

ORDINANCE

AMENDING SECTION 7.5 OF THE CITY OF BEAUFORT UNIFIED DEVELOPMENT ORDINANCE TO ELIMINATE THE PARKING REQUIREMENT FOR CERTAIN OVERNIGHT GUEST ACCOMMODATIONS

WHEREAS, the Unified Development Ordinance defines several types of Overnight Guest Accommodations based on the number of rooms; and

WHEREAS, these Overnight Guest Accommodations include short term rental of residential units, B&Bs, inns, and motels/hotels; and

WHEREAS, nonresidential uses in the Core Commercial District are not required to have on-site parking, with the exception of Overnight Guest Accommodations, which are required to have on-site parking; and

WHEREAS, the parking demand created by smaller Overnight Guest Accommodations is significantly less than the parking demand created by restaurants and large retail uses which are not required to have on-site parking; and

WHEREAS, convenient, paid on-street and surface lot parking is available in the Core Commercial District; and

WHEREAS, staff has prepared an amendment to the Unified Development Ordinance that eliminates the on-site parking requirement for Short Term Rentals, B&Bs, and Inns; and

WHEREAS, this amendment has been presented to the City of Beaufort--Town of Port Royal Joint Municipal Planning Commission and the Commission recommended approval; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding this ordinance amendment on August 24, 2010, with notice of the hearing published in *The Beaufort Gazette* on August 9, 2010;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council by Section 6-29-760, *Code of Laws of South Carolina, 1976*, that *The Unified Development Ordinance of the City of Beaufort, South Carolina* be amended as follows:

Revise Section 7.5, "Parking," by deleting the current subsection B, "District-Specific Modifications," and replacing it with a new subsection B to read as follows:

B. District-Specific Parking Modifications

In the Core Commercial (CC) District, all nonresidential uses except for Motels/Hotels/Extended Stay guest accommodations shall be exempt from these off-street parking requirements. Where such uses elect to provide off-street parking, it shall meet the design requirements of this Section.

