



Upstate Forever Parking Study for the City of Greenville and Greenville County

2009 – 2010

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SECTION 1: INTRODUCTION

1.1 PROJECT PARTNERS

- Upstate Forever
 - Erika Hollis
 - Heather Nix
- City of Greenville
 - Jean Pool – Planning and Development Division
 - Jessica Chapman – Engineering Division
- Furman University
 - Ken Peterson – Economics
 - Suresh Muthukrishnan – Environmental Sciences

1.2 BACKGROUND

Parking lots are a threat to water quality because they prohibit infiltration of water into the soil and are a major source of pollutants in urban stormwater. When it rains, stormwater washes off parking surfaces collecting an assortment of pollutants (e.g., oils, greases, chemicals, heavy metals, soil, and litter) and transports contaminated runoff at increased velocities into local water bodies. The end result is severely degraded waterways with highly eroded stream banks and contaminated surface waters.

Unfortunately current municipal off-street parking codes often require the installation of surplus parking. Off-street parking requirements for commercial retailers are typically based on what is considered *peak demand* – shopping days during the holiday season. Minimum parking requirements for shopping centers are often designed to accommodate cars that may be present during 19 of the 3,000 annual shopping hours. As a result, enormous amounts of land are continuously converted into huge parking lots that sit largely empty most, if not all, of the year.

1.3 PURPOSE

Upstate Forever (UF) was asked by the City of Greenville (the City) to evaluate its existing parking standards for 10 commercial land uses. The City has both a minimum required and maximum allowed number of off-street parking and loading spaces for residential, public and institutional, commercial, service and industrial land uses. Phase 1 of the study focused only on commercial land uses in the City of Greenville, S.C., excluding the Central Business District.

Phase 2 of the parking study was conducted for 26 parking lots in Greenville County to assess parking requirements in the County. The results of these surveys are compiled separately and were not considered for the revisions to the off-street parking requirements for the City of Greenville. Information on the Greenville County Parking Study can be found in Section 4.

SECTION 2: PARKING STUDY METHODOLOGY

2.1 METHODS

An important step towards improving water quality is to meet our parking needs by with more appropriately sized parking lots. UF, the City, and Furman University (FU), studied off-street parking lots for a variety of commercial land uses in the City of Greenville (with the exception of the Central Business District). The purpose of the study was to determine the ideal parking ratios

for commercial land uses in the City. UF and FU conducted parking occupancy inventories for 10 different commercial land uses using aerial photography and on-the-ground surveys. Aerial photographs were taken on the day after Thanksgiving (2009) of the major retail shopping centers, big box stores, and other popular retail establishments to capture periods of peak occupancy for the major retailers. On-the-ground surveys were conducted for the other land uses such as financial institutions, offices, medical facilities, etc. Peak use times vary between the different land uses surveyed. For example, restaurants are typically busiest on nights and weekends while office parking lots are most utilized on weekdays. As a result, surveys were performed for approximately 120 commercial parking lots during both peak and non-peak hours to obtain an accurate estimate of parking occupancy for the various land uses. The data collected from these surveys included land use code, total number of parking spaces actually built, number of occupied parking spaces, building square footage, building occupancy, date/time of survey, and any other miscellaneous information that may influence parking occupancy rates (e.g., road closures, construction activity). The City of Greenville Department of Planning and Development Division assisted in identifying representative parking lots for each land use category selected. Peak and non-peak monitoring times were based on estimates obtained from the City of Greenville Traffic Engineering Division and the Institute of Transportation Engineers 3rd Edition Parking Generation Manual (2004).

2.1.1 Land Use Categories Surveyed

In 2009, the City utilized the following land use designations, which were target areas for purposes of this survey, to evaluate parking lot occupancy levels.

- Public and Institutional Uses
 - Health Care Facilities (Medical facility other than hospital)
- Commercial Uses
 - Eating Establishments
 - Restaurants with drive-thru
 - All other eating establishments
 - Offices
 - Other offices
 - Retail Sales and Services
 - Bank, financial institution, or ATM
 - Department of discount store, exceeding 25,000 gross square feet
 - Grocery store
 - Health club or spa
 - Kennel or veterinary clinic
 - Personal Services
 - Shopping Center
 - Pharmacies * Not designated as a separate land use (2013)

Refer to Table 19-6.1.3: Off-Street Parking Requirements Schedule A in the City of Greenville Municipal Codes at: <http://www.greenvillesc.gov/CityCouncil/MunicipalCode.aspx>

2.1.2 Definitions

- Parking Occupancy - number of parking spaces containing a vehicle at a point in time
- Parking Accumulation- number of occupied parking spaces over a period of times (occupancy plotted by time)
- Parking Generation – parking occupancy divided by the parking ratio determinant variable (e.g. square footage for retail, number of seats or square footage for restaurants)

2.2 AERIAL PARKING SURVEYS

Aerial surveys were conducted for the big box commercial retailers, the two major shopping malls in the area, and shopping plazas along Augusta Street. The first flight took place on the day after Thanksgiving, also known as “Black Friday”, which is typically the busiest shopping day of the year. This flight occurred on November 27, 2009, between 10:00 – 11:30 AM to capture peak occupancy rates for the targeted commercial retailers. A second flight was conducted on March 17, 2010, between 12:00 – 1:30 PM. This flight was representative of typical conditions for commercial retailers in the Greenville area. Southwings, a conservation organization based out of Asheville, N.C., provided the flights to UF free of charge. These aerial surveys allowed UF to take digital aerial photographs of popular retail parking lots and then use the pictures to calculate the parking occupancy for each lot. Aerial photos were taken of the parking lots listed below.

2.2.1 Aerial Parking Survey Sites

- Commercial Uses
 - Eating Establishments
 - Restaurants with drive-thru
 - Starbucks at Cherrydale – 3230 North Pleasantburg Drive (29609)
 - Chick-fil-A at Cherrydale– 1544 Poinsett Highway (29609)
 - All other eating establishments.
 - Cracker Barrel –1134 Woodruff Road (29607)
 - Ruby Tuesday at Cherrydale – 6 State Park Road (29609)
 - Retail Sales and Services
 - Department of discount store, exceeding 25,000 gross square feet
 - Haywood Plaza Shopping Mall – 700 Haywood Road (29607)
 - The Shops at Greenridge – 1125 Woodruff Road (29607)
 - Academy Sports – 59 Woodruff Industrial Lane (29607)
 - Bed Bath & Beyond – 1117 Woodruff Road (29607)
 - Cherrydale Mall – Poinsett Hwy/North Pleasantburg Drive (29609)
 - Costco - 1021 Woodruff Road (29607)
 - Home Depot – 2490 North Pleasantburg Drive (29609)
 - Home Depot - 79 Woodruff Industrial Lane (29607)
 - Jeff Lynch – 17 Roper Mountain Road (29607)
 - Kohl’s – 1219 Woodruff Road (29607)
 - Augusta Commons – 2222 Augusta Street (29605)
 - Lewis Plaza – 6 South Lewis Plaza (29605)
 - McDaniel Village – 1922 Augusta Street (29605)
 - Lowe’s - 1900 Poinsett Highway (29609)
 - Orchard Park – 21 Orchard Park Drive (29615)
 - Sam’s Club – 1211 Woodruff Road (29607)
 - Shoppes by the Mall – 1175 Woods Crossing Road (29607)
 - Target –1112 Woodruff Road (29607)
 - Verdae Village – 101 Verdae Boulevard (29607)
 - Walmart – 1451 Woodruff Road (29607)
 - Grocery stores
 - Ingles – 1500 Poinsett Highway (29609)

2.3 CITY OF GREENVILLE ON-THE-GROUND PARKING SURVEYS

On-the-ground surveys were conducted with the help of Furman University students for sites with smaller parking lots, or those parking lots that could be surveyed easily on foot. A total of three surveys (counts) were collected for each site during what was considered to be its peak occupancy period. In addition, on-the-ground surveys were conducted for a few retail establishments that we took aerial photographs of but were not able to use the image due to poor resolution or cropping problems. Peak occupancy times for each land use were established using information from the ITE Handbook and City of Greenville Traffic Engineering Office. Based on information from the ITE Handbook and Gaye Sprague, a local Traffic Engineer, the following information was used to develop the on-the-ground monitoring plan. See the data collection sheet in Appendix 1 for more details.

