widths to make them more consistent with other jurisdictions in the region and to allow for a variety of different parking lot layouts.

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)
TOWN OF ATLANTIC BEACH)

AN ORDINANCE TO AMEND THE LAND MANAGEMENT ORDINANCE AS IT PERTAINS TO PARKING AND LOADING STANDARDS.

WHEREAS, The Town of Atlantic Beach is empowered to amend its Land Management Ordinance to be consistent with the Comprehensive Plan and the changing needs of the Town, in its best interests, after review by the Town Planning Commission, public notice, and public hearing; and

WHEREAS, South Carolina Code § 6-29-310 empowers an appointed municipal planning commission to hear and make recommendations on zoning ordinance changes; and,

WHEREAS, Off-street parking and loading minimums limit the feasibility of infill development in the Main Street 1 (MS1) and Main Street 2 (MS2) districts; and,

WHEREAS, Parking and loading standards of the Land Management Ordinance should be revised to promote the creation of a main street, as intended by the Comprehensive Plan; and,

WHEREAS, Parking Dimensions and drive aisle widths are not consistent with other jurisdictions in the region; and

WHEREAS, the Land Management Ordinance should clearly provide handicap accessible parking requirements in conformance with the Americans with Disabilities Act.

NOW, THEREFORE, be it enacted and ordained by the Town Council of the Town of Atlantic Beach by the power and authority granted by the State of South Carolina that **Article VI. Supplemental Zoning Standards, Division 3. Parking and Loading Standards of the Town of Atlantic Beach Land Management Ordinance** is hereby amended with all text shown in ~~strike through~~ deleted and all text shown **underlined and bolded** shall be added.

SECTION 5.3.630 Off-Street Parking Required

- A. Off-street parking shall be provided for all uses hereafter established (including a change of use for an existing building or structure) or at such time any building or structure is erected, enlarged, or increased in capacity. Permanent off-street parking shall be provided, at a minimum, in accordance with Table 5.3.630A “Parking Chart” and Table 5.3.502 “Schedule of Uses.”

Table 5.3.630A PARKING CHART	
PARKING CODE	MINIMUM PARKING SPACES REQUIRED
A	Two (2) spaces per dwelling unit.
B	One and one half (1 ½) spaces per dwelling unit plus an additional .25 spaces for each additional bedroom above one (1) and one-half (1/2) spaces per lock-out room (where permitted).
C	One (1) space per bed.
D	One (1) space for each 100 square feet of gross floor area (including areas devoted to outdoor dining) plus space to accommodate the stacking of four (4) vehicles where drive-thru facilities are provided.
E	One (1) space for each 200 square feet of gross floor area.
F	One (1) space for each 225 square feet of gross floor area plus space to accommodate all service vehicles used in connection therewith.
G	One (1) space for each room to be rented plus 75 percent of the parking required for other uses associated with the establishment.
H	One (1) space for each four (4) seats in the main assembly room or one (1) per every thirty (30) square feet of floor area in the main assembly room, whichever is greater.
I	One (1) space for each four (4) seats.
J	One (1) space for each 200 square feet of office area plus four (4) spaces for each service bay.
K	One (1) space for each three (3) persons that the facility is designed to accommodate when fully utilized, plus one (1) space per 200 square feet of gross floor area used for office or similar activities.
L	Four (4) spaces for each driving tee or green, three (3) spaces for each basketball and tennis court, one and one-half (1 ½) spaces per employee during maximum seasonal employment, and one (1) space per each 10,000 square feet of lot area.
M	One (1) space for each 1,000 square feet of lot area.
N	Two (2) spaces per classroom (elementary schools), five (5) spaces per classroom (junior high) and ten (10) spaces per classroom (high school, college, or other).
O	Five (5) spaces per each doctor or dentist.
P	One (1) space for each four (4) seats in the chapel or parlor, plus one (1) space for each 200 square feet of office area.
Q	One (1) space for each two (2) patient beds.
R	Two (2) spaces per bed, plus one (1) space per 200 square feet of office area.
S	One (1) space per each 500 square feet of gross floor area, plus one (1) space per every three (3) employees.
T	One (1) space per employee plus one (1) space per every five (5) children or adults enrolled.
U	One (1) space for each 200 square feet of office or waiting area plus two (2) spaces for each service bay.
V	Ten (10) spaces per wash unit for automatic wash, plus five (5) spaces per wash area for manual wash. Note: Off-street vehicle stacking space may be used to satisfy this requirement, if the plan is acceptable to the Administrator.
X	Two (2) spaces per fuel pump plus one (1) space per each 300 square feet of floor area.

