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Staff Report

Zoning Ordinance Amendment

DATE: Planning Commission: August 23, 2022
Town Council:
First Reading: September 20, 2022
Second Reading & Public Hearing: October 18, 2022

TO: Moncks Corner Planning Commission/Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Amendments to Article 2 of the Zoning Ordinance

ACTION REQUESTED: Consider an Ordinance to amend Article 2 of the Zoning Ordinance

Background:

The purpose of this text amendment to the Zoning Ordinance is to clarify the difference between *parking* and *outdoor vehicle storage*.

Parking is a permitted accessory use in all zones. In commercial zones it has generally been held to mean temporary storage of both customer and employee's personal vehicles for periods less than 24 hours, usually publicly accessible and in public view.

Outdoor vehicle storage is a special exception use allowed in the General Commercial (C-2), and industrial zones. It has been held to mean longer term storage of vehicles – greater than 24 hours – and if permitted by special exception such storage is to be placed behind a dense vegetated buffer and possibly a fence. Outdoor vehicle storage would be seen in such places as a Car/RV/Boat long-term storage facility or a mechanic/body shop/vehicle junkyard.

Neither parking nor outdoor vehicle storage is used to define outdoor vehicle sale lots. New and used car or other vehicle lots are considered outdoor displays and are otherwise covered in the Zoning Ordinance, Sec. 13-4.K.

While these are the implied definitions of *parking* and *outdoor vehicle storage*, neither term is specifically defined in the Zoning Ordinance. The purpose of the amendment is to officially define these terms.

The text amendment is as follows:

Sec. 2-2 – Definitions

52. Outdoor Vehicle Storage. Placement of vehicles on commercial lots for periods greater than 24 hours. A use permitted only in the General Commercial and industrial zones, and only by special exception. This use is distinct from outdoor vehicle sale lots, where vehicles are stored outside on public display for immediate sale.

54. Parking, Commercial. Placement of vehicles on commercial lots for periods less than 24 hours, generally for the personal vehicles of customers and employees or for company vehicles. Permitted by right as an accessory use in all commercial and industrial zones.

Staff Findings and Recommendations:

Staff recommends **APPROVAL** of this ordinance.