

Unified Development Ordinance

Greenville County, South Carolina



ANNOTATED OUTLINE (WORKING DRAFT)

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INTRODUCTION

This document provides an outline to structure Greenville County’s revised Zoning Ordinance (ZO) and Land Development Regulations (LDR). The new Unified Development Ordinance (UDO) will provide a more user-friendly structure than the existing codes, making key information easier to find and understand. The principles described in this section guide the outline.

Organization. The UDO is arranged logically by topic:

Similar subjects are arranged together by article – e.g., procedures, development standards, nonconformities, – rather than scattered throughout the code, to the extent possible.

The more interesting and/or commonly used parts of the code are placed up front.

Dry, technical material, which is needed to provide effective standards and guidance for applicants and permitting officials, resides towards the rear of the code.

Code Length. Many believe a shorter code is more user-friendly. This may make the UDO quicker to review, but not necessarily easier to use during the development review process. A longer code will answer many of the questions that arise during development review; a shorter code typically leaves questions unanswered—leading to frustration for the applicant and the reviewer. Some code writers also use vague, “sound-bite” language in lieu of longer, more prescriptive standards. However, this type of standard can be difficult to enforce, and can create inconsistencies in how it is administered.

That said, a development code should not be longer than necessary. The UDO will tame code length by using succinct sentences written in the active voice, consolidating similar requirements where possible, and consolidating long lists of standards into matrices.

The ZO and LDR often use long paragraphs, which makes the code difficult to read and confusing at times. Several sections of the current codes present numerical standards in sentences (e.g., Section 6:2(14) Horses in Residential Districts; Section 12:9 Screening and Buffering Requirements;). This format also is difficult to read, and can add to the length of the code.

The alternative is a matrix, or table, of development standards. Matrices minimize the length of the code and help readers compare standards across districts. The current ZO and LDR use a matrix format to present many numerical standards (e.g., density and lot sizes, setbacks, street design standards, and industrial lighting requirements). Where appropriate, matrices will be added to present other standards and requirements.

Cross-References. The UDO will balance the use of cross-references (as opposed to repeating standards throughout) with the goal of keeping like materials together. This reduces text length and also, for state statutes, minimizes the potential for inconsistencies

when the statutes are amended. However, it does require the reader to consult multiple sections of the code or multiple documents.

Right-Sized Standards. Standards are “right-sized” to regulate only what is needed. This not only reduces volume, but also reduces budget and staffing needs.

Graphics. Graphics will illustrate the text language. The existing codes contain a number of graphics, many of which are located in appendices. The revised codes will carry forward existing graphics where possible, and some of the more technical graphics could be relocated to a separate Land Development Manual.

Graphics can be very time-consuming to produce, so we typically save most graphics for the final document. Greenville County has an extensive photo library, and these local examples could be used to illustrate how a development standard works or what a particular use looks like. Note that graphics also add to code length, but improve clarity and usability.

Formatting and Numbering. We will prepare the UDO using Microsoft Word. The UDO Drafting Guide establishes drafting rules, including formatting, capitalization, and punctuation. The UDO Style Template establishes the document’s design, including fonts, headers, footers, and page numbering. Both the ZO and LDR currently are Appendices to the County Code of Ordinances, and their text does not appear in the online code on the American Legal website. This offers flexibility to establish an organization and numbering system unique to the UDO. The Annotated Outline proposes using the same numbering conventions used in the current Zoning Code and Land Development Regulations:

Article 1: Title

1.1 Title (“Section”)

1.1.1 Subtitle (“Subsection”)

A. Topic and text (“paragraph”)

1. Subtopic and text (“subparagraph”)

(a) Text (avoid use of this level where possible)

(1) Text (avoid use of this level where possible)

ANNOTATED OUTLINE

The outline below is presented in four columns. The first two columns provide the new section number and title. The third column briefly discusses the changes and notes where various sections help implement *Plan Greenville County* policies and strategies. The final column displays the sections that are replaced, where appropriate (the numbers refer to the existing sections of the Zoning Ordinance [ZO] and Land Development Regulations [LDR]). In many instances, existing language and standards will be carried forward. Antiquated language and inconsistencies will be addressed as the UDO is drafted.

The Annotated Outline is a “working document” and will continue to evolve throughout the drafting process. It establishes the general structure of the new UDO, including articles, sections, and subsections. Many sections in the early versions of the Annotated Outline are indicated as “TBD.” This indicates the specific sections and their titles will be developed during the code drafting process. The Annotated Outline will be updated as the various sections are drafted, and also to reflect any changes to the location or content of the articles, sections, and subsections.