B. In determining required parking spaces, the following shall apply:

1. The parking codes, as provided in Table 5.3.630A, are assigned to the various uses by Table 5.3.502 “Schedule of Uses;”
2. In cases of mixed or joint uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately; and
3. Where a fractional space results, any fraction ~~less than one half (1/2) may be dropped and any fraction of one half (1/2) or more shall be counted as one (1) parking space.~~
4. ~~In the MS1 and MS2 Districts, off-street parking requirements may be reduced by twenty five (25) percent for all non-residential and non-accommodation uses. In cases of mixed or joint uses, off-street parking requirements may be reduced by fifty (50) percent for all non-residential and non-accommodation uses.~~

Handicapped accessible parking spaces shall count toward the minimum number of off-street parking spaces as specified in Table 5.3.630A. The required minimum number of handicapped accessible parking spaces shall be as provided in Table 5.3.630B or ANSI A117.1, whichever is more restrictive.

In addition, handicapped van accessible parking spaces are required at a ratio of one van accessible space for each six (6) handicapped accessible parking spaces required, with a minimum of one van accessible space. The Zoning Board of Appeals does not have the authority to grant a variance from the minimum number, type, or dimensions of handicap parking.

Table 5.3.630B			
MINIMUM HANDICAPPED PARKING SPACES REQUIRED			
TOTAL PARKING SPACES IN LOT	MINIMUM NUMBER OF ACCESSIBLE SPACES		
	Standard	Van Accessible	Total Handicap Spaces
1 to 25	0	1	1
26 to 50	1	1	2
51 to 75	2	1	3
76 to 100	3	1	4
101 to 150	4	1	5
151 to 200	5	1	6
201 to 300	5	2	7
301 to 400	6	5	8
401 to 500	7	2	9
501 to 1000	2 percent of total*		
1001 and over	20, plus 1 for each 100*		
* 1 of every 6 Handicapped Accessible Parking Spaces must be Van Accessible.			

SECTION 5.3.631 Maximum Off-Street Parking

Permanent off-street parking shall not exceed 405 **125** percent of the minimum number of spaces for a land use. This section shall not apply to single-family and two-family dwellings.

SECTION 5.3.632 Exception to Minimum and Maximum Parking Standards

- A. **Uses in the MS1 or MS2 Zoning districts shall be exempt from providing off-street parking minimums. If off-street parking is provided, the design standards in sections 5.3.633, 5.3.634, and 5.3.635 shall be met, in addition to handicap parking minimums in relation to the total number of spaces provided.**
- A- **B.** Notwithstanding the provisions of Sections 5.3.630 and 5.3.631, the Administrator may accept a higher or lower number of parking spaces than required by this Division based on developer-submitted parking data such as a shared parking analysis or appropriate standards from another accepted source.
- B- **C.** The shared parking analysis shall follow the guidelines of the Urban Land Institute's Shared Parking report. Any shared or off-site parking to be utilized shall require the recording of a perpetual easement, in form and substance acceptable to the Administrator, in the office of the Register of Deeds of Horry County.
- C- **D.** If the Administrator accepts a lower number of parking spaces than is required in Section 5.3.630, the site **plan** may be required to accommodate the higher number of spaces otherwise required in case of future need. The design and location of these additional parking spaces shall meet the following site design standards:
1. The area necessary to accommodate these spaces shall not be included as part of the site's minimum open space;
 2. The area necessary to accommodate these spaces shall be included in the impervious coverage for the site and accounted for in the drainage design;
 3. Until or unless such spaces are needed, as determined by the Administrator, the areas shall be maintained as open spaces; and
 4. The tree approval for the area of additional parking shall be granted separately from the initial approval, and the clearing of trees in that area and subsequent tree replacement shall not occur until or unless such additional parking is required to be constructed.

