



City of Greenville, SC

BICYCLE PARKING ORDINANCE

Sec. 19-6.1. Off-street parking and loading

19-6.1.1 *Intent.* The intent of this section is to allow flexible methods of providing an adequate number of parking and loading spaces, while creating or improving a pedestrian-oriented community, and reducing excessive paved surfaces which lead to unnecessary heat buildup and stormwater runoff.

19-6.1.2 *Applicability.*

(A) *General.* The off-street parking, bicycle parking, and loading standards of this section shall apply to any new building constructed and to any new use established.

(B) *Exemptions.* The off-street parking and loading standards of this section shall not apply in the C-4 district. However, prior to issuance of any building permit or certificate of occupancy, whichever is issued first, the owner of any new building constructed or any new use established in the C-4 district shall submit to the administrator an estimate of the parking requirements that the building or use is expected to generate, based on the ratios established in this section, and an indication of where or how that parking will be provided.

The off-street parking and loading standards of this section shall not apply to historic properties or properties located in a preservation overlay district.

The off-street parking, bicycle parking, and loading standards of subsections 19-6.1.2 and 19-6.1.3 shall not apply to parking areas which constitute the principal use of a site (commercial parking lots and parking structures).

The maximum off-street parking standards of subsections 19-6.1.2 and 19-6.1.3 shall not apply to developments which incorporate a parking structure.

(C) *Expansions and alterations.* The off-street parking, bicycle parking, and loading standards of this section shall apply when an existing structure or use is expanded or enlarged. Additional off-street parking, bicycle parking, and loading spaces shall be required to serve on the enlarged or expanded area, provided that in all cases the number of off-street parking, bicycle parking, and loading spaces provided for the entire use (pre-existing plus expansion) must equal at least 75 percent of the minimum ratio established in this section.

(D) *Change of use.* Off-street parking, bicycle parking and loading shall be provided for any change of use or manner of operation that would, based on the minimum ratios established in this section, result in a requirement for more parking or loading spaces than the existing or previous use. Any additional parking required by this section shall be installed prior to issuance of a certificate of occupancy.



19-6.1.3 *Off-street parking requirements.*

(A) *Schedule A.* Unless otherwise expressly stated in this chapter, off-street parking spaces shall be provided in accordance with Table 19-6.1-1.

Table 19-6.1-1: Off-Street Parking Requirements Schedule A

TABLE INSET:

USE CATEGORY	USE TYPE	MINIMUM SPACES REQUIRED	MAXIMUM SPACES ALLOWED
		(Square footage refers to total gross floor area, excluding accessory warehouse and storage areas unless otherwise indicated)	
RESIDENTIAL USES			
	Multiple-family dwelling	1.5 per dwelling unit	See Schedule B
	Household living uses specifically for elderly or handicapped residents	0.5 per dwelling unit	See Schedule B
	All other household living uses	2 per dwelling unit	See Schedule B
Group living	Boarding house	2 plus 1 for each bedroom rented	See Schedule B
	All other group living uses	1 per each 2 beds	1 per each bed
PUBLIC AND INSTITUTIONAL USES			
Community service	Library, museum	1 per 1,000 square feet	See Schedule B
	All other community service uses	1 per 500 square feet	1 per 250 square feet
Day care	Day care center (13+ people)	1 per 375 square feet	1 per 250 square feet



	Group day care home (7 to 12 people)	2 plus requirement for principal use	See Schedule B
	Preschool	1 per 375 square feet	1 per 250 square feet
Educational facilities	Business school	1 per 200 square feet	1 per 150 square feet
	College or university	1 per 200 square feet	See Schedule B
	School, public or private	2 per classroom	See Schedule B
	Trade school	1 per 200 square feet	1 per 150 square feet
Government facilities	Detention center	See Schedule B	See Schedule B
	Emergency response facility	See Schedule B	See Schedule B
	Maintenance, storage, and distribution facility	1 per 1,000 square feet	See Schedule B
	Post office	1 per 300 square feet	See Schedule B
Health care facilities	Hospital	1 per 400 square feet	See Schedule B
	Medical facility, other than hospital	1 per 200 square feet	1 per 100 square feet
Institutions	Religious institution	1 per 6 permanent seats in the main sanctuary	1 per 3 seats in the main sanctuary
	All other institutions	0.3 per bed plus 1 per employee	See Schedule B
Parks and open areas	All uses	See Schedule B	See Schedule B
Transportation	All transportation	See Schedule B	See Schedule B



