2015-R-19 Shared Parking for Commercial Districts and Parking Standards for Medical Uses

AN ORDINANCE TO AMEND SECTION 19-804 SHARED PARKING TO AMEND STANDARDS FOR SHARED PARKING IN COMMERCIAL DISTRICTS AND SECTION 19-802. OFF-STREET PARKING SPACE REQUIREMENTS FOR MEDICAL USES

Section. 19-804. Shared Parking

A. Off street parking facilities shall be located on the same lot as the structure or use served unless otherwise specified.

B. The Board of Zoning Appeals may authorize the alternate parking location as a part of the special exception.

C. Parking shall be allowed on alternate parcels with the authorization of the Zoning and Codes Administrator when the following conditions are met:

1. The use of alternate or cooperative parking locations shall be limited to C, CM, CP-1, CP-2, ~~and~~ CP-3, and OP districts and parking shall be provided on property zoned for the use or uses which require the parking spaces;

2. The location provides parking only for the use in question;

3. The location shall have combined parking spaces equal to the sum required for the uses at that location and for the remainder of the uses needed from the requesting location;

4. The parking spaces shall be within 200 feet measured from the property line of the use(s) served;

5. Bufferyard requirements for the parking area shall be the same as the use that requires the parking spaces;

6. The right to use the property for parking shall be established by deed, easement, lease or similar recorded covenant or agreement which requires availability of the spaces for as long as the use that requires the parking spaces exists, approved as to form and content by the city attorney, and recorded in the RMC Office for Pickens County, and filed with the building permit when applicable;

7. Removal of deed, easement, lease, or similar recorded covenant agreement shall be first approved by Zoning and Codes Administrator provided, as a condition of approval, the Zoning and Codes Administrator shall ensure that an equal number of parking spaces shall be provided either on the primary site or by

another site arrangement meeting the requirements of this article; and

8. All other applicable parking requirements shall be met.

Section 19-802. Off-Street Parking Space Requirements

Health Care and Social Assistance		
Offices of Health Practitioners	Offices of Health Practitioners, excluding NAICS 62139	1 per 300 square feet of gross floor area, with the ability to provide up to 200 percent of the minimum required, if approved by the Zoning and Codes Administrator after review of needs assessment. All parking over 120 percent of required parking spaces shall be constructed out of pervious materials, excluding gravel.
	NAICS 62139	1 per 300 square feet of gross floor area
Hospitals	General and Specialty Hospitals	1 per bed plus 1 per 300 square feet gross floor area in the administrative and support areas
Nursing and Residential Care	Continuing Care Retirement Communities	1 per every 4 dependent living unit plus 1 space for 300 square feet gross floor area in administrative and support areas plus 1 for each independent living unit
	Homes for the Elderly	1 per every 4 dependent living unit plus 1 space for 300 square feet gross floor area in administrative and support areas plus 1 for each independent living unit