The numbering system allows for future code additions without the need to “reserve” section numbers at the end of each article or section.

In addition to reorganizing the current zoning and development-related regulations, the outline consolidates provisions of the following ordinances with the UDO:

- Transportation Corridor Preservation Ordinance (#4326)
- Transfer of Development Rights for ESD-PM District
- Obsolete Districts

The current Zoning Code and Land Development Regulations are available online:

Zoning Code— <https://www.greenvillecounty.org/Zoning/pdf/OfficialZoningOrdinance.pdf>

Land Development Regulations— https://www.greenvillecounty.org/LandDevelopment/pdf/lldr_ord.pdf

HOW TO USE THIS UDO

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
	Land Development in Greenville County		
	How to Read This UDO		
	<i>How This UDO is Organized</i>	<i>This explains how to read the Unified Development Ordinance and how to determine applicable requirements.</i>	
	<i>Purpose Statements</i>		
	Determining the Regulations for a Specific Site		
	Determining Which Procedures Apply		

ARTICLE 1: INTRODUCTION			
New UDO Section	Title	Description / Comments	Existing County Code Section(s)
1.1	TITLE	<i>Short Title – “Unified Development Ordinance (UDO).”</i>	
1.2	PURPOSE	<i>Describes the reasons for the Unified Development Ordinance and what it accomplishes (e.g., implementing the Comprehensive Plan; protecting property values, natural resources, and agricultural land).</i>	ZO SECTION 1:1 PURPOSE LDR 1.1 AUTHORITY LDR 1.2 INTENT
1.3	AUTHORITY	<i>Recites authority for UDO, including S.C. Code 6-29.</i>	ZO SECTION 1:2 AUTHORITY LDR 1.1 AUTHORITY
1.4	APPLICABILITY	<i>Describes the area of jurisdiction for zoning and land development. Includes a summary table listing each article in the UDO and whether it applies in zoned areas, un-zoned areas, or both.</i>	ZO SECTION 1:3 JURISDICTION ZO SECTION 9:1 APPLICATION LDR 1.3 JURISDICTION
1.5	RELATIONSHIP TO COMPREHENSIVE PLAN	<i>Defines the relationship between the Comprehensive Plan and the UDO.</i>	
1.6	RELATIONSHIP TO OTHER REGULATIONS	<i>Cross-references other applicable County Code Chapters (e.g., Chapter 8: Flood Control, Drainage, Stormwater Management; Junkyards, Adult Uses, and Motor Sports Ordinances; Sign Ordinance) or policy documents (e.g., Reasonable Accommodation Policy).</i>	
1.7	RELATIONSHIP OF BUILDINGS TO LOTS		ZO SECTION 12:5 RELATIONSHIP OF BUILDINGS TO LOTS
1.8	PROJECTIONS INTO PUBLIC STREETS AND STREET RIGHTS-OF-WAY		ZO SECTION 12:6 PROJECTIONS INTO PUBLIC STREETS AND STREET RIGHTS-OF-WAY

ARTICLE 2: ZONING DISTRICTS			
New UDO Section	Title	Description / Comments	Existing County Code Section(s)
2.1	GENERAL PROVISIONS		
2.1.1	INTRODUCTION	<i>Introduces and explains the zoning districts, and establishes general standards. This includes a cross-reference to the Use Table in Article 3.</i>	ZO ARTICLE 5: ZONING DISTRICTS ZO ARTICLE 14, APPENDIX I: OBSOLETE DISTRICTS
2.1.2	DISTRICTS ESTABLISHED	<i>Establishes zoning districts. A table will classify the districts as base, planned, or overlay districts. Implements Plan Greenville County Objective A-2, Strategy 10.</i>	ZO SECTION 5:1 ZONING DISTRICTS
2.1.3	BASE DISTRICT HIERARCHY		ZO 5:1.1 ZONING DISTRICT HIERARCHY
2.2	ZONING MAP		
		<i>Formally establishes the zoning map and cross-references the procedures for amendments.</i>	