terminals	terminals uses		
Utilities	Communication tower	None	See Schedule B
	Utility, major utility, minor	1 per 1,500 square feet	See Schedule B
COMMERCIAL USES			
Eating establishments	Restaurant, with drive-through	1 per 150 square feet of customer service area plus vehicle stacking spaces (See 19-6.1.7)	1 per 75 square feet of customer service area plus vehicle stacking spaces
	Restaurant with no seating	1 per 200 square feet	1 per 100 square feet
	All other eating establishment uses	1 per 100 square feet	1 per 60 square feet
Offices	Radio or TV broadcasting studio	1 per 400 square feet	See Schedule B
	Other offices	1 per 500 square feet	1 per 150 square feet
Outdoor entertainment	All uses	1 per 5,000 square feet of land area, or one per three persons capacity (maximum), whichever is greater	See Schedule B
Retail sales and services	Bank, financial institution, or ATM	1 per 200 square feet plus vehicle stacking spaces for automated banking (See § 19-6.1.7)	1 per 150 square feet plus vehicle stacking spaces
	Convention and exhibition hall	See Schedule B	See Schedule B

	Casino or gambling establishment	See Schedule B	See Schedule B
	Civic club	1 per 300 square feet	See Schedule B
	Convenience store	1 per 200 square feet plus vehicle stacking spaces for gasoline service (See § 19-6.1.7)	1 per 100 square feet plus vehicle stacking spaces for gasoline service (See § 19-6.1.7)
	Department or discount store, exceeding 25,000 gross square feet	1 per 500 square feet	1 per 250 square feet
	Grocery store	1 per 500 square feet	1 per 250 square feet
	Health club or spa	1 per 250 square feet	1 per 100 square feet
	Indoor entertainment facility	1 per three fixed seats, or one per 300 square feet, whichever is greater	See Schedule B
	Kennel or veterinary clinic	1 per 600 square feet	See Schedule B
	Landscape nursery	See Schedule B	See Schedule B
	Nightclub or bar	1 per 100 square feet	See Schedule B
	Funeral home, mortuary	1 per 4 seats in main assembly room	See Schedule B
	Photography, art, dance studio or gallery	1 per 400 square feet	1 per 200 square feet
	Personal services,	1 per 500 square	1 per 250 square

	all other uses	feet	feet
	Prefabricated building display and sales	See Schedule B	See Schedule B
	Retail sales and services, all other uses	1 per 500 square feet	1 per 250 square feet
	Sexually oriented business	1 per 200 square feet	See Schedule B
	Shopping center	1 per 500 square feet	1 per 250 square feet
Self-service storage	All uses	1 per 20 storage units	1 per 10 storage units
Vehicle sales and service	Automobile rental and sales	See Schedule B	See Schedule B
	Automobile repair	1 per 300 square feet	See Schedule B
	Automobile servicing	1 per 300 square feet	See Schedule B
	Automobile wash and detailing	1 per 500 square feet of sales, office, or lounge area, plus vehicle stacking spaces (See § 19-6.1.7)	See Schedule B
	Recreational vehicle rental and sales	See Schedule B	See Schedule B
	Towing service	See Schedule B	See Schedule B
Visitor accommodations	Truck or trailer rental	See Schedule B	See Schedule B
	Bed and breakfast inn	0.5 per guest room plus two for permanent residence	1 per guest room plus two for permanent residence
	Hotel or motel	0.75 per guest	1 per guest room,