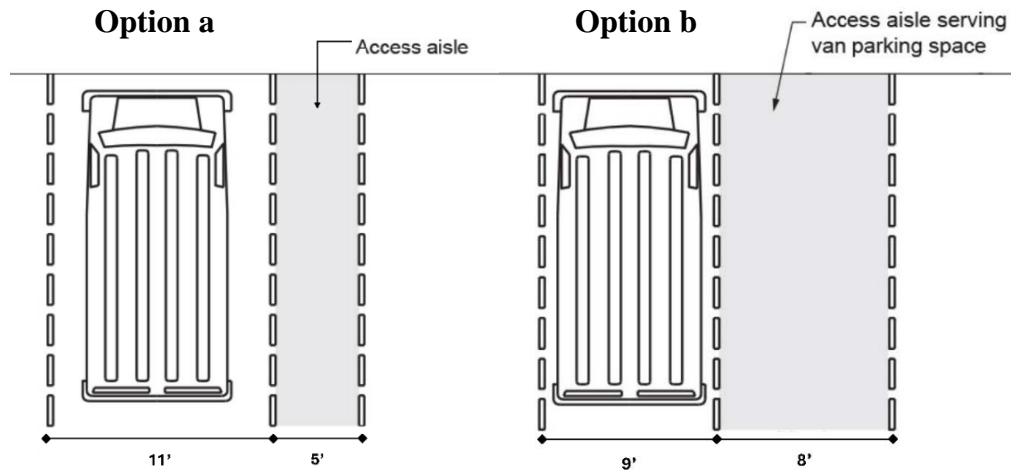
SECTION 5.3.633 Parking Location Requirements

- A. Where practical, required parking shall be located on the same lot as the primary use. The Administrator may authorize the use of remote or off-site parking, subject to the following standards:
1. The use requiring off-site parking is located within the Town of Atlantic Beach;
 2. Where off-site parking is shared by multiple uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately; and
 3. The maximum walking distance from off-site parking to the primary entrance of the building served shall not exceed 300 feet for residential uses and 700 feet for all other uses.

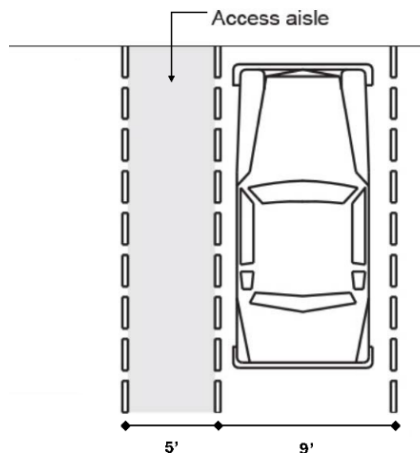
SECTION 5.3.634 Parking Space Size and Design Standards

- A. **Standard parking space dimensions.** The size of a parking space for one (1) vehicle shall consist of a rectangular area having dimensions of not less than ~~ten (10)~~ **nine (9)** feet by ~~eighteen (18)~~ **nineteen (19)** feet. For those parking spaces that adjoin a median at the end of a parking bay or adjoin a median separating parking spaces in a row of parking, the width of the parking space shall be expanded to eleven (11) feet. **Parallel parking spaces shall be no less than eight (8) feet by twenty-three (23) feet.**

- B. **Compact car space dimensions.** ~~To preserve trees and other vegetation, u~~Up to one-fifth (1/5) of the number of spaces provided (given that the total provided meets or exceed the minimum requirements of this Chapter) may be designed for use by compact automobiles, subject to approval by the Administrator. Compact spaces shall be a minimum of nine (9) feet by fifteen (15) feet and clearly marked with signage or other marking approved by the Administrator as a compact space. For those parking spaces that adjoin a median at the end of a parking bay or adjoin a median separating parking spaces in a row of parking, the width of the parking space shall be expanded to ten (10) feet. **Parallel compact car parking spaces shall be no less than eight (8) feet by nineteen (19) feet.**
- C. **Handicapped parking space dimensions.** Parking spaces necessary to provide accessibility and required handicapped parking shall comply with the requirements of the American National Standards Institute (ANSI A-117).
1. **Handicapped van accessible parking space shall be:**
 - a. **Eleven (11) feet by nineteen (19) feet with a five (5) foot wide access aisle, or**
 - b. **Nine (9) feet by nineteen (19) feet with an eight (8) foot wide access aisle.**