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
2.3	BASE DISTRICTS	<i>Supports Plan Greenville County Objective B-1, Strategy 5; Objective C-1, Strategies 3 and 8; Objective H-1, Strategy 2; Objective H-2, Strategies 1, 2, and 3.</i>	ZO ARTICLE 5: ZONING DISTRICTS ZO 7:1.5 LOT AREA FOR NON-RESIDENTIAL USES IN SINGLE FAMILY DISTRICTS ZO 7:2.6 MINIMUM LOT AREA/PERMITTED DENSITIES FOR SINGLE-FAMILY RESIDENTIAL ZO SECTION 7:3.1 SETBACKS/HEIGHT ZO SECTION 7:3.2 NONRESIDENTIAL SETBACKS/HEIGHT ZO 7:3.4 SIDE SETBACKS IN SINGLE-FAMILY RESIDENTIAL DISTRICTS ZO 7:3.6 ADDITIONAL SETBACK IN COMMERCIAL DISTRICTS ZO SECTION 7:4 ALTERNATIVE DENSITY, LOT SIZE, AND SETBACK REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL DISTRICTS
2.3.1	AGRICULTURAL PRESERVATION DISTRICT (AG)	<i>Carries forward new AG District adopted by County Council in November 2021.</i>	
2.3.2	ENVIRONMENTALLY SENSITIVE DISTRICT—PARIS MOUNTAIN (ESD-PM)	<i>Carries forward current regulations.</i>	ZO SECTION 8:5 ESD-PM, ENVIRONMENTALLY SENSITIVE DISTRICT - PARIS MOUNTAIN ZO ARTICLE 14, APPENDIX G: TRANSFER OF DEVELOPMENT RIGHTS FOR ESDPM DISTRICT ZO SECTION 7:3.1 SETBACKS/HEIGHT
2.3.3	RURAL RESIDENTIAL DISTRICTS (R-R3 & R-R1)		
2.3.4	SUBURBAN RESIDENTIAL DISTRICT (R-S)		
2.3.5	SINGLE-FAMILY RESIDENTIAL DISTRICTS (R-20A R-20, , R-15, R-12, R-10, R-7.5, & R-6)		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
2.3.6	MIXED RESIDENTIAL DISTRICTS (R-M8, R-M10, R-M16, R-M20, & R-MA)	<i>Renames the R-M districts as “Mixed Residential,” rather than “Multi-Family Residential,” to better reflect the intended uses and character of the districts. Consolidates the current 20 R-M districts into five districts.</i>	
2.3.7	RESIDENTIAL MANUFACTURED HOME PARK DISTRICT (R-MHP)		
2.3.8	OFFICE DISTRICT (O-D)		
2.3.9	RURAL VILLAGE DISTRICT (RU-V)	<i>This new district implements the Rural Village Place Type identified in the Comprehensive Plan. A maximum building size is proposed for compatibility with nearby agricultural and rural residential areas.</i>	
2.3.10	NEIGHBORHOOD COMMERCIAL DISTRICT (C-N)	<i>Reclassifies the current NC review district as a base district.</i>	ZO SECTION 8:3 NC, NEIGHBORHOOD COMMERCIAL DISTRICT ZO 7:3.8 REDUCTION IN SETBACK IN NC, POD, AND OD DISTRICTS
2.3.11	COMMERCIAL DISTRICTS (C-1, C-2, & C-3)		
2.3.12	RURAL CORRIDOR DISTRICT (RU-C)	<i>This new district implements the Rural Corridor Place Type identified in the Comprehensive Plan. It allows uses and provides development standards that are appropriate in more rural areas of the County.</i>	
2.3.13	SERVICES DISTRICT (S-1)		
2.3.14	INDUSTRIAL DISTRICT (I-1)		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
2.4	REVIEW DISTRICTS		
2.4.1	GENERAL PROVISIONS	<i>Review Districts require an applicant to submit a site plan in conjunction with the rezoning application. The districts share a common approval procedure, specified in Article 16. Implements Plan Greenville County Objective B-3, Strategies 5, 7, and 8.</i>	ZO SECTION 7:3.1 SETBACKS/HEIGHT
2.4.2	BUSINESS & TECHNOLOGY DISTRICT (BTD)	<i>Carries forward current regulations.</i>	ZO SECTION 8:10 BTD, BUSINESS AND TECHNOLOGY DISTRICT
2.4.3	FLEXIBLE REVIEW DISTRICT (FRD)	<i>Carries forward current regulations.</i>	ZO SECTION 8:8 FRD, FLEXIBLE REVIEW DISTRICT
2.4.4	INDUSTRIAL PARK DISTRICT (I-2)	<i>Carries forward current regulations.</i>	ZO SECTION 8:4 I-2, INDUSTRIAL DISTRICT
2.4.5	PLANNED DEVELOPMENT DISTRICT (PD)	<i>Carries forward and updates current regulations. Will be revised to ensure consistency with the SC Planning Act.</i>	ZO SECTION 8:1 PD, PLANNED DEVELOPMENT DISTRICT
2.5	OVERLAY DISTRICTS		
2.5.1	GENERAL PROVISIONS		
2.5.2	AIRPORT PROTECTION OVERLAY (AP-O)	<i>Carries forward existing regulations.</i>	ZO SECTION 8:6 AP, AIRPORT PROTECTIVE AREAS ZO SECTION 12:8 HEIGHT
2.5.3	HISTORIC PRESERVATION OVERLAY (HP-O)	<i>Carries forward current regulations. Implements Plan Greenville County Objective E-1, Strategy 3; Objective E-3, Strategy 1;</i>	ZO SECTION 8:7 HP, HISTORIC PRESERVATION DISTRICT
2.5.4	MILL VILLAGE OVERLAY (MV-O)	<i>Establishes new overlay district to promote the revitalization of historic mill villages.</i>	
2.5.5	SCUFFLETOWN RURAL CONSERVATION OVERLAY (SRC-O)	<i>Carries forward and updates current regulations as needed.</i>	ZO SECTION 8:9 SRC, SCUFFLETOWN RURAL CONSERVATION DISTRICT LDR 16.1 SCUFFLETOWN RURAL CONSERVATION DISTRICT SITE PLAN REVIEW
2.5.6	TAYLOR'S MAIN STREET OVERLAY DISTRICT	<i>Carries forward existing regulations.</i>	ZO SECTION 8:11 MSDD, TAYLORS MAIN STREET DEVELOPMENT DISTRICT