		room, plus 1 per 800 square feet of conference and restaurant space	plus 1 per 400 square feet of conference and restaurant space
SERVICE AND INDUSTRIAL USES			
Aviation services	All uses	See Schedule B	See Schedule B
Industrial services	All uses	See Schedule B	See Schedule B
Manufacturing and production	All uses	See Schedule B	See Schedule B
Warehouse and freight movement	All uses	See Schedule B	See Schedule B
Waste-related services	All uses	See Schedule B	See Schedule B
Wholesale sales	All uses	1 per 1,500 square feet	See Schedule B

(B) *Schedule B*. Uses that reference "Schedule B" have widely varying parking and loading demand characteristics, making it impossible to specify a single off-street parking or loading standard. Upon receiving a development application for a use subject to Schedule B standards, the administrator shall apply the off-street parking and loading standard specified for the listed use that is deemed most similar to the proposed use or establish minimum off-street parking requirements on the basis of a parking and loading study prepared by the applicant. Such a study shall include estimates of parking demand based on recommendations of the Institute of Transportation Engineers (ITE), or other acceptable estimates as approved by the administrator, and should include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, and location. The study shall document the source of data used to develop the recommendations.

(C) *Off-street bicycle parking requirements*. The minimum number of parking spaces for bicycles shall be equal to ten percent of the first 100 off-street parking spaces provided on a site, plus one percent of the number of off-street parking spaces exceeding 100. At least two bicycle parking spaces shall be provided for all sites.



19-6.1.4 *Off-street loading requirements.* Unless otherwise approved by the administrator, every building or structure erected and used for business, trade, or industry shall provide space as indicated in this section for the loading and unloading of vehicles, with access to a public street or alley. The spaces shall be arranged so that no vehicle will be required to back onto a public street or way and so that vehicles may maneuver for loading and unloading entirely within the property lines of the premises. Off-street loading spaces shall be provided in the following numbers:

(A) *Commercial uses.* Each use shall provide one loading space, measuring ten feet by 25 feet with overhead clearance of 14 feet, for each 20,000 square feet of gross floor area or fraction thereof.

(B) *Service and industrial uses.* Each use shall provide loading spaces that measure ten feet by 50 feet with overhead clearance of 14 feet, based on the gross floor area as shown below:

Table 19-6.1-3: Off-Street Loading For Wholesale and Industrial Uses

TABLE INSET:

Gross Floor Area in Structure (sq. ft.)	Number of Berths
0--25,000	1
25,001--50,000	2
50,001--100,000	3
100,001--150,000	4
150,001--200,000	5
Each 100,000 above 200,000	1

(C) *Bus and truck terminals.* Sufficient spaces to accommodate the maximum number of buses or trucks to be loading, unloading or stored at the terminal at any one time.

19-6.1.5 *Computation of parking and loading requirements.*

(A) *Fractions.* When measurements of the number of required spaces result in a fractional number, any fraction of less than one-half shall be rounded down to the next lower whole number and any fraction of one-half or more shall be rounded up to the next higher whole number.

(B) *Multiple uses.* Except as provided in subsection 19-6.1.8, lots containing more than one use must provide parking and loading in an amount equal to the total of the requirements for all uses.

(C) *Gross floor area.* With regard to the parking standards in this section, square footage refers to the gross floor area of a building, excluding warehouse and storage space which is accessory to the primary use. With regard to the loading standards in this section, square footage refers to the total gross floor area of a building.

(D) *Parking for unlisted uses.* Parking requirements for uses not specifically listed in Table 19-6.1-1 shall be determined by the administrator based on the provisions of Schedule B.

(E) *Reduction of automobile parking for bicycle parking.* The administrator may reduce the required number of off-street parking spaces by one automobile space for every six, or portion thereof, bicycle parking spaces provided.