Table 1. Peak Times and Monitoring Frequency for On-the-Ground Surveys

Land Use Category	Peak Times	Monitoring Frequency
Bank, Financial Institution	Mon (9AM – 12PM), Fri (2 – 5PM)	15 minutes
Restaurants (Drive-Thru)	Weekdays (11AM – 2PM), (6 – 8PM), Sat/Sun (11AM – 2PM), (6 – 9PM)	15 minutes
All other Restaurants	Weekdays (11AM – 2PM), (6 – 8PM), Sat/Sun (11AM – 2PM), (6 – 9PM)	15 minutes
Grocery Stores	Weekdays (4PM – 7PM) Sat/Sun (1PM – 3PM)	15 minutes
Medical Facility (Non - Hospital)	Weekdays (10AM-12PM), (2-5PM)	30 minutes
Health Clubs	Weekdays (5PM-7PM) Sat (10AM – 2PM)	30 minutes
Offices	Weekdays (10AM-12PM), (2-5PM)	60 minutes
Personal Service (Salons)	Weekday (10AM – 1PM), (4 – 7PM), Sat (10AM – 3PM)	30 minutes
Pharmacies	Weekdays (4PM – 7PM)	30 minutes

2.3.1 City of Greenville On-the-Ground Parking Lot Survey Sites

- Public and Institutional Uses
 - Health Care Facilities (Medical facility other than hospital)
 - Femhealth PA/FeminaMedspa – 35 Creekview Court (29615)
 - Carolina Oaks Dental Care – 200 South Pleasantburg Drive (29607)
 - General Dentistry – 40 Creekview Court (29615)
 - Carolina Medical Rehabilitation – 27 Creekview Court (29615)
 - Allergy Partners – 48 Creekview Court (29615)
 - Pelham Family Practice – 25 Creekview Court (29615)
 - Smith Center for Cardiovascular Wellness – 45 Creekview Court (29615)
 - The Christie Group – 9 Mills Avenue (29605)
 - Internal Med/hearing Center – 1208 Augusta Street (29605)
 - Jervey Eye Center – 601 East Halton Road (29607)
 - North Hills Medical Center – 800 Pelham Road (29615)
 - Internal Medicine – 1025 Verdae Boulevard (29607)

- Commercial Uses
 - Eating Establishments
 - Restaurants with drive-thru
 - Henry's Smokehouse – 240 Wade Hampton Boulevard (29607)
 - Tommy's Ham House – 214 Rutherford Road (29601)
 - Bohemian – 2 West Stone Avenue (29601)
 - All other eating establishments
 - Monterrey's – 1813 Laurens Road (29607)
 - Capri's – 500 East Stone Avenue (29601) - NOW CLOSED
 - Carraba's – 1022 Woodruff Road (29607)
 - TGI Friday's – 1114 Woodruff Road (29607)
 - Cracker Barrel – 1134 Woodruff Road (29607)
 - Offices
 - Other offices
 - State Farm Insurance – 12 Pelham Road (29615)
 - Office Buildings – 201 West Stone Avenue (29609)
 - The Marchant Company Real Estate – 100 West Stone Avenue (29609)
 - Office Buildings – 201 West Stone Avenue (29609)
 - Office Buildings -209 East Stone Avenue (29609)
 - Office Buildings -8 Pelham Road (29615)
 - Synesis International, Inc. – 30 Creekview Court (29615)
 - Office Buildings – 870 Cleveland Street (29601)
 - Rossenfeld Einstein Insurance – 870 South Pleasantburg Drive (29607)
 - Ogletree Deakins Nash Smoak & Steward – 918 South Pleasantburg Drive (29607)
 - Work Acceptance Corporation –108 Frederick Street (29607)
 - Canal Insurance – 400 East Stone Avenue (29601)
 - O'Neal Engineering – 10 Falcon Crest (29607)
 - Roper Mountain Business Center – 402 Roper Mountain Road (29615)
 - SC Employment Commission – 706 Pendleton Street (29601)
 - Piedmont Center Buildings – 33/37 Villa Road (29615)
 - Appalachian Council Of Governments – 50 Century Circle (29607)
 - Retail Sales and Services
 - Bank, financial institution, or ATM
 - Bank of America – 6151 Augusta Street (29605)
 - Pinnacle Bank – 937 North Pleasantburg Drive (29607)
 - Suntrust – 201 South Pleasantburg Drive (29607)
 - Wachovia Bank – 137 South Pleasantburg Drive (29607)
 - First Citizens Bank – 928 North Pleasantburg Drive (29607)
 - BB&T – 2204 Augusta Street (29605)
 - Bank of Travelers Rest – 201 Pelham Road (29615)
 - Grocery stores

- Publix at McAlister Square – 235 South Pleasantburg Drive (29607)
- Bloom – S Pleasantburg Drive (29605) – NOW CLOSED
- Bi-Lo – 1315 S Pleasantburg Drive (29605)
- Health club or spa
 - Life Center – 875 West Faris Road (29605)
 - YMCA – 721 Cleveland Street (29601)
- Kennel or veterinary clinic
 - Upstate Veterinary Specialists – 393 Woods Lake Road (29607)
 - Cleveland Park Animal Hospital – 126 Woodland Way (29601)
- Personal Services
 - Cindy’s Salon/Day Spa – 118 WestStone Avenue (29601)
 - Wilson’s on Washington – 794 East Washington Street (29601)
 - Michael Ellis Salon – 301 Halton Rd Suite J (29615)
- Shopping Centers
 - Augusta Commons – Augusta Street (29605)
 - McDaniel Village – Augusta Street (29605)
 - Lewis Plaza – South Lewis Plaza (29605)
- Pharmacies (No separate parking standards currently exist for this category)
 - Walgreens – 2323 East North Street (29607)
 - Walgreens – 2018 Augusta Street (29605)
 - Walgreens – 902 Pelham Rd/Roper Mountain Road (29615)
 - Rite Aid/Save a Lot – 1 East Stone Avenue (29601)
 - CVS – 2210 Laurens Road (29607)

SECTION 3: RESULTS & ACTIONS

3.1 CITY OF GREENVILLE PARKING STUDY RESULTS

The parking study results confirmed that there is an excess of off-street parking available – with up to 65% of parking spaces empty during peak hours (see Table 2). Freestanding grocery stores and banks had the least utilized parking lots, followed by combined big box discount and department stores and shopping centers. During the biggest shopping day of the year, Black Friday, 2009, the two main shopping centers in town were only 56% and 87% full. During typical shopping hours these two lots were only 25% and 32% full, respectively. Restaurant parking needs varied significantly, and seemed heavily influenced by location and brand popularity. Lastly, parking lots at office buildings and medical facilities were only half full during peak hours. Overall, the results of this parking study indicate that the size of parking lots can be greatly reduced and still comfortably accommodate peak parking demands. The complete excel spreadsheet of Parking Survey Data can be found in Appendix 2.

Table 2. City of Greenville Peak Occupancy and Excess Parking

Land Use	Peak Parking Occupancy	Excess Parking
Discount/Dept. Store	45%	55%
Financial Institutions	42%	58%
Grocery Stores	35%	65%
Health Clubs	74%	26%
Pharmacies	45%	55%
Shopping Centers	63%	37%
Offices	58%	42%
Medical facilities (Non-hospital)	52%	48%
Restaurants (Drive-Thru)	58%	42%
Other Restaurants	39%	61%

3.2 POLICY IMPLEMENTATION

3.2.1 Parking Ratio Standards

Based on the parking study results, the City of Greenville reduced ten of its commercial parking requirements (see Table 3). The revised parking ratios were determined using an 85% occupancy target, the transportation planners' rule of thumb for ideal parking lot size. For example, in the case of a (non-hospital) medical facility a developer is now required to install only 1.7 parking spaces per 1,000 sq. ft. as opposed to the 5 spaces previously required. This translates into 3.3 fewer parking spaces per 1,000 sq. ft. This also reduces developers costs which include costs of construction, land, and stormwater management, by \$3,000 - \$45,000, based on a surface parking space construction cost range from \$1,000 to \$15,000 per space, with the average at \$5,000 per space (VTPI 2011). See Appendix 3 for amendments to the City parking ratios.

Table 3. Pre-Study and Revised Off-Street Parking Ratios for Commercial Land Uses

Land Use	Min. Before (Space/X sq. ft.)	Min. After (Space/X sq. ft.)	Max. Before (Space/X sq. ft.)	Max. After (Space/X sq. ft.)
Discount/Dept. Store	500	650	250	250
Financial Institutions	200	500	150	200
Grocery Stores	500	650	250	250
Health Clubs	250	250	100	Schedule B*
Shopping Centers	500	650	250	250
Offices	500	600	150	150
Medial facilities (non-hospital)	200	600	100	150
Restaurants (Drive-Thru)	150	150	75	100
Other Restaurants	100	100	60	100

*As stated in the City of Greenville Municipal Code:

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. The standards for these land uses is based on what is deemed the most similar to the proposed use or a site specific parking study prepared by the applicant.