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
2.6	LEGACY DISTRICTS		
2.6.1	GENERAL PROVISIONS		
2.6.2	PLANNED OFFICE DISTRICT (POD)	<i>Carries forward current regulations. Reclassifies POD as a legacy district.</i>	ZO SECTION 8:2 POD, PLANNED OFFICE DISTRICT ZO 7:3.8 REDUCTION IN SETBACK IN NC, POD, AND OD DISTRICTS
2.6.3	RESIDENTIAL DUPLEX (R-D)		ZO APPENDIX I OBSOLETE DISTRICTS
2.7	TRANSFER OF DEVELOPMENT RIGHTS		
2.7.1	POLICY AND INTENT	<i>Relocates the County's Transfer of Development Rights (TDR) Ordinance from Chapter 17, Article III, to the UDO. The TDR Program provisions are under review by County staff and the consultant team, and may be revised during the UDO project.</i>	
2.7.2	APPLICABILITY		
2.7.3	PRINCIPLES GOVERNING TRANSFERABLE DEVELOPMENT RIGHTS		
2.7.4	PROCEDURE		
2.7.5	EFFECT OF REZONING ON ALLOWABLE DENSITY		

ARTICLE 3: USE REGULATIONS FOR ZONED AREAS

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
3.1	GENERAL PROVISIONS		
3.1.1	PURPOSE	<i>Explains intent of article—i.e., to establish the uses allowed in each zoning district, to add supplemental regulations that apply to conditional and special exception uses, to clarify issues relating to uses (e.g., permitted accessory uses), and to implement state and federal law regarding certain land uses.</i>	
3.1.2	APPLICABILITY	<i>Specifies this article applies only in zoned areas.</i>	
3.1.3	CERTIFICATE OF OCCUPANCY REQUIRED		
3.1.4	OTHER APPLICABLE REGULATIONS AND PERMITTING REQUIREMENTS		
3.2	USE TABLE		
3.2.1	INTRODUCTION	<i>Carries forward explanation of how to read the use table.</i>	ZO 6:1.1 USES PERMITTED BY-RIGHT = P ZO 6:1.2 USES SUBJECT TO CONDITIONS = C ZO 6:1.3 SPECIAL EXCEPTION USES = SE ZO 6:1.4 USES NOT ALLOWED
3.2.2	CLASSIFICATION OF NEW & UNLISTED USES	<i>Describes how new and unlisted are classified. Provides new criteria to assist the Zoning Administrator in making determinations regarding new and unlisted uses.</i>	ZO 6:1.5 NEW OR UNLISTED USES