2. **Standard handicapped accessible parking space shall be at least nine (9) feet by nineteen (19) feet with a five (5) foot-wide access aisle.**



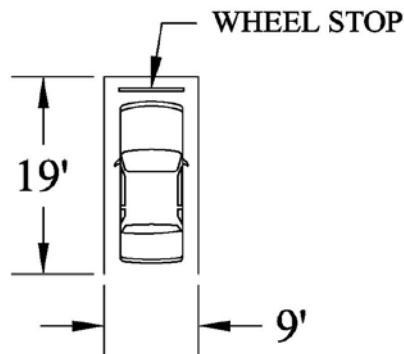
3. Signs. Each handicapped accessible parking space shall be designated as reserved by a sign showing the International Symbol of Accessibility and a second sign stating that the space is van accessible. Signs shall be mounted at least five (5) feet above the ground (measured to the bottom of the sign) so that they cannot be obscured by a vehicle parked in that space. Access aisles shall be marked so as to discourage parking in them.



4. Handicapped accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, or buildings with multiple entrances, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility.

D. Wheelstop Requirements.

1. Wheelstops shall be required in all handicapped parking spaces.
2. Wheelstops shall be required in all parking spaces that abut sidewalks and parking spaces that abut landscape areas where the parking area does not contain curbing. Wheelstops shall not be installed in parallel parking spaces.
3. Wheelstops shall be located thirty (30) inches on center from the front of the parking space. The stop shall be a minimum of four (4) inches in height and shall have the capacity to stop both wheels of a vehicle.
4. Wheelstop requirements can be waived if the sidewalk in front of the parking space is at least six (6) feet in width and is raised at least four (4) inches.



SECTION 5.3.635 Parking and Loading Area Design and Construction Requirements

- A. Access to parking and loading facilities shall be designed so as not to obstruct the free flow of traffic.
- B. There shall be adequate provision for ingress and egress to all parking spaces to ensure ease of mobility, ample clearance, and safety of vehicles and pedestrians. Except for one and two-family residential uses, each space shall be located so that no vehicle is required to back into the street for ingress or egress.
- C. In developments where vehicles may be expected to wait (including, but not limited to drive-thru restaurants, banks, and gated parking facilities), adequate stacking space shall be required.
- D. Parking and loading areas including access drives shall be graded for drainage and surfaced with concrete, asphaltic concrete, asphalt, porous paving blocks, compacted shell, or other materials approved by the Administrator which are unlikely to cause substantial maintenance problems. Except for one and two-family uses, all parking spaces shall be striped and clearly delineated. All parking and loading areas shall be maintained in proper condition, free of weeds, dust, trash, and debris. If, on the effective date of this Chapter, there exists lots on which the parking facilities are not required to be surfaced, they shall be maintained in proper condition as noted above.
- E. Parking and loading areas shall observe a minimum setback of five (5) feet from the street’s right-of-way. Vegetative screening shall be provided along street rights-of-way, no more than three (3) feet in height and not interfering with visibility at driveways, when parking spaces are arranged facing a street. Parking or loading areas which abut a residential district or use shall observe a minimum setback of ten (10) feet from the residential property line or district boundary. Screening shall be provided along any rear or side yard abutting a residential district. Screening shall consist of a continuous planting, hedge fence, or wall, or landscaped earthen mound no less than six (6) feet in height.
- F. The width of driving aisles ~~between individual parking spaces~~ **in parking areas** shall be in accordance with the requirements of Table 5.3.635F. ~~Only one-way traffic shall be permitted in driving aisles serving single row parking spaces placed at an angle other than 90 degrees.~~ **One-way traffic shall only be allowed when there are two points of ingress and egress from a parking area.**