Table 4. Pre-Study and Revised Required Parking Spaces (Examples based on 1,000 sq. ft. development)

Land Use	Min. Spaces Required Before	Min. Spaces Required After	Max. Spaces Required Before	Max. Spaces Required After
Discount/Dept. Store	2	1.5	4	4
Financial Institutions	5	2	6.6	5
Grocery Stores	2	1.5	4	4
Health Clubs	4	4	10	Schedule B
Shopping Centers	2	1.5	4	4
Offices	2	1.6	6.6	6.6
Medial facilities (non-hospital)	5	1.6	10	6.6
Restaurants (Drive-Thru)	6.6	6.6	13	10
Other Restaurants	10	10	16.6	10

3.2.2 Parking Surface Standards

The amendment to the parking design and location standards was presented for Public Hearing on May 12, 2011 along with revised parking ratios for select land uses. This amendment refers to the requirement to use Low Impact Development (LID) techniques to treat stormwater runoff created from the installation of excess parking spaces. This ordinance amendment can be found in Appendix 4.

3.2.3 Fee-in-Lieu of LID

UF, in conjunction with project partners, developed a market-based incentive program to reduce the water quality impacts of commercial surface parking lots in the City of Greenville. This program offers developers three alternatives when constructing parking lots:

- 1) Install the minimum required amount of parking allowed by code;
- 2) Use Low Impact Development (LID) techniques to manage the stormwater generated by excess parking spaces; or,
- 3) Pay a fee of \$750 per parking space for installing additional parking spaces above the minimum required by code.

Funds generated through this program will be managed and operated by the City of Greenville and dedicated to water quality improvement projects throughout the City of Greenville.

The Fee-in-Lieu of LID Ordinance Amendment that added the additional option of paying a fee of \$750 per parking space in lieu of installing LID for parking spaces in excess of the minimum standards. For a complete copy of this ordinance amendment see Appendix 5.

SECTION 4: GREENVILLE COUNTY PARKING STUDY

The Greenville County Parking Study was performed to assess off-street parking requirements for a variety of commercial land uses in the County. As in the case of the City of Greenville Parking Study, on-the-ground surveys were conducted for the other land uses such as financial institutions, restaurants, offices, and shopping centers. Sites were visited during the appropriate peak use times for that land use category and three counts were taken. Surveys were performed for 26 commercial parking lots during both peak and non-peak hours to obtain an accurate estimate of parking occupancy for the various land uses as determined by County staff.

4.1 GREENVILLE COUNTY ON-THE-GROUND PARKING SURVEYS

4.1.1 Greenville County On-the-Ground Parking Survey Sites

- Retail
 - Discount
 - Kmart – 2700 Wade Hampton Blvd (29651)
 - Walmart – 3925 Pelham Road (29615)
 - Walmart – 3027 Wade Hampton Blvd (29687)
 - Target – 6025 Wade Hampton Blvd (29687)
 - Discount Warehouse
 - Lowes – 1900 Poinsett Highway (29609)
 - Home Depot – 2490 North Pleasantburg Drive (29609)
 - Drug Store
 - CVS – 3901 Pelham Road (29615)
 - Walgreens – 6047 White Horse Road (29611)
 - Walgreens – 2700 Wade Hampton Blvd (29615)
 - General
 - Aldi – 3034 Wade Hampton Blvd (29687)
- Restaurant
 - (Full Service)

- Romano's Macaroni Grill – 105 East Beacon Drive (29615)
- On the Border – 74 Beacon Drive (29615)
- Joe's Crab Shack – 102 East Beacon Drive (29615)
- Bellacino's – 64 Beacon Drive (29615)
- Bank
 - Full Service
 - Wachovia – 3600 Pelham Road (29615)
 - South Carolina Bank and Trust – 3622 Pelham Road (29615)
 - Greenville Federal Credit Union – 3375 Pelham Road (29615)
 - Wachovia – 2616 Wade Hampton Blvd (29615)
 - Independence National Bank – 2801 Wade Hampton Blvd (29687)
 - Bank of America – 20 Farris Bridge Road (29617)
- Office
 - General
 - Michelin – 2100 Gsp Dr # 4 (29651)
 - Verizon – Brookfield Parkway (29607)
 - MetLife – Brookfield Parkway (29607)
- Shopping Center
 - Neighborhood
 - Earth Fare – 3620 Pelham Road #3 (29615)
 - Publix – 5000 Old Buncombe Road (29617)
- Market
 - Supermarket
 - BiLo – 3619 Pelham Road (29615)

4.2 GREENVILLE COUNTY PARKING SURVEY RESULTS

The results of the Greenville County parking study indicate that there is an excess of off-street parking available for all of the commercial land uses studied. On average the amount of excess parking ranges between 44% - 79% surplus parking during periods of peak usage (see Table 5). In fact, over half of the sites surveyed had two to three times the minimum number of required parking spaces installed on site. Considering the excess parking being built, Greenville County would benefit from having a maximum number of required off-street parking spaces for their commercial land uses. The minimum required off-street parking spaces for banks and offices were appropriate in relation to actual parking occupancy rates. However, the minimum parking standards for the other land uses studied could be reduced. As is the case in the City of Greenville, the results of this parking study indicates that the size of parking lots in Greenville County can be substantially reduced and still accommodate peak parking demands for the region.

Table 5. Greenville County Peak Occupancy and Excess Parking

Land Use	Peak Parking Occupancy	Excess Parking
Discount	33%	67%
Discount Warehouse	21%	79%
Banks	44%	56%
Grocery Stores*	32%	68%
Drug Stores	30%	70%
Shopping Centers**	32%	68%
Offices	56%	44%
Full Service Restaurants	57%	42%

* Represent stand-alone grocery stores.

**Shopping Centers surveyed were grocery stores located in neighborhood shopping centers.

Table 6. Comparison of City of Greenville and Greenville County Off-Street Parking Requirements

Land Use	Pre-Study Minimum		Recommended Minimum		Pre-Study Maximum		Recommended Maximum	
	City of Greenville (1 space per)	Greenville County (1 space per)	City of Greenville (1 space per)	Greenville County (1 space per)	City of Greenville (1 space per)	Greenville County (1 space per)	City of Greenville (1 space per)	Greenville County (1 space per)
Discount Retail	500 sq. ft.	333 sq. ft.	650 sq. ft.*	850 sq. ft.	250 sq. ft.	N/A	250 sq. ft.	750 sq. ft.
Financial	200 sq. ft.	333 sq. ft.	500 sq. ft.*	450 sq. ft.	150 sq. ft.	N/A	200 sq. ft.*	333 sq. ft.
Grocery Stores	500 sq. ft.	333 sq. ft.	650 sq. ft.*	600 sq. ft.	250 sq. ft.	N/A	350 sq. ft.*	450 sq. ft.
Shopping Centers	500 sq. ft.	333 sq. ft.	650 sq. ft.*	No Data	250 sq. ft.	N/A	250 sq. ft.	No Data
Offices	500 sq. ft.	333 sq. ft.	600 sq. ft.*	375 sq. ft.	150 sq. ft.	N/A	150 sq. ft.	280 sq. ft.
Medical Facilities	200 sq. ft.	333 sq. ft.	600 sq. ft.*	No Data	100 sq. ft.	N/A	150 sq. ft.*	No Data
Restaurants (Drive-Thru)	150 sq. ft.	333 sq. ft.	150 sq. ft.	No Data	75 sq. ft.	N/A	100 sq. ft. *	No Data
Restaurants (Full Service)	100 sq. ft.	333 sq. ft.	100 sq. ft.	150 sq. ft.	60 sq. ft.	N/A	100 sq. ft.	125 sq. ft.
Pharmacies	500 sq. ft.	333 sq. ft.	600 sq. ft.	700 sq. ft.	250 sq. ft.	N/A	300 sq. ft.	450 sq. ft.

N/A – Greenville County does not currently have maximum off-street parking standards.

*City of Greenville Council adopted these recommended parking ratios in June 2011.

Table 7. Comparison of City of Greenville and Greenville County Off-Street Parking Requirements in Parking Spaces per 1,000 sq. ft.