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
3.2.3	USE TABLE	<i>Carries forward, consolidates, and audits the list of uses permitted in each base zoning district. Adjusts uses in districts as needed. Implements Plan Greenville County Objective C-1, Strategies 4, 6, 9 and 15; Objective C-3, Strategy 4; Objective G-1, Strategies 1 and 2; Objective G-2, Strategies 1, 2, 3, 4, 5, and 9; Objective H-3, Strategy 1.</i>	ZO TABLE 6.1 USES PERMITTED, USES BY SPECIAL EXCEPTION, AND CONDITIONAL USES ZO 7:2.4-3 AND 7:2.5-3 PERMITTED USES (OPEN SPACE RESIDENTIAL DEVELOPMENTS) ZO 8:2.7 RESIDENTIAL USES (POD DISTRICT) ZO 8:4.5 PROHIBITED USES (I-2 DISTRICT) ZO 8:4.11 OUTSIDE STORAGE (I-2 DISTRICT) ZO 8:3.6 NON-RESIDENTIAL USES (NC DISTRICT) ZO 8:3.7 RESIDENTIAL USES (NC DISTRICT) ZO 8:10.2 USES PERMITTED, USES BY SPECIAL EXCEPTION, AND CONDITIONAL USES (BTD DISTRICT)
3.3	CONDITIONAL & SPECIAL EXCEPTION USES		
3.3.1	PURPOSE	<i>Carries forward, modifies, and adds new regulations for specific land uses.</i>	
3.3.2	APPLICABILITY		
3.3.3	ADULT ENTERTAINMENT ESTABLISHMENTS	<i>Cross-references Greenville County Code of Ordinances, Chapter 2.5, Article Three: Adult-Oriented Entertainment Establishments.</i>	
3.3.4	ANIMAL PRODUCTION FACILITIES	<i>Establishes conditional use regulations for the new use of animal production.</i>	
3.3.5	ART GALLERIES AND ARTISAN WORKSHOPS OR STUDIOS	<i>Establishes conditional use regulations for the new use of art galleries and artisan workshops or studios.</i>	
3.3.6	AUTOMOBILE WASHES		ZO SECTION 6:2(3) USE CONDITIONS

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
3.3.7	AUTOMOBILE WRECKING FACILITIES, JUNKYARDS, SALVAGE YARDS, AND SCRAP PROCESSORS		ZO SECTION 11:10 REQUIRED CONDITIONS FOR AUTO WRECKING FACILITIES, JUNKYARDS, RECYCLING COLLECTION AND PROCESSING CENTER, SALVAGE YARDS AND SCRAP PROCESSORS
3.3.8	BED & BREAKFAST ESTABLISHMENTS		ZO SECTION 6:2(4) USE CONDITIONS
3.3.9	CAMPGROUNDS	<i>Cross-references use regulations in Article 4.</i>	
3.3.10	CARE CENTERS		ZO SECTION 6:2(6) USE CONDITIONS
3.3.11	CEMETERIES		ZO SECTION 11:2 CEMETERIES/FUNERAL HOME
3.3.12	COMMUNICATION TOWERS		ZO SECTION 11:4 COMMUNICATION TOWERS
3.3.13	COMMUNITY GARDEN, NON-COMMERCIAL	<i>Establishes new use regulations.</i>	
3.3.14	CORNER STORES	<i>Establishes new use regulations for small retail/service uses located on corner lots in appropriate districts.</i>	
3.3.15	DAY CARE CENTERS, PRESCHOOLS		ZO SECTION 11:5 DAY CARE CENTERS
3.3.16	FUNERAL HOMES		ZO SECTION 6:2(27) USE CONDITIONS
3.3.17	GAS STATIONS		ZO SECTION 7:3.6 ADDITIONAL SETBACK IN COMMERCIAL DISTRICTS (GAS CANOPIES)
3.3.18	GO-KART FACILITIES, OUTDOOR	<i>Cross-references Chapter 3, Article III: Outdoor Go-Kart Tracks.</i>	
3.3.19	GROUP HOMES		ZO SECTION 6:2(12) USE CONDITIONS ZO SECTION 11:6 GROUP CARE HOME
3.3.20	MANUFACTURED HOMES	<i>Cross-references use regulations in Article 4.</i>	
3.3.21	MANUFACTURED HOME PARKS	<i>Cross-references use regulations in Article 4.</i>	

