AN ORDINANCE


INCIDENT TO THE ADOPTION OF THIS ORDINANCE, CITY COUNCIL MAKES THE FOLLOWING FINDINGS OF FACT:

1. On January 26, 2021, City Council enacted Emergency Ordinance No. 2021-007, establishing a Special Parking District (SPD) Overlay Zone, as set forth therein.


4. As set forth in Emergency Ordinance No. 2021-007, the City should maximize the use of existing spaces in buildings within a specific area along King Street, while minimizing adverse impacts on traffic, among other things, on residential areas and on the public rights-of-way within the City.

5. Based on this record of performance, City Council finds it necessary and appropriate to adopt the substantive provisions of Emergency Ordinance No. 2021-007 as a permanent ordinance applicable to the specified area.

6. Such a policy serves a compelling government interest by continuing the important positive impact of such area on the health, welfare, culture, and economy of the City.

7. Such a policy also serves a compelling government interest by facilitating the preservation of existing buildings within this historic area of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That Sec. 54-511 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding the following new Sec. 54-511.c:

c. (1) Intent. A new parking overlay zone, to be known as the Special Parking District, SPD Overlay Zone is hereby established to facilitate the occupancy of buildings existing as of November 30, 2020, within the district.

(2) Exempt Properties. Except as set forth in Sec. 54-511.c.(3), buildings on properties located in the Special Parking District Overlay Zone, as shown on the City’s zone map, shall be exempt from the minimum off-street parking requirements set forth in Sec. 54-208.1, Sec. 54-220, Sec. 54-317.a and Table 3-3 (Off-Street Parking Requirements).

(3) Exceptions. Notwithstanding Sec. 54-511.c.(2), any building or structure, or any extension or expansion of an existing building or structure, constructed on or after December 1, 2020 shall not be exempt from the minimum off-street parking requirements.

Section 2. That Sec. 54-202 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding the following new Sec. 54-202.n:

n. Special Parking District, SPD Overlay Zone. See Sec. 54-511.c.

Section 3. That Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by changing the zone map, which is part thereof, so as to add the properties designated as Charleston County TMS Nos. 457-04-02-007 TO 012, 457-04-02-014 TO 033, 457-04-02-035 TO 041, 457-04-02-081, 457-04-02-111, 457-04-02-113 TO 134, 457-04-02-157 TO 172, 457-04-02-175 TO 182, 457-04-02-184 TO 191, 457-04-02-193 TO 194, 457-04-04-009 TO 023, 457-04-04-039, 457-04-04-041 TO 047, 457-04-04-092, 457-04-04-094 TO 105, 457-04-04-107 TO
Section 4. This ordinance will become effective upon ratification.

Ratified in City Council this _____ day of
__________________________, in the Year of Our Lord
2021, in the 245th Year of the Independence of the
United States of America

By:

________________________________________
John J. Tecklenburg
Mayor

ATTEST:

________________________________________
Jennifer Cook
Clerk of Council
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