19-6.1.6 *Parking design and location standards.* In addition to the design standards listed in section 19-6.5, the following shall apply to all parking lots:

(A) *Surfacing and maintenance.* All required parking and vehicular driving surfaces shall be graded for drainage in accordance with section 19-6.8, stormwater management, and shall be surfaced with concrete or bituminous asphalt pavement, except as allowed in (B) and (C) below. Alternative materials may be approved by the administrator. Alternative materials shall only be considered if such material(s) exhibits equivalent load bearing and wear characteristics as concrete or bituminous asphalt. All surfaces shall be maintained in sound conditions free of weeds, dust, trash and debris.

(B) *Overflow parking.* All parking areas above the minimum number of spaces required in Table 19-6.1-1 are considered as overflow parking and shall be turf or an approved pervious paving system. Turf may be used for parking areas and vehicular driving surfaces only for parking areas which are designed not to be used more than ten times per year or for storage lots which generate less than 30 average daily trips.

(C) *Paving exemption for assembly uses.* The administrator may waive the paving requirement for up to 50 percent of the required parking spaces and vehicular driving surfaces for assembly uses (religious institutions, sports facilities, and the like). The waiver may be granted only if evidence is presented to the administrator that these parking spaces and vehicular driving surfaces will be used less than five times per week and are not required for access by emergency vehicles. Parking areas for which paving is waived shall maintain a turf surface and be constructed with proper drainage.

(D) *Markings.* All paved parking spaces shall be identified by surface markings and shall be maintained in a manner so as to be readily visible at all times. Such markings shall be arranged to provide for orderly and safe loading, unloading, parking, and storage of vehicles. Parallel parking spaces shall be marked with standard "cross" and "T" pavement markings as reflected in the design and specification manual. All striping shall be marked with four-inch lines. As appropriate, time and use restrictions may apply and signs shall be posted displaying the required information.

(E) *Backing movements prohibited.* All off-street parking spaces and driveways, with the exception of parking areas for one-family and two-family detached dwellings, shall be arranged to require ingress and egress from the lot to a public street by forward motion of the vehicle. For single-family and two-family residences only, driveways may be used to satisfy minimum off-street parking requirements, provided that sufficient space is available to satisfy the minimum design standards.

(F) *Dimensions of parking stalls and driveways.* All required parking spaces shall be designed to comply with the following minimum standards:



Table 19-6.1-4: Standards for Parking Stalls

TABLE INSET:

Angle of Parking	Stall Width	Stall Depth	Driveway Width	Planting Island Width
0° (Parallel)	8'	22' (length)	12'	N/A
30°	9'	17'	12'	4'
45°	9'	19'	14'	6'
60°	9'	20'	18'	7'
90°	9'	18'	24'	9'

(G) *Overhang protection.* Wheel or bumper guards or curbing shall be provided, located and arranged so that no part of any parked vehicle will extend beyond the boundaries of the parking space and into a pedestrian area, landscape area or beyond the property line of the site.

(H) *Stacked parking.* Generally, no parking spaces shall be located so as to require the moving of any vehicle on the premises in order to enter or leave any other space. However, the administrator may, on a case-by-case basis, allow stacking spaces provided for auto-related uses to count toward the minimum required parking as long as such spaces are not part of areas required for site ingress or egress or areas intended for fueling. For example, stacking spaces may be permitted if the parking is dedicated to one use only.

(I) *Bicycle parking.* Bicycle parking areas shall be located for the convenient access to site amenities and primary building entrances. Bicycle parking areas shall be located on a hardscape surface, physically separated from automobile parking lots. They shall be designed to provide adequate space for ingress and egress, and not impede pedestrian and vehicle circulation. Bicycle parking areas shall be designed to provide adequate space for ingress and egress.

Bicycle racks shall be designed to support a bicycle frame in two places in a stable, upright position. Bicycle racks shall be securely anchored to the lot surface.

Bicycle parking areas and bicycle racks shall be designed and installed as specified in the Design and Specifications Manual.