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
3.3.22	MIXED USE BUILDINGS		ZO SECTION 6:2(28)3. SINGLE-FAMILY AND MULTIFAMILY RESIDENTIAL IN C-1, C-2, AND C-3, COMMERCIAL, DISTRICTS
3.3.23	MOTOR SPORTS FACILITIES, RACETRACKS	<i>Cross-references Chapter 3, Article II: Motor Sports Facilities.</i>	
3.3.24	NEIGHBORHOOD RECREATION AREAS		ZO SECTION 6:2(17) USE CONDITIONS
3.3.25	NON-DEPOSITORY FINANCIAL SERVICES	<i>Establishes new use regulations for non-depository financial service uses (e.g., payday lenders, check cashing services).</i>	
3.3.26	PUBLIC UTILITY STATIONS, BUILDINGS, & USES		ZO SECTION 11:7 PUBLIC UTILITY BUILDINGS AND USES
3.3.27	RECREATIONAL VEHICLES	<i>Cross-references use regulations in Article 4.</i>	
3.3.28	RECREATIONAL VEHICLE PARKS	<i>Cross-references use regulations in Article 4.</i>	
3.3.29	RELIGIOUS FACILITIES		ZO SECTION 11:3 CHURCHES
3.3.30	SCHOOLS – COLLEGES & UNIVERSITIES		ZO SECTION 6:2(21) USE CONDITIONS
3.3.31	SELF-STORAGE FACILITIES		ZO SECTION 6:2(15) USE CONDITIONS
3.3.32	SHOOTING RANGES (INDOOR & OUTDOOR)		ZO SECTION 6:2(22) USE CONDITIONS
3.3.33	SMALL WIRELESS FACILITIES	<i>Establishes regulations for small wireless facilities, which are not addressed in the current Zoning Code.</i>	
3.3.34	SPECIAL EVENT FACILITIES		ZO SECTION 6:2(30) USE CONDITIONS
3.3.35	THEATERS (DRIVE-IN), THEATERS (OUTDOOR), AND AMPHITHEATERS	<i>Establishes new use regulations for theaters (drive-in), theaters (outdoor), and amphitheaters.</i>	
3.3.36	TOWNHOUSES & DUPLEXES		ZO SECTION 6:2(10) USE CONDITIONS
3.3.37	VEHICLE REPAIR & STORAGE		ZO SECTION 6:2(2) USE CONDITIONS

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
3.3.38	VEHICLE SALES & RENTAL		ZO SECTION 6:2(31) USE CONDITIONS
3.4	ACCESSORY USES		
3.4.1	APPLICABILITY	<i>Carries forward, clarifies, and augments existing regulations for accessory uses.</i>	
3.4.2	ESTABLISHMENT		
3.4.3	DIMENSIONAL STANDARDS		
3.4.4	ACCESSORY DWELLINGS	<i>Implements Plan Greenville County Objective G-2, Strategy 5.</i>	ZO SECTION 6:2(9) USE CONDITIONS ZO SECTION 11:8 RESIDENTIAL DWELLING IN CONJUNCTION WITH SCHOOLS AND PARKS
3.4.5	AGRITOURISM	<i>Carries forward and expands the conditions for agritourism that were added to the Zoning Ordinance in conjunction with adoption of the Agricultural Preservation District (November 2021). Implements Plan Greenville County Objective B-1, Strategy 5.</i>	
3.4.6	BACKYARD CHICKENS		ZO SECTION 6:2(29) USE CONDITIONS
3.4.7	BOATHOUSES		ZO SECTION 6:2(5) USE CONDITIONS ZO 7:3.5 REDUCTION OF REAR SETBACK
3.4.8	CARETAKER/WATCHMAN'S QUARTERS		ZO SECTION 6:2(9) USE CONDITIONS
3.4.9	COLUMBARIA		ZO SECTION 6:2(8) USE CONDITIONS
3.4.10	DAY CARE CENTER IN A RELIGIOUS FACILITY		ZO SECTION 6:2(7) USE CONDITIONS
3.4.11	FARM LABOR DWELLINGS	<i>Carries forward the use conditions for farm labor dwellings adopted in conjunction with the AG District (November 2021).</i>	
3.4.12	HOME OCCUPATIONS		ZO SECTION 6:2(13) USE CONDITIONS
3.4.13	HORSES IN RESIDENTIAL DISTRICTS		ZO SECTION 6:2(14) USE CONDITIONS
3.4.14	LIVESTOCK IN R-20A ZONING DISTRICT		ZO SECTION 6:2(25) USE CONDITIONS