Table 5.3.635F		
Driving Aisle Width		
Parking Angle	<u>Minimum One-Way Driving Aisle Width</u>	<u>Minimum Two-Way Driving Aisle Width</u>
Parallel	<u>12 feet</u>	<u>22 feet</u>
<u>30 degrees</u>	<u>12 feet</u>	<u>22 feet</u>
<u>45 degrees</u>	<u>13 feet</u>	<u>22 feet</u>
60 degrees	<u>18 feet</u>	18 <u>22 feet</u>
90 degrees	<u>22 feet</u>	24 <u>22 feet</u>
Driving Aisle without Parking	<u>10 feet</u>	20 feet

- ~~G. Wheel stops shall be provided in parking facilities without curbing. The vehicle side of the wheel stop shall be no more than eighteen (18) inches from the end of the parking space.~~
- ~~H. Where sidewalks occur in parking facilities, parked vehicles shall not overhang or extend over the sidewalk. In these parking facilities, wheel stops shall be provided even if the parking facility has curbing.~~
- G. J.—Not more than ten (10) continuous parking spaces shall be allowed in a row of parking without separation by a median. All medians shall be at least twelve (12) feet wide unless specified otherwise. A median of at least fifteen (15) feet in width shall be at the end of each parking bay. The Administrator may allow modification to these provisions in order to preserve trees and other native vegetation or for parking located under buildings.

SECTION 5.3.636 Off-Street Loading Requirement

- A. Whenever the normal operation of any use requires that goods, merchandise, or equipment be routinely delivered to or shipped from the premises, a sufficient off-street loading and unloading area must be provided in accordance with this section to accommodate the delivery or shipment operations in a safe and convenient manner. Determinations of the applicability of this section shall be made by the Administrator.
- B. Table 5.3.636B indicates the number of loading spaces that are required; however, the Administrator may require additional spaces if necessary to satisfy the intent of this standard, upon evaluation of site and use data submitted by the applicant. **The minimum loading spaces within Table 5.3.636B are not required in the MS1 and MS2 districts; however, if loading spaces are provided, the loading design standards of Sections 5.3.635 and 5.3.636 shall be met.**

Table 5.3.636B Loading Spaces Required	
Gross Floor Area of Structure	Number of Spaces
0 to 25,000 square feet	1
25,001 to 40,000 square feet	2
40,001 to 100,000 square feet	3
100,001 to 160,000 square feet	4
Over 160,000 square feet	4 plus 1 space for each additional 80,000 square feet above 160,000 square feet

- C. Loading spaces are subject to the design and construction requirements of Section 5.3.635.
- D. The minimum dimensions for each loading space shall be twelve (12) feet by forty (40) feet. Additional length may be required by the Administrator if deemed necessary for an expected type of vehicle usage. An overhead clearance of fourteen (14) feet from pavement grade shall be required.
- E. No area designed for loading and unloading facilities may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading facilities.

- F. Notwithstanding the provisions of Section 5.3.636B, the Administrator is authorized to reduce the number of required spaces in cases where:
1. One (1) or more structures on the lot were constructed before the effective date of this Chapter;
 2. A change in use does not involve any enlargement of a pre-existing structure; and
 3. The loading area requirements for this section cannot be satisfied because there is not sufficient area available on the lot that can practically be used to satisfy the loading requirements of this section.

SEVERABILITY. If any provision, clause, sentence, or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, that invalidity shall not affect the other provisions of this ordinance, which can be given effect without the invalid provision or application, and any such provisions are declared to be severable. All ordinances or parts thereof inconsistent with this ordinance are repealed to the extent of such inconsistency.

EFFECTIVE DATE. This Ordinance shall become effective immediately upon adoption at second reading.

BE IT ORDERED AND ORDAINED by the Mayor and Town Council of the Town of Atlantic Beach, South Carolina, in assembly and by the authority thereof, this _____ day _____ of _____, 2024.

Atlantic Beach Town Council

Jake Evans, Mayor

Josephine Isom, Mayor Protem

Edward Campbell, Councilmember

John David, Jr. Councilmember

Jacqueline Gore, Councilmember

Attest:

Town Clerk

Town Manager