



TOWN COUNCIL WORKSHOP

Irmo Municipal Building
7300 Woodrow Street, Irmo, SC 29063

May 6, 2025 @ 6:00 PM

AGENDA

- I. Call to Order
- II. Discussion Items
 - A. Update from Richland County on the Broad River Road Widening Project (Staff).
 - B. Update and discussion on the New Town Hall Project (Staff).
 - C. Discussion on an ordinance to amend the Zoning Ordinance, Article 6 - Off-Street Parking Regulations (Staff).
 - D. Update from The Door Home on the Rawls Creek Park Inclusive Playground & Interactive Park Project (Staff).
- III. Open Discussion
- IV. Adjournment

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the Town of Irmo will not discriminate against qualified individuals with disabilities based on disability in its services, programs, or activities. If you need accommodation to attend the meeting, please contact the Town Administrator or Municipal Clerk for assistance at (803)781-7050, M-F between the hours of 8:30 – 5:00 (closed most Federal and State Holidays).

Staff Report

Amendment to the Zoning Ordinance

DATES: Town Council Workshop: January 7, 2025
Planning Commission: January 13, 2025
Town Council Workshop: February 4, 2025
Planning Commission & Public Hearing: March 10, 2025
Planning Commission & Public Hearing: April 14, 2025
Town Council Workshop: May 6, 2025

TO: Irmo Planning Commission
Irmo Town Council

FROM: Douglas Polen, Assistant Town Administrator

SUBJECT: Zoning Ordinance Amendment

ACTION REQUESTED: Consideration of an ordinance to amend the Zoning Ordinance, Article 6 – Off-Street Parking Regulations

Background

Staff has been working on a number of edits to the Zoning Ordinance and Code of Ordinance, with all items discussed at Town Council workshop in February, 2025. Many changes are scheduled for second reading on April 15, but voting on parking in residential areas was tabled by Planning Commission pending further discussion. Planning Commission met on April 14 to finalize wording on this issue.

The changes to this article are as follows:

1. Commercial & Heavy Duty Vehicle Parking
 - a. Such vehicles are more clearly defined and are prohibited from parking in residential areas, as well as the CO (Office Commercial) and CN (Neighborhood Commercial) Zones.
2. Inoperable Vehicle Parking in Residential Areas

- a. Vehicles which are mechanically inoperable or do not have current license plates must be in a garage/shed, in the rear yard, or under a custom car cover. Vehicles with a car cover must be parked on pavement. Only one inoperable vehicle is permitted outside of a garage. All tires must be inflated.
- 3. RVs, Trailers, & Boats
 - a. May not be parked in the right-of-way
- 4. Front Yard Parking in Residential Areas
 - a. One vehicle, including an RV or boat, may park on a natural, unprepared surface.
 - b. Temporary parking in the front yard is permitted.
 - c. Other than the one vehicle permitted on a natural, unprepared surface, all other vehicles must park on an approved, prepared surface. These consist of:
 - i. Poured concrete slab or asphalt pavement
 - ii. Concrete steppingstones, pavers, or bricks
 - iii. Gravel, crusher run or ground asphalt contained within a boundary of railroad timbers, landscape blocks, bricks, or solid concrete blocks
 - iv. The total prepared parking area in the front yard shall not exceed 30% of the total front yard area.
 - d. Preferred locations for additional parking are included.

Text Amendment

See Attachment

Staff Findings

Staff is concerned about on-street parking and the blocking of emergency vehicles, but feels that guidelines for off-street parking are desirable and should be both enforceable and enforced.

1. Front Yard Parking/Residential Parking

Why Change the Ordinance?

There is a lot to unpack in this section. Primarily the goal is to better clarify front yard parking, but there also needs to be clarity on commercial vehicles, boats/trailers/RV's, what constitutes an inoperable vehicle, and the use of car covers.