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
3.4.15	OUTDOOR RETAIL DISPLAYS	<i>Establishes new use regulations for outdoor retail displays.</i>	
3.4.16	OUTDOOR STORAGE	<i>Establishes new use regulations for outdoor retail displays.</i>	ZO 8:10.10 OUTSIDE STORAGE (BTD DISTRICT)
3.4.17	RECREATION AREAS (PRIVATE)		ZO SECTION 6:2(18) USE CONDITIONS
3.4.18	RECYCLING DROP BOXES		ZO SECTION 6:2(19) USE CONDITIONS
3.5	TEMPORARY USES		
3.5.1	PURPOSE	<i>Carries forward, clarifies, and augments existing regulations for temporary uses. Adds provisions for common temporary uses, such as Christmas tree sales lots, pumpkin sales lots, and filming and production activities.</i>	
3.5.2	APPLICABILITY		
3.5.3	CERTIFICATE OF OCCUPANCY REQUIRED	<i>Clarifies application requirements for temporary uses.</i>	ZO SECTION 3:7.3: TEMPORARY CERTIFICATE OF USE
3.5.4	TEMPORARY USE TABLE	<i>Adds a use table to provide criteria for temporary uses.</i>	
3.5.5	DEVELOPMENT STANDARDS	<i>Specifies requirements for structures, parking, and lighting.</i>	
3.5.6	PROPERTY OWNER CONSENT REQUIRED		
3.5.7	LAYDOWN & STORAGE YARDS		ZO 9:3.9 TEMPORARY NONCONFORMING USES OF LAND
3.5.8	PORTABLE STORAGE UNITS		ZO SECTION 6:2(23) USE CONDITIONS
3.5.9	SPECIAL EVENTS		ZO 9:3.9 TEMPORARY NONCONFORMING USES OF LAND
3.5.10	TEMPORARY ACCESSORY DWELLINGS		ZO SECTION 11:9 TEMPORARY ACCESSORY DWELLING
3.5.11	TEMPORARY FIREWORKS STANDS		ARTICLE 4: DEFINITIONS.

ARTICLE 4: USE REGULATIONS FOR ZONED AND UN-ZONED AREAS

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
4.1	GENERAL PROVISIONS		
4.1.1	PURPOSE	<i>Explains intent of article—i.e., to establish regulations for specific uses that apply throughout unincorporated Greenville County, in both zoned and un-zoned areas.</i>	
4.1.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	
4.1.3	OTHER APPLICABLE REGULATIONS AND PERMITTING REQUIREMENTS		
4.2	CAMPGROUNDS		
4.2.1	PURPOSE	<i>Establishes new regulations for campgrounds modeled after existing regulations for RV Parks.</i>	
4.2.2	APPLICABILITY		
4.2.3	SITE PLAN APPROVAL REQUIRED		
4.2.4	SITE PLAN REQUIREMENTS		
4.2.5	DESIGN STANDARDS		
4.2.6	USE OF CAMPGROUNDS		
4.3	MANUFACTURED HOMES		
4.3.1	APPLICABILITY	<i>Carries forward and consolidates requirements for individual manufactured homes.</i>	ZO SECTION 6:2(11) USE CONDITIONS LDR SECTION 14.1 MANUFACTURED HOUSING
4.3.2	CERTIFICATION REQUIRED		
4.3.3	DESIGN STANDARDS		
4.3.4	INSTALLATION		
4.3.5	INSPECTIONS		
4.3.6	REAL PROPERTY		
4.4	MANUFACTURED HOME PARKS		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
4.4.1	PURPOSE	<i>Carries forward and consolidates existing regulations for manufactured home parks.</i>	ZO SECTIONS 5:9.6, 5:9.7, AND 5:9.8 (PERTAINING TO MANUFACTURED HOME PARKS IN THE R-MHP DISTRICT) LDR SECTION 14.2: PARK SITE DEVELOPMENT
4.4.2	SITE PLAN APPROVAL REQUIRED		
4.4.3	SITE PLAN REQUIREMENTS		
4.4.4	ACCESS		
4.4.5	DIMENSIONAL STANDARDS		
4.4.6	DEVELOPMENT STANDARDS		
4.4.7	NONCONFORMING MANUFACTURED HOME PARKS		
4.5	RECREATIONAL VEHICLES		LDR SECTIONS 15.1 AND 15.2 (RV PARKS)
4.6	RECREATIONAL VEHICLE PARKS		
4.6.1	PURPOSE		LDR ARTICLE 15 RV PARKS
4.6.2	APPLICABILITY		
4.6.3	LAND SUITABILITY		
4.6.4	SITE PLAN APPROVAL REQUIRED		
4.6.5	SITE PLAN REQUIREMENTS		
4.6.6	DESIGN STANDARDS		
4.6.7	USE OF RECREATIONAL VEHICLE PARKS		
4.6.8	OPERATING REQUIREMENTS		

ARTICLE 5: PARKING & LOADING			
New UDO Section	Title	Description / Comments	Existing County Code Section(s)
5.1	GENERAL PROVISIONS		
5.1.1	PURPOSE	<i>Revises and modernizes existing parking and loading regulations.</i>	
5.1.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	ZO SECTION 12:2 OFF-STREET PARKING
5.1.3	LOCATION OF REQUIRED PARKING SPACES		ZO 12:2.3 REMOTE PARKING SPACE ZO 12:2.4 DESIGN OF PARKING AREA
5.1.4	PARKING & STORAGE OF VEHICLES IN RESIDENTIAL DISTRICTS	<i>Specifies location and surfacing requirements for parking spaces serving one- and two-family residential uses. Carries forward restrictions on parking and storage of RVs and commercial vehicles in residential districts.</i>	ZO SECTION 9:5 PARKING AND STORAGE OF VEHICLES
5.2	PARKING RATIOS		
5.2.1	PARKING RATIOS TABLE	<i>Simplifies existing Table 12.1, augments the listed land uses, and updates/modernizes existing ratios as needed.</i>	ZO TABLE 12.1 MINIMUM PARKING REQUIREMENTS
5.2.2	ADMINISTRATIVE ADJUSTMENTS	<i>Allows for limited administrative adjustments to parking ratios.</i>	ZO TABLE 12.1 MINIMUM PARKING REQUIREMENTS
5.2.3	SHARED PARKING	<i>Carries forward and expands provisions allowing shared parking.</i>	ZO 12:2.2 SHARED PARKING
5.2.4	TBD		
5.3	OFF-STREET PARKING SPACES		
5.3.1	PARKING SPACE SURFACING & MARKING		ZO 12:2.6 ALTERNATIVE PARKING SURFACES
5.3.2	PARKING SPACE DIMENSIONS		ZO TABLE 12.2 MINIMUM PARKING REQUIREMENTS (<u>DIMENSIONS</u>)

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
5.3.3	PARKING LOT LAYOUT		ZO 12:1.5 VEHICULAR ACCESS (PD, NC, POD, FRD) ZO 12:2.4 DESIGN OF PARKING AREA ZO 12:2.5 OFF-STREET PARKING SPACE DESIGN STANDARD (SEE PARKING STANDARDS DIAGRAM)
5.3.4	ACCESSIBLE PARKING SPACES		ZO 12:2.7 ADDITIONAL REQUIREMENTS FOR THE PHYSICALLY DISABLED AND/OR HANDICAPPED
5.4	PARKING LOT LANDSCAPING		
5.4.1	APPLICABILITY		ZO SECTION 12:4 PARKING LOT LANDSCAPING
5.4.2	TBD		
5.5	PARKING LOT LIGHTING		
5.6	APPLICABILITY		
5.7	TBD		
5.8	RESERVED		
5.8.1	VEHICLE QUEUING		
5.8.2	TBD		
5.9	ON-STREET PARKING SPACES		
5.9.1	PURPOSE	<i>Specifies on-street parking standards. Cross-references street types in Article 13.</i>	
5.9.2	APPLICABILITY		
5.9.3	TBD		
5.10	OFF-STREET LOADING		
5.10.1	PURPOSE	<i>Specifies off-street loading requirements.</i>	ZO SECTION 12:3 OFF-STREET LOADING
5.10.2	APPLICABILITY		
5.10.3	TBD		

ARTICLE 6: TREE PRESERVATION, BUFFERS, & SCREENING

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
6.1	GENERAL PROVISIONS		
6.1.1	PURPOSE	<i>Carries forward, consolidates, and modernizes current regulations for tree preservation, buffers, and screening.</i>	
6.1.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	
6.1.3	TBD		
6.2	TREE PRESERVATION		
6.2.1	PURPOSE	<i>Implements Plan Greenville County Objective D-2, Strategies 6, 7, 8, and 9.</i>	ZO 12:4.4 EXISTING TREES ZO 12:4.5 PROTECTION OF EXISTING TREES ORDINANCE NO. 4173 (TREE ORDINANCE)
6.2.2	APPLICABILITY		
6.2.3	TBD		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
6.3	PERIMETER & RIGHT-OF-WAY BUFFERS		
6