

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

**AN ORDINANCE TO AMEND THE LAND MANAGEMENT ORDINANCE TO
MODIFY THE PARKING REQUIREMENTS TO SUPPORT INFILL, MIXED-USE
DEVELOPMENT.**

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 requirements limit the feasibility of infill, mixed use development in the Main Street 1 (MS1) and Main Street 2 (MS2) district; and,

WHEREAS, The Planning Commission recommends that off-street parking requirements of the Land Management Ordinance be revised to promote the creation of a main street, as intended by the Comprehensive Plan.

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 the Town of Atlantic Beach Zoning Ordinance is hereby amended as follows:

- 1) **Amendment to Article VI. Supplemental Zoning Standards, Division 3. Parking and Loading Standards. Section 5.3.630 of the Land Management Ordinance.** The Land Management Ordinance is hereby amended with all text shown **underlined and bolded** shall be added and for the definition to be placed in alphabetical order within this section.

DIVISION 3. PARKING AND LOADING STANDARDS

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.**

SECTION 5.3.631 Maximum Off-Street Parking

Permanent off-street parking shall not exceed 105 percent of the minimum number of spaces required 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. 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. 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. If the Administrator accepts a lower number of parking spaces than is required in Section 5.3.630, the site 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.

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.

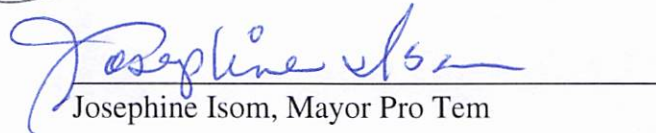
EFFECTIVE DATE. This Ordinance shall become effective immediately upon adoption at second reading.

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 10th day July 2023.

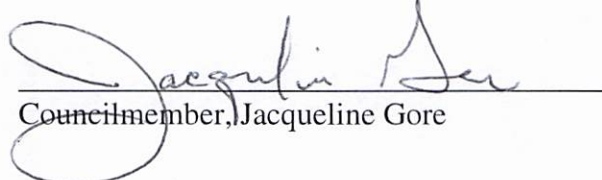
Atlantic Beach Town Council



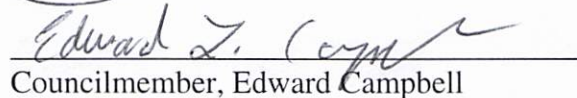
Jake Evans, Mayor



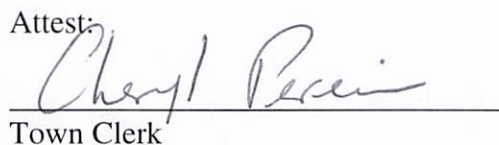
Josephine Isom, Mayor Pro Tem



Councilmember, Jacqueline Gore



Councilmember, Edward Campbell

Attest:


Town Clerk



Town Manager

First Reading: June 5, 2023

Second Reading: July 10, 2023