Land Use	Pre-Study Minimum		Recommended Minimum		Pre-Study Maximum		Recommended Maximum	
	City of Greenville	Greenville County	City of Greenville	Greenville County	City of Greenville	Greenville County	City of Greenville	Greenville County
Discount Retail	2	3	1.5*	1.2	4	N/A	4	1.3
Financial	5	3	2*	2.2	6.7	N/A	5*	3
Grocery Stores	2	3	1.5*	1.7	4	N/A	2.8*	2.2
Shopping Centers	2	3	1.5*	No Data	4	N/A	4	No Data
Offices	2	3	1.6*	2.7	6.7	N/A	6.7	3.7
Medical Facilities	5	3.	1.6*	No Data	10	N/A	6.7*	No Data
Restaurants (Drive-Thru)	6.7	3	6.7	No Data	13	N/A	10*	No Data
Restaurants (Full Service)	10	3	10	6.7	16.7	N/A	10	8
Pharmacies	2	3	1.6	1.4	4	N/A	3.3	2.2

*City of Greenville Council adopted these recommended parking ratios in June 2011.

APPENDIX 1

Parking Survey Data Collection Sheet

Upstate Forever Parking Occupancy Survey

Date:
Site Name:
Site Location:
Total Parking Spaces:
Land Use Type:
Picture IDs (indicate picture #s for ID purposes):

Day of the week: _____ **Estimated Peak Time (AM/PM):** _____

Peak Times (circle one)

- Multi tenant medical office: 10 AM – 12 PM, 2 PM – 5 PM
- Single tenant medical office: 10 AM – 12 PM, 2 PM – 5 PM
- Multi tenant non-medical office: 10 AM – 12 PM, 2 PM – 5 PM
- Single tenant non-medical office: 10 AM – 12 PM, 2 PM – 5 PM,
- Banks: M (9 AM - 12 PM), F (2 PM – 5 PM)
- Salons: Weekdays 10 AM – 1 PM, 4 – 7 PM, Sat 10 AM – 3 PM
- Restaurants: Weekday 11 AM – 2 PM, 6 PM – 8 PM, Sat/Sun 11 – 2 PM, 6 – 9 PM

Monitoring Frequency (circle one)

- Multi tenant medical office: 30 minutes
- Single tenant medical office: 30 minutes
- Multi tenant non-medical office: Hourly
- Single tenant non-medical office: Hourly
- Banks: 15 minutes
- Salons: 30 minutes
- Restaurants: 15 minutes

Time A.M/P.M.	# Occupied Spaces

Survey Conducted by:

Name:	
Organization/Address:	
Email:	Telephone #:

Upstate Forever Parking Occupancy Survey

Other Data (Independent Variables):

- 1) Is on street parking available, if so approximate number of spaces?

- 2) Is shared parking available? If so, how many units share parking?

- 3) Total Units in complex (#):

- 4) Occupied Units (#) (indicate names of units):

- 5) Other (i.e. any traffic impediments, construction activity, transit stops, bicycle lanes):

Survey Conducted by:

Name:	
Organization/Address:	
Email:	Telephone #:

APPENDIX 2

Parking Surveys Data Sheets

Banks, Financial Institutions: Minimum required (1/200 sq ft = 5/1000 sq ft); Maximum allowed (1/150 sq ft = 7/1000 sq ft)										
Site Name	Bldg. Sq ft	MIN Spaces Prescribed	MAX Spaces Prescribed	Actual # Parking Spaces	Actual # Parking Spaces/1000 Sq ft	Peak Percent Occupancy	Peak Occupancy (#)	Ideal # Spaces	Ideal MAX Ratio (1/Sq ft)	Ideal MAX Ratio (Spaces/1000 Sq ft)
Bank of America - Augusta St/McDaniel St (IN)	2,483	12	17	17	7	47%	8	9	264	4
Pinnacle Bank - 937 N Pleasantburg Dr (IN)	3,600	18	24	28	8	32%	9	11	340	3
Suntrust - S Pleasantburg Dr/E Antrim Dr (IN)	3,681	18	25	24	7	25%	6	7	521	2
Wachovia Bank - 137 S Pleasantburg Dr (SH)	3,755	19	25	27	7	52%	14	16	228	4
First Citizens Bank - 928 N Pleasantburg Dr (IN)	4,128	21	28	25	6	64%	16	19	219	5
BB&T - Augusta Dr/Augusta St (IN)	4,158	21	28	23	6	48%	11	13	321	3
Bank of Travelers Rest - Pelham Rd/Pelham Commons (IN)	4,284	21	29	39	9	23%	9	11	405	2
				AVERAGE	7	42%			328	3
Range of occupancy 22% - 64%										
SH - shared parking lot										
IN - Individual parking lot										

Eating Establishments - Restaurants all other uses: Quality - 2: high turnover sit down (family): 4; and high turnover sit down (bar & lounge):8 Minimum required (1/100 sq ft = 10/1000 sq ft); Maximum allowed (1/60 sq ft = 17/1000 sq ft)										
Site Name	Bldg. Sq ft	MIN Spaces Prescribed	MAX Spaces Prescribed	Actual # Parking Spaces	Actual # Parking Spaces/1000 Sq ft	Peak Percent Occupancy	Peak Occupancy (#)	Ideal # Spaces	Ideal MAX Ratio (1/Sq ft)	Ideal MAX Ratio (Spaces/1000 Sq ft)
Monterrey's - Laurens Rd (IN)	4,515	45	75	66	15	26%	17	20	226	4
TGIFridays - Woodruff Rd (IN)	6,217	62	104	155	25	50%	78	92	68	15
Carraba's - Woddruff Rd (IN)	6,400	64	107	125	20	64%	80	94	68	15
Monterrey's - Congaree (IN)	6,726	67	112	103	15	62%	64	75	89	11
Kanpai of Tokyo - Haywood Rd (IN)	7,551	76	126	70	9	43%	30	35	214	5
Capri's - E Stone Ave (IN)	7,769	78	129	31	4	26%	8	9	825	1
Stax's Omega - Orchard Park Dr (SH)	9,157	92	153	86	9	83%	71	84	110	9
Cracker Barrel - Woodruff Rd (IN)	10,266	103	171	154	15	57%	88	104	99	10
Ruby Tuesday - Woodruff Rd (IN)	5,155	52	86	93	18	32%	30	35	146	7
Texas Longhorn Steakhouse - Greenridge (IN)	5,570	56	93	114	20	88%	100	118	47	21
PF Changs Restaurant - Greenridge (SH)	6,101	61	102	95	16	96%	91	107	57	18
Red Robin - Green Ridge (IN)	6,300	63	105	126	20	63%	80	94	67	15
Mimis Café - Greenridge (SH)	6,635	66	111	96	14	68%	65	76	87	12
				AVERAGE	15	58%			162	11
Eating Establishments - Restaurants, with drive-through: Minimum required (1/150 sq ft customer service area + stacking = 7/1000 sq ft); Maximum allowed (1/75 sq ft customer service area + stacking = 13/1000 sq ft)										
Site Name	Bldg. Sq ft	MIN Spaces Prescribed	MAX Spaces Prescribed	Actual # Parking Spaces	Actual # Parking Spaces/1000 Sq ft	Peak Percent Occupancy	Peak Occupancy (#)	Ideal # Spaces	Ideal MAX Ratio (1/Sq ft)	Ideal MAX Ratio (Spaces/1000 Sq ft)
Starbucks - N Pleasantburg Dr (IN)*	2000	13	27	51	26	22%	11	13	155	6
Chick Fil A - Cherrydale (IN) *	3252	22	43	54	17	52%	28	33	99	10
Wendy's - Cherrydale (IN) *	3286	22	44	45	14	44%	20	24	140	7
Tommy's Ham House - Rutherford (IN)	6,660	44	89	105	16	44%	46	54	123	8
Henry's Smoke House - Wade Hampton Blvd (IN)	1,076	7	14	31	29	32%	10	12	91	11
				AVERAGE	20	39%			121	9

* Counts taken on 11/27/09 & 3/17/10

Retail Sales & Services - Grocery Stores: Minimum required (1/500 sq ft = 2/1000 sq ft); Maximum allowed (1/250 sq ft = 5/1000 sq ft)										
Site Name	Bldg. Sq ft	MIN Spaces Prescribed	MAX Spaces Prescribed	Actual # Parking Spaces	Actual # Parking Spaces/1000 Sq ft	Peak Percent Occupancy	Peak Occupancy (#)	Ideal # Spaces	Ideal MAX Ratio (1/Sq ft)	Ideal MAX Ratio (Spaces/1000 Sq ft)
Publix at McAlister Square (IN)	49,013	98	196	181	4	46%	84	99	496	2
Cherrydale 4 (Ingles) (SH)	112,278	225	449	666	6	38%	251	295	380	3
Bloom - Mauldin Rd (IN)	38,200	76	153	160	4	29%	47	55	691	1
Bilo - Mauldin Rd (SH)	57,800	116	231	216	4	26%	56	66	801	1
				AVERAGE	4	35%			592	2