Current Ordinance

Section 6-3 Parking, Storage, and Use of Vehicles and Equipment in Residential Zones

- A. Construction and/or commercial equipment and implements shall not be stored on any lot zoned for residential use other than in completely enclosed buildings or if physically removed from vision from the public street or other public or private property. No automobiles, trucks, or trailers of any type without current license plates, non-operational or in a state of disrepair, shall be parked for more than 15 days unless parked in completely enclosed buildings or physically removed from vision from the public street or other public or private property. Visual obscurity may be achieved for one vehicle per lot by an approved custom car cover, in rear yards or side yards, and only on a paved driveway. All vehicles must be supported by four inflated tires.
- B. Vehicles, design of which would normally require a commercial driver's license to operate, are prohibited from parking on lots or parcels less than two acres in the RS and RG zoning districts, including the street/highway right-of-way in such districts, when not actively involved in commerce.
- C. It shall be unlawful to park any vehicle anywhere in the front yard of a residence, except in the driveway or a parking area approved by the Planning Official. Parking on the grass or front lawn area of any residence is allowed for visitors and for temporary parking as long as it does not kill the grass. Parking on dirt areas in the front lawn area of a home is not allowed, except for temporary use by visitors.
 - 1. Parking area construction that shall be approved by the Planning Official Include:
 - i. Poured concrete slab
 - ii. Asphalt paved area
 - iii. Concrete steppingstones, pavers, and bricks laid out to form a parking pad
 - iv. Any pervious substrate such as gravel, crusher run, ground asphalt, or mulch contained within a boundary/border made of landscaped timbers, railroad timbers, landscaping blocks, bricks, or solid concrete blocks to contain the substrate.
 - 2. Additional parking areas will be approved providing they meet the construction requirements of subsection 1 above and meet the following

location requirements listed in descending order of preference:

- i. Additional parking area adjoining either side of the original driveway
 - ii. Side yard on the same side of the residence as the original driveway
 - iii. Side yard on the opposite side of the residence as the original driveway
 - iv. In the front yard area in front of the residence, but as close to the side yard as possible
3. Any vehicle with a valid handicap plate or placard on the vehicle is exempt from this sub section C.

6-3.1 Parking, Storage, and Use of Recreational Vehicles (Campers, Travel Trailers) and Boats

- A. No recreational vehicle or boat shall be parked or stored in any required front setback area.
- B. A recreational vehicle may be parked anywhere on a premise for a period not to exceed twenty- four (24) hours during loading or unloading.
- C. Recreational vehicles may be used for temporary lodging up to fourteen (14) days per calendar year, increasing to a renewable sixty (60) days when incidental to on-premise construction pursuant to a valid building permit.

Proposed Ordinance

Section 6-3 Parking, Storage, and Use of Vehicles and Equipment in Residential Zones

6-3.1 Commercial and Heavy-Duty Vehicle Parking

- A. Construction vehicles/equipment and heavy-duty commercial vehicles shall be prohibited from parking in the following districts: RS (Single Family Residential), RG (General Residential), CO (Office Commercial), CN (Neighborhood Commercial), any areas of negotiated developments with density and use similar to the above zones, or any areas used residentially regardless of zone. The prohibition holds whether on-street or off-street, on private property, public property, or public right-of-way except when said trucks are being used during normal business hours to make deliveries or perform service or when contained within a completely enclosed building removed from vision from a street or other property.
- B. The types of trucks specifically prohibited include but are not limited to: tractor-trailers; truck tractors; trailers only; box trucks; stake trucks; flat-bed trucks; tank trucks including those with and without DHEC identification numbers; dump trucks; concrete mixers; trucks equipped for hauling shipping containers, timber, rocks, dirt, logs, wood chips, automobiles, and boats; vehicles which require a commercial driver's license to operate; and any type of truck with eight or more wheels.
- C. The Zoning Administrator shall be authorized to make a determination whenever there is a question regarding the construction, commercial, or heavy-duty nature of a vehicle under this ordinance.