Health Care Facilities - Medical facility other than hospital										
Minimum required (1/200 sq ft = 5/1000 sq ft); Maximum allowed (1/100 sq ft = 10/1000 sq ft)										
Site Name	Building Sq ft	MIN Spaces Prescribed	MAX Spaces Prescribed	Actual # Parking Spaces	Actual # Parking Spaces/1000 Sq ft	Peak Percent Occupancy	Peak Occupancy (#)	Ideal # Spaces	Ideal MAX Ratio (1/Sq ft)	Ideal MAX Ratio (Spaces/1000 Sq ft)
Femhealth P.A./ Femina Medspa - Creekview Ct (IN)	3,268	16	33	25	8	32%	8	9	347	3
Carolina Oaks Dental Care - S Pleasantburg Dr (IN)	3,390	17	34	22	6	82%	18	21	160	6
General Dentistry - Creekview Ct (IN)	3,929	20	39	36	9	36%	13	15	257	4
Carolina Medical Rehabilitation - Creekview Ct (IN)	4,460	22	45	22	5	27%	6	7	632	2
Allergy Partners - Creekview Ct (IN)	4,493	22	45	39	9	62%	24	28	159	6
Pelham Family Practice - Creekview Ct (IN)	4,588	23	46	46	10	57%	26	31	150	7
Smith Center for Cardiovascular Wellness - Creekview Ct (IN)	4,648	23	46	25	5	40%	10	12	395	3
The Christie Group - Mills Ave (IN)	5,928	30	59	47	8	45%	21	25	240	4
Internal med/hearing center - Augusta Rd (IN)	9,112	46	91	46	5	54%	25	29	310	3
Jervey Eye Center - Halton Rd (IN)	17,602	88	176	200	11	44%	88	104	170	6
North Hills Medical Center - Pelham Rd (IN)	32,516	163	325	186	6	81%	151	178	183	5
Internal Medicine - Verdae Blvd (IN)	80,000	400	800	184	2	63%	116	136	586	2
				AVERAGE	7	52%			299	4

Offices - Other Offices: Minimum required (1/500 sq ft = 2/1000 sq ft); Maximum Allowed (1/150 sq ft = 7/1000 sq ft)										
Site Name	Building Sq ft	MIN Spaces Prescribed	MAX Spaces Prescribed	Actual # Parking Spaces	Actual # Parking Spaces/1000 Sq ft	Peak Percent Occupancy	Peak Occupancy	Ideal # Spaces	Ideal MAX Ratio (1/Sq ft)	Ideal MAX Ratio (Spaces/1000 Sq ft)
State Farm Insurance/ Town and Country Properties - Pelham Rd (SH)	2,216	4	15	14	6	43%	6	7	314	3
Office Buildings - 201 W Stone Ave (IN)	2,700	5	18	15	6	33%	5	6	459	2
The Marchant Company Real Estate - W Stone Ave (IN)	4,010	8	27	12	3	92%	11	13	310	3
Office Buildings - 209 E Stone (SH)	5,100	10	34	25	5	32%	8	9	542	2
Office Buildings - 8 Pelham Rd (IN)	6,390	13	43	27	4	33%	9	11	604	2
Synesis International, Inc. - Creekview Ct (IN)	8,428	17	56	34	4	38%	13	15	551	2
Office Buildings - 870 Cleveland (SH)	10,966	22	73	102	9	77%	79	93	118	8
Rossenfeld Einstein Insurance - S Pleasantburg Rd (IN)	12,000	24	80	93	8	56%	52	61	196	5
Ogletree Deakins Nash Smoak & Steward Admin - S Pleasantburg Rd (IN)	20,846	42	139	72	3	93%	67	79	264	4
World Acceptance Corporation - Frederick St (SH)	21,613	43	144	79	4	76%	60	71	306	3
Canal Insurance - E Stone Ave (SH)	57,711	115	385	257	4	65%	167	196	294	3
O'Neal Engineering - Falcon Crest (IN)	79,668	159	531	317	4	30%	96	113	705	1
Roper Mountain Business Center - Roper Mtn Rd (SH)	92,640	185	618	505	5	37%	186	219	423	2
SC Employment Commission - Pendelton St (IN)	22,500	45	150	200	9	100%	199	234	96	10
Piedmont Center Buildings - Villa Rd (SH)	154,808	310	1,032	582	4	60%	347	408	379	3
ACOG-Appalachian Council of Governments - Century Circle (IN)	12,250	25	82	80	7	59%	47	55	222	5
				AVERAGE	5	58%			361	4

Personal Service: Minimum required (1/500 sq ft = 2/1000 sq ft); and Maximum allowed (1/250 sq ft = 4/1000 sq ft)										
Site Name	Building Sq ft	MIN Spaces Prescribed	MAX Spaces Prescribed	Actual # Parking Spaces	Actual # Parking Spaces/1000 Sq ft	Peak Percent Occupancy	Peak Occupancy	Ideal # Spaces	Ideal MAX Ratio (1/Sq ft)	Ideal MAX Ratio (Spaces/1000 Sq ft)
Cindy's Salon/Day Spa - Stone Ave (IN)	2,538	5	10	15	6	67%	10	12	216	5
Wilson's on Washington - Washington (IN)	4,321	9	17	61	14	39%	24	28	153	7
Michael Elis Salon - Point Circle (IN)	6,712	13	27	14	2	64%	9	11	634	2
				AVERAGE	7	57%			334	4
Veterinary Clinic or Kennel (Minimum Required 1/600 sq ft = 1.6/1000 sq ft); Maximum Allowed (Schedule B)										
Site Name	Building Sq ft	MIN Spaces Prescribed	MAX Spaces Prescribed	Actual # Parking Spaces	Actual # Parking Spaces/1000 Sq ft	Peak Percent Occupancy	Peak Occupancy	Ideal # Spaces	Ideal MAX Ratio (1/Sq ft)	Ideal MAX Ratio (Spaces/1000 Sq ft)
Upstate Veterinary Specialists - Woods Lake (IN)	26,000	52	104	56	2	64%	36	42	614	2
Cleveland Park Animal Hospital - Cleveland Park (IN)	7,850	16	31	21	3	95%	36	42	334	3
				AVERAGE	2	80%			474	2
Health Club or Spa (Minimum Required 1/250 sq ft = 4/1000 sq ft); Maximum Allowed (1/100 sq ft = 10/1000 sq ft)										
Site Name	Building Sq ft	MIN Spaces Prescribed	MAX Spaces Prescribed	Actual # Parking Spaces	Actual # Parking Spaces/1000 Sq ft	Peak Percent Occupancy	Peak Occupancy	Ideal # Spaces	Ideal MAX Ratio (1/Sq ft)	Ideal MAX Ratio (Spaces/1000 Sq ft)
Life Center-W Faris Rd (SH?)	40600	81	162	225	6	75%	169	199	204	5
YMCA-Cleveland St (IN)	49200	98	197	243	5	72%	175	206	239	4
				AVERAGE	5	74%			222	

Retail Sales and Services: Shopping Center, Department or Discount Store exceeding 25,000 sq ft												
Minimum required: (1/500 sq ft = 2/1000 sq ft); Maximum allowed: (1/250 sq ft = 4/1000 sq ft)												
Site Name	Building Sq ft	MIN Spaces Prescribed	MAX Spaces Prescribed	Actual # Parking Spaces	Actual # Parking Spaces/ 1000 Sq ft	Peak Percent Occupancy	Peak Occupancy	Non-Peak Percent Occupancy	Non-Peak Occupancy	Ideal # Spaces	Ideal MAX Ratio (1/Sq ft)	Ideal MAX Ratio (Spaces / 1000 Sq ft)
Academy Sports (SH)	102,606	205	410	467	5	62%	288	18%	86	339	303	3
Augusta Commons (SH)	28,443	57	114	86	3	59%	51			60	474	2
Bed Bath & Beyond (SH)	207,636	415	831	890	4	30%	265	18%	156	312	666	2
Cherrydale 1 (Old Navy + adjacent strip mall) (SH)	171,192	342	685	734	4	52%	380	22%	158	447	383	3
Cherrydale 2 (Mattress Store) (SH)	24,661	49	99	319	13	32%	101	32%	101	119	208	5
Costco on Woodruff (IN)	145,739	291	583	585	4	44%	256	37%	217	301	484	2
Home Depot (IN)	155,578	311	622	476	3	23%	110	21%	98	129	1202	1
Jeff Lynch (IN)	131,732	263	527	428	3	18%	76	14%	61	89	1473	1
Kohls (IN)	87,787	176	351	582	7	70%	407	15%	90	479	183	5
Lewis Plaza (SH)	65,064	130	260	163	3	85%	138			162	401	2
Lowe's on Poinset (IN)	146,000	292	584	460	3	41%	188	25%	117	221	660	2
McDaniel Village (SH)	53,474	107	214	160	3	76%	122			144	373	3
Orchard Village, Haywood Rd (SH)	93,811	188	375	90	1	76%	68	76%	68	80	1173	1
SamsClub on Woodruff (IN)	138,129	276	553	624	5	32%	200	26%	164	235	587	2
Shoppes by the Mall (SH)	46,039	92	184	138	3	71%	98	71%	98	115	399	3
Target on Woodruff (IN)	126,030	252	504	668	5	69%	461	22%	148	542	232	4
Verdae Village (SH)	276,113	552	1,104	972	4	39%	378	36%	350	445	621	2
Walmart on Woodruff (IN)	200,723	401	803	992	5	50%	494	32%	318	581	345	3
Haywood Mall Total	1200000	2,400	4,800	6,004	5	87%	5227	25%	1525	6149	195	5
Greenridge Retail Shops Total	585301	1,171	2,341	2,410	4	56%	1339	37%	885	1575	372	3
Walgreens - E North St (IN)	13,964	28	56	50	4	44%	22			26	540	2
Walgreens - Augusta/Faris (IN)	14,200	28	57	55	4	51%	28			33	431	2
Walgreens - Pelham/Roper Mtn (IN)	14,700	29	59	52	4	38%	20			24	625	2
Rite Aid/Save A Lot - Stone Ave (IN)	11,500	23	46	58	5	43%	25			29	391	3
CVS - Laurens Rd (IN)	10,100	20	40	53	5	49%	26			31	330	3
AVERAGE					4	52%		32%			522	3
Retail Sales and Services: Shopping Center, Department or Discount Store exceeding 25,000 sq ft												
Minimum required: 1/500 sq ft = 2/1000 sq ft; Maximum allowed: 1/250 sq ft = 4/1000 sq ft												
Site Name	Building Sq ft	MIN Spaces Prescribed	MAX Spaces Prescribed	Actual # Parking Spaces	Actual # Parking Spaces/ 1000 Sq ft	Peak Percent Occupancy	Peak Occupancy	Non-Peak Percent Occupancy	Non-Peak Occupancy	Ideal # Spaces	Ideal MAX Ratio (1/Sq ft)	Ideal MAX Ratio (Spaces / 1000 Sq ft)
HAYWOOD MALL												
Haywood 1 (JcPenny)		0	0	830		100%	832	26%	214	N/A	N/A	N/A
Parking garage minus top 2 decks		0	0	1,177		100%	1177	32%	380	N/A	N/A	N/A
Haywood 2 (only top part of parking decks)		0	0	576		40%	233	5%	30	N/A	N/A	N/A
Haywood 3a (Dillard's)		0	0	108		97%	105	48%	52	N/A	N/A	N/A
Haywood 3b (Belk)		0	0	411		94%	388	36%	148	N/A	N/A	N/A
Haywood 4 (skinny overflow)		0	0	142		100%	142	37%	52	N/A	N/A	N/A
Haywood 5 (food court)		0	0	380		100%	380	72%	273	N/A	N/A	N/A
Haywood 6 (Sears)		0	0	429		97%	415	16%	70	N/A	N/A	N/A
Haywood 7		0	0	575		100%	574	24%	139	N/A	N/A	N/A
Haywood 8 (Macys)		0	0	396		100%	396	40%	159	N/A	N/A	N/A
Haywood 9		0	0	110		94%	103	5%	5	N/A	N/A	N/A
Haywood 10		0	0	127		93%	118	1%	1	N/A	N/A	N/A
Haywood 11		0	0	277		70%	193	0%	0	N/A	N/A	N/A
Overflow lots Haywood Mall		0	0	466		37%	171	0%	2	N/A	N/A	N/A
Haywood Mall Overview	1,200,000	2,400	4,800	6,004		87%	5227	25%	1525	N/A	N/A	N/A

City of Greenville Parking Study Data
Retail

Site Name	Building Sq ft	MIN Spaces Prescribed	MAX Spaces Prescribed	Actual # Parking Spaces	Actual # Parking Spaces/ 1000 Sq ft	Peak Percent Occupancy	Peak Occupancy	Non-Peak Percent Occupancy	Non-Peak Occupancy	Ideal # Spaces	Ideal MAX Ratio (1/Sq ft)	Ideal MAX Ratio (Spaces / 1000 Sq ft)
GREENRIDGE RETAIL SHOPS												
Greenridge-Bldg N	10,500	21	42	56	5	7%	5	7%	4	5	2231	0
Greenridge-Bldg O	13,782	28	55	48	3	63%	30	29%	14	35	390	3
Greenridge-Bldgs A, B	94,190	188	377	355	4	97%	343	27%	95	404	233	4
Greenridge-Bldgs C, D, E, F, G	165,026	330	660	580	4	61%	351	34%	198	413	400	3
Greenridge-Bldgs H,I,J	63,300	127	253	198	3	40%	91	29%	58	93	681	1
Greenridge-Lowes	132,703	265	531	557	4	32%	178	30%	165	209	634	2
Greenridge-Shops M, M2, and M3	46,800	94	187	209	4	69%	145	38%	80	171	274	4
Greenridge-Shops M1	29,000	58	116	151	5	64%	96	46%	70	113	257	4
Greenridge-Shops M4, M5	30,000	60	120	256	9	79%	201	79%	201	236	127	8
Greenridge Retail Shops Total	585,301	1,171	2,341	2,410	4	56%	1339	37%	885	1575	372	3
Pharmacies												
Site Name	Building Sq ft	MIN Spaces Prescribed	MAX Spaces Prescribed	Actual # Parking Spaces	Actual # Parking Spaces/ 1000 Sq ft	Peak Percent Occupancy	Peak Occupancy	Non-Peak Percent Occupancy	Non-Peak Occupancy	Ideal # Spaces	Ideal MAX Ratio (1/Sq ft)	Ideal MAX Ratio (Spaces / 1000 Sq ft)
Walgreens - E North St	13,964	28	56	50	4	44%	22	N/A	N/A	26	540	2
Walgreens - Augusta/Fans	14,200	28	57	55	4	51%	28	N/A	N/A	33	431	2
Walgreens - Pelham/Roper Mtn	14,700	29	59	52	4	38%	20	N/A	N/A	24	625	2
Rite Aid/Save A Lot - Stone Ave	11,500	23	46	58	5	43%	25	N/A	N/A	29	391	3
CVS - Laurens Rd	10,100	20	40	53	5	49%	26	N/A	N/A	31	330	3
				AVERAGE	4	45%					463	2
Retail Sales and Services: Shopping Center, Department or Discount Store exceeding 25,000 sq ft												
Minimum required: (1/500 sq ft = 2/1000 sq ft); Maximum allowed: (1/250 sq ft = 4/1000 sq ft)												
Site Name	Building Sq ft	MIN Spaces Prescribed	MAX Spaces Prescribed	Actual # Parking Spaces	Actual # Parking Spaces/ 1000 Sq ft	Peak Percent Occupancy	Peak Occupancy	Non-Peak Percent Occupancy	Non-Peak Occupancy	Ideal # Spaces	Ideal MAX Ratio (1/Sq ft)	Ideal MAX Ratio (Spaces / 1000 Sq ft)
Academy Sports	102,606	205	410	467	5	62%	288	18%	86	339	303	3
Augusta Commons	28,443	57	114	86	3	59%	51			60	474	2
Bed Bath & Beyond	207,636	415	831	890	4	30%	265	18%	156	312	666	2
Cherrydale 1 (Old Navy + adjacent strip mall)	171,192	342	685	734	4	52%	380	22%	158	447	383	3
Cherrydale 2 (Mattress Store)	24,661	49	99	319	13	32%	101	32%	101	119	208	5
Costco on Woodruff	145,739	291	583	585	4	44%	256	37%	217	301	484	2
Home Depot	155,578	311	622	476	3	23%	110	21%	98	129	1202	1
Jeff Lynch	131,732	263	527	428	3	18%	76	14%	61	89	1473	1
Kohls	87,787	176	351	582	7	70%	407	15%	90	479	183	5
Lewis Plaza	65,064	130	260	163	3	85%	138			162	401	2
Lowe's on Poinset	146,000	292	584	460	3	41%	188	25%	117	221	660	2
McDaniel Village	53,474	107	214	160	3	76%	122			144	373	3
Orchard Village, Haywood Rd	93,811	188	375	90	1	76%	68	76%	68	80	1173	1
SamsClub on Woodruff	138,129	276	553	624	5	32%	200	26%	164	235	587	2
Shoppes by the Mall	46,039	92	184	138	3	71%	98	71%	98	115	399	3
Target on Woodruff	126,030	252	504	668	5	69%	461	22%	148	542	232	4
Verdae Village	276,113	552	1,104	972	4	39%	378	36%	350	445	621	2
Walmart on Woodruff	200,723	401	803	992	5	50%	494	32%	318	581	345	3
Haywood Mall Total	1200000	2,400	4,800	6,004	5	87%	5227	25%	1525	6149	195	5
Greenridge Retail Shops Total	585301	1,171	2,341	2,410	4	56%	1339	37%	885	1575	372	3
				AVERAGE	4	53%		31%			537	3

APPENDIX 3

City of Greenville Off-Street Parking Requirements and Sect 19-6.1.6, Parking Design and Location Standards to Modify Parking Ratios for Selected Land Uses



REQUEST FOR COUNCIL ACTION
The City of Greenville, South Carolina

Agenda Item No.

10a

To: Honorable Mayor and Members of City Council

From: John F. Castile, City Manager

Ordinance / First Reading Ordinance / Second & Final Reading Resolution / First & Final Reading Information Only

AGENDA DATE REQUESTED: June 13, 2011

ORDINANCE/RESOLUTION CAPTION:

AN ORDINANCE TO AMEND SECTION 19-6.1.3, "OFF-STREET PARKING REQUIREMENTS" OF THE LAND MANAGEMENT ORDINANCE TO MODIFY THE PARKING RATIOS FOR SELECTED USES (Z-18-2011)

SUMMARY BACKGROUND:

The purpose of this Ordinance is to Amend Section 19-6.1.3 to modify the parking ratios for selected uses. Upstate Forever and Furman University conducted a survey of properties located both within and outside the City to evaluate the appropriateness of prevailing parking ratio standards versus the "real world" use of commercial parking accommodations. The proposed changes, which are based on data that is locally-derived, are modest and accommodate changes that have occurred in the design of several land uses resulting in the need for less parking. The Planning Commission, pursuant to public notice, held a public hearing on May 12, 2011, to consider these amendments and the Commission recommends approval of the proposed amendments to Section 19-6.1.3, Off-Street Parking Requirements.

IMPACT IF DENIED:

Section 19-6.1.3 will not be amended to modify the parking ratios for selected uses.

IMPACT IF APPROVED:

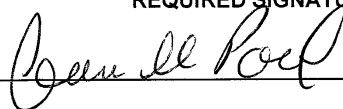
Section 19-6.1.3 will be amended to modify the parking ratios for selected uses.

FINANCIAL IMPACT:

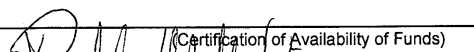
None.

REQUIRED SIGNATURES

Department Director



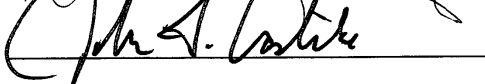
OMB Director


(Certification of Availability of Funds)

City Attorney



City Manager



AN ORDINANCE

TO AMEND SECTION 19-6.1.3, "OFF-STREET PARKING REQUIREMENTS"
OF THE LAND MANAGEMENT ORDINANCE TO MODIFY THE PARKING
RATIOS FOR SELECTED USES (Z-18-2011)

WHEREAS, Upstate Forever and Furman University conducted a survey of properties located both within and outside the City to evaluate the appropriateness of prevailing parking ratio standards versus the "real world" use of commercial parking accommodations; and

WHEREAS, the proposed changes, which are based on data that is locally-derived, are modest and accommodate changes that have occurred in the design of several land uses resulting in the need for less parking; and

WHEREAS, the Planning Commission, pursuant to public notice, held a public hearing on May 12, 2011, to consider these amendments and the Commission recommends approval of the proposed amendments to Section 19-6.1.3, "Off-Street Parking Requirements".

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA that Section 19-6.1.3 "Off-Street Parking Requirements" of the Land Management Ordinance, is amended to modify the parking ratios as described on the attached exhibit, which is incorporated herein by reference.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2011.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

EXHIBIT

**ATTACHMENT
ITEM Z 18-2011**

PROPOSED AMENDMENT TO SEC 19-6.1.3, OFF-STREET PARKING REQUIREMENTS

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

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 200-600 square feet	1 per 100-150 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 terminals	All transportation terminals uses	See Schedule B	See Schedule B
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 75 100 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 60 100 square feet
Offices	Radio or TV broadcasting studio	1 per 400 square feet	See Schedule B
	Other offices	1 per 500 600 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 200 500 square feet plus vehicle stacking spaces for automated banking (See § 19-6.1.7)	1 per 150 200 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 500 650 square feet	1 per 250 square feet
	Grocery store	1 per 500 650 square feet	1 per 250 square feet
	Health club or spa	1 per 250 square feet	1 per 100 square feet

			See Schedule B
	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, all other uses	1 per 500 square feet	1 per 250 square 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 500 650 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
	Truck or trailer rental	See Schedule B	See Schedule B
Visitor accommodations	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 room, plus 1 per 800 square feet of conference and restaurant space	1 per guest room, 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.

APPENDIX 4

City of Greenville Off-Street Parking Requirements and Sect 19-6.1.6, Parking Design and Location Standards to Include the Use of Low Impact Development techniques within Parking and Circulation Areas Exceeding the Minimum Standards



REQUEST FOR COUNCIL ACTION
The City of Greenville, South Carolina

Agenda Item No.

To: Honorable Mayor and Members of City Council
From: John F. Castile, City Manager

10a

Ordinance / First Reading Ordinance / Second & Final Reading Resolution / First & Final Reading Information Only

AGENDA DATE REQUESTED: September 12, 2011

ORDINANCE/RESOLUTION CAPTION:

TO AMEND SECTION 19-6.1.6, "PARKING DESIGN AND LOCATION STANDARDS," OF THE LAND MANAGEMENT ORDINANCE, TO MODIFY THE SURFACING REQUIREMENTS OF PARKING AREAS TO REQUIRE THE USE OF "LOW IMPACT DEVELOPMENT" TECHNIQUES WITHIN PARKING AND CIRCULATION AREAS EXCEEDING THE MINIMUM STANDARDS (Z-20-2011)

SUMMARY BACKGROUND:

In response to a study conducted by Upstate Forever and Furman University that evaluated the number of parking spaces required for certain uses, City Council adopted revisions to the parking ratios for selected land uses in Ordinance No. 2011-48. Since the passage of Ordinance No. 2011-48, another study was performed by Planning Staff and Upstate Forever to look at options for businesses to increase their parking spaces with an off-set of low cost additional storm water protection requirements such as swales and bioretention. The purpose of this Ordinance is to address the stormwater treatment options for paved parking surfaces by amending Section 19-6.1.6, "Parking Design and Location Standards," of the Land Management Ordinance (LMO), to modify the surfacing requirements of parking areas to require the use of "Low Impact Development" techniques within parking and circulation areas exceeding the minimum number of parking spaces when a business desires to add additional spaces.

IMPACT IF DENIED:

Section 19-6.1.6, "Parking Design and Location Standards," of the Land Management Ordinance will not be amended.

IMPACT IF APPROVED:

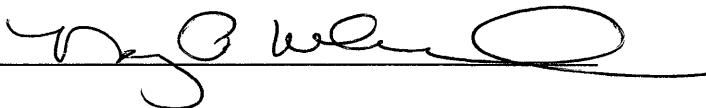
Section 19-6.1.6, "Parking Design and Location Standards," of the Land Management Ordinance will be amended.

FINANCIAL IMPACT:

N/A

REQUIRED SIGNATURES


Department Director



OMB Director


(Certification of Availability of Funds)

City Attorney



City Manager



A N O R D I N A N C E

TO AMEND SECTION 19-6.1.6, "PARKING DESIGN AND LOCATION STANDARDS," OF THE LAND MANAGEMENT ORDINANCE, TO MODIFY THE SURFACING REQUIREMENTS OF PARKING AREAS TO REQUIRE THE USE OF "LOW IMPACT DEVELOPMENT" TECHNIQUES WITHIN PARKING AND CIRCULATION AREAS EXCEEDING THE MINIMUM STANDARDS (Z-20-2011)

WHEREAS, in response to a study conducted by Upstate Forever and Furman University that evaluated the number of parking spaces required for certain uses, City Council adopted revisions to the parking ratios for selected land uses in Ordinance No. 2011-48; and

WHEREAS, since the passage of Ordinance No. 2011-48, another study was performed by Planning Staff and Upstate Forever to look at options for businesses to increase their parking spaces with an off-set of low cost additional storm water protection requirements such as swales and bioretention; and

WHEREAS, the purpose of this Ordinance is to address the stormwater treatment options for paved parking surfaces by amending Section 19-6.1.6, "Parking Design and Location Standards," of the Land Management Ordinance (LMO), to modify the surfacing requirements of parking areas to require the use of "Low Impact Development" techniques within parking and circulation areas exceeding the minimum number of parking spaces when a business desires to add additional spaces , as more fully described in the attached Exhibit;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA that Section 19-6.1.6, "Parking Design and Location Standards," of the Land Management Ordinance (LMO), be amended to modify the surfacing requirements of parking areas to require the use of "Low Impact Development" techniques within parking and circulation areas exceeding the minimum standards, as more fully described in the attached Exhibit.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2011.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

EXHIBIT

ITEM Z 20-2011

PROPOSED AMENDMENT TO SEC 19-6.1.6; RE: PARKING AREA SURFACES


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~~ 19-7, stormwater management. All parking and vehicular driving surfaces required pursuant to minimum spaces required in Table 19-6.1-1 and shall be surfaced with concrete or bituminous asphalt concrete pavement except as required or 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 concrete. All parking areas which exceed the number of parking spaces required by the minimum spaces required column and equal to or less than the maximum spaces allowed column as listed in Table 19.6-1-1 shall incorporate Low Impact Development (LID) Techniques for the area in which there are excess spaces. Each LID technique shall be approved by the administrator. Examples include but are not limited to bioretention areas and vegetative filter strips. The LID technique shall be sized to treat the first 0.5 inches of runoff from the excess spaces and will be in addition to the stormwater requirements set forth in section 19-7, stormwater management. All surfaces shall be maintained in sound conditions free of weeds, dust, trash and debris.

APPENDIX 5

City of Greenville Off-Street Parking Requirements and Sect 19-6.1.6, Parking Design and Location Standards to Include Provision for a Fee-In-Lieu of Low Impact Development (LID) Techniques

	<h2 style="margin: 0;">REQUEST FOR COUNCIL ACTION</h2> <h3 style="margin: 0;">The City of Greenville, South Carolina</h3> <p style="margin: 10px 0 0 0;">To: Honorable Mayor and Members of City Council</p> <p style="margin: 0 0 0 0;">From: John F. Castile, City Manager</p>	<p>Agenda Item No.</p> <div style="border: 1px solid black; width: 60px; height: 40px; margin: 10px auto; display: flex; align-items: center; justify-content: center;"> 14d </div>
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Ordinance / First Reading
 Ordinance / Second & Final Reading
 Resolution / First & Final Reading
 Information Only

AGENDA DATE REQUESTED: May 20, 2013

ORDINANCE/RESOLUTION CAPTION:

TO AMEND SECTION 19-6.1.6 "PARKING DESIGN AND LOCATION STANDARDS", OF THE CODE OF ORDINANCES OF THE CITY OF GREENVILLE TO INCLUDE PROVISIONS FOR A FEE-IN-LIEU OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES (Z-7-2013)

SUMMARY BACKGROUND:

City Council passed a comprehensive stormwater Ordinance, Ordinance No. 2012-91 on November 12, 2012. Upstate Forever and the City have been working together to encourage Low Impact Development (LID) techniques as it relates to excess parking spaces. After meetings with developers and stormwater experts, a fee-in-lieu of program was developed. The Planning Commission pursuant to public notice held a public hearing on April 11, 2013, to consider the amendments to Section 19-6.1.1 "Parking Design and Location Standards" and recommends passage of the amendments.

IMPACT IF DENIED:

Section 19-6.1.6 "Parking Design and Location Standards," will not be amended to include provisions for a fee-in-lieu of Low Impact Development (LID) Techniques.

IMPACT IF APPROVED:

Section 19-6.1.6 "Parking Design and Location Standards," will be amended to include provisions for a fee-in-lieu of Low Impact Development (LID) Techniques.

FINANCIAL IMPACT:

N/A

REQUIRED SIGNATURES

Department Director	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">DocuSigned by:</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> Nancy Whitworth </div> <div style="font-size: 10px; margin-bottom: 5px;">1DC2D48BBB5D4AB...</div>
OMB Director	
City Attorney	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">DocuSigned by:</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> Bob Coler </div> <div style="font-size: 10px; margin-bottom: 5px;">836857031E034CA...</div>
City Manager	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">DocuSigned by:</div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> John Castile </div> <div style="font-size: 10px; margin-bottom: 5px;">FC2569CAE224473...</div>

AN ORDINANCE

TO AMEND SECTION 19-6.1.6 "PARKING DESIGN AND LOCATION STANDARDS," OF THE CODE OF ORDINANCES OF THE CITY OF GREENVILLE TO INCLUDE PROVISIONS FOR A FEE-IN-LIEU OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES (Z-7-2013)

WHEREAS, City Council passed a comprehensive stormwater Ordinance on November 12, 2012, Ordinance No. 2012-91; and

WHEREAS, Upstate Forever and the city of Greenville have been working together to encourage Low Impact Development (LID) techniques as it relates to excess parking spaces; and

WHEREAS, after meetings with developers and stormwater experts, a fee-in-lieu of program was developed; and

WHEREAS, the Planning Commission pursuant to public notice held a public hearing on April 11, 2013, to consider the amendments to Section 19-6.1.1 "Parking Design and Location Standards," and has recommended passage of the amendments as set forth on the attached exhibit;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, Section 19-6.1.6 "Parking Design and Location Standards," of the Code of Ordinance of the City of Greenville is amended as set out in the attached Exhibit entitled "Proposed Amendments to Section 19-6.1.6 Parking Design and Location Standards," which is attached hereto and incorporated herein by reference.

DONE, RATIFIED AND PASSED THIS THE _____ DAY OF _____, 2013.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

EXHIBIT

**PROPOSED AMENDMENTS TO SECTION 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 19-7, stormwater management. All parking and vehicular driving surfaces required pursuant to minimum spaces required in Table 19-6.1-1 shall be surfaced with concrete or asphalt concrete pavement except as required or allowed in (B) and, (C), (D) and (E) 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 asphalt concrete. ~~All parking areas which exceed the number of parking spaces required by the minimum spaces required column and equal to or less than the maximum spaces allowed column as listed in Table 19.6-6-1-1 shall incorporate Low Impact Development (LID) Techniques for the area in which there are excess spaces. Each LID technique shall be approved by the administrator. Examples include but are not limited to bioretention areas and vegetative filter strips. The LID technique shall be sized to treat the first 0.5 inches of runoff from the excess spaces and will be in addition to the stormwater requirements set forth in section 19-7, stormwater management.~~ All surfaces shall be maintained in sound conditions free of weeds, dust, trash, and debris.

(B) *Low Impact Development (LID) Techniques Required.* All parking areas which exceed the number of parking spaces required by the minimum spaces required column and equal to or less than the maximum spaces allowed column as listed in Table 19.6-6-1-1 shall incorporate Low Impact Development (LID) Techniques for the area in which there are excess spaces. Each LID technique shall be approved by the administrator. Examples include but are not limited to bioretention areas and vegetative filter strips. The LID technique shall be sized to treat the first 0.5 inches of runoff from the excess spaces and will be in addition to the stormwater requirements set forth in section 19-7, stormwater management.

(C) *Fee-in Lieu of LID.* In situations where the installation of an approved LID method is not preferred, a developer may select to pay a fee as set forth in the appendix A - Fee Schedule, per each additional impervious space above the number of parking spaces required by the minimum spaces required column and equal to or less than the maximum spaces allowed column as listed in Table 19.6-1-1. The Fee-in-Lieu of LID Program applies to limited residential uses (multiple-family dwellings with four or more address points, multiple-family high-rise dwellings, and upper story dwellings), public and institutional, and commercial land uses within the City limits, excluding properties that are exempt from the parking requirements.

Renumber subsequent subsections beginning with (D) *Overflow parking.*