6-3.2 Inoperable Vehicle Parking in Residential Areas

- A. Vehicles without current license plates or which are non-operational are considered inoperable. Such vehicles shall not be parked for more than 15 days in a residential area unless parked in a completely enclosed building or physically removed from vision from the street or other public or private property. Visual obscurity may be achieved by parking in the rear yard or by use of an approved custom car cover. Vehicles with a car cover must be parked on a paved driveway. Only one inoperable vehicle may be stored on a residential lot outside of a completely enclosed building. All tires on such vehicles or trailers must be inflated.
- B. If a vehicle is mechanically inoperable but is undergoing repairs or restoration and is not stored in an enclosed building, a vehicle restoration permit is required. This permit is valid for one year and may be renewed if, in the opinion of the Town, substantial work has been performed on the vehicle. Mechanically inoperable vehicles without a valid restoration permit are prohibited and must be placed in an enclosed building or removed from the property.

6-3.3 Parking, Storage, and Use of Recreational Vehicles (Campers, Travel Trailers), Utility Trailers, and Boats

- A. No recreational vehicle, trailer or boat shall be parked or stored in any required front yard except on a paved driveway or approved parking surface. One such vehicle shall be permitted to park on a natural, unprepared surface in the front yard as per 6-3.4.A.1, below.
- B. No recreational vehicle, trailer, or boat shall be parked in any right-of-way, whether standing alone or attached to a tow vehicle.
- C. A recreational vehicle, trailer or boat may be parked anywhere on a premise for a period not to exceed twenty- four (24) hours during loading or unloading.
- D. Recreational vehicles and trailers may be used for temporary lodging up to fourteen (14) days per calendar year. Such vehicles and trailers must be parked on a paved driveway or approved surface if located in the front yard. When incidental to on-premises construction pursuant to a valid building permit, such vehicles and trailers may be occupied as temporary lodging for renewable sixty (60) day periods.

6-3.4 Front Yard Parking in Residential Areas

- A. It shall be unlawful to park any vehicle anywhere in the front yard of a residence, except in the driveway or a parking area approved by the Planning Official.
 - 1. One (1) vehicle is permitted to park on a natural, unprepared surface. This vehicle

may be an automobile, recreational camper, trailer, or a boat and must be licensed, insured, and mechanically operable. The permitted location of this parking space is listed in subsection 4, below.

2. Additional parking on the grass or front lawn area of any residence is allowed for visitors and for temporary parking as long as it does not kill the grass. Parking on dirt areas in the front lawn area of a home is not allowed, except for temporary use by visitors and the one vehicle noted in subsection 1, above.
3. Parking area construction that shall be approved by the Planning Official Include:
 - A. Poured concrete slab
 - B. Asphalt paved area
 - C. Concrete steppingstones, pavers, and bricks laid out to form a parking pad
 - D. Any pervious substrate such as gravel, crusher run **or** ground asphalt, **or** **mulch** contained within a boundary/border made of landscaped timbers, railroad timbers, landscaping blocks, bricks, or solid concrete blocks to contain the substrate.
 - E. **The total prepared parking area of the front yard may not exceed 30% of the total front yard area.**
4. Additional parking areas will be approved providing they meet the construction requirements of subsection 3 above and meet the following location requirements listed in descending order of preference. Prepared parking is strongly recommended to be outside of the required front setback area unless adjoining an existing driveway, and will not be approved by the Zoning Administrator if other options exist.
 - A. Additional parking area adjoining either side of the original driveway
 - B. Side yard on the same side of the residence as the original driveway
 - C. Side yard on the opposite side of the residence as the original driveway
 - D. In the front yard area in front of the residence, but as close to the side yard as possible
 - E. The natural, unprepared parking area detailed in subsection 1 may be located along the road. Only automobiles and trucks may park in this location; recreational campers, trailers and boats must park in a location listed above in this subsection.
5. Any vehicle with a valid handicap plate or placard on the vehicle is exempt from section 6-3.4. The Zoning Administrator will work with the property owner to determine an appropriate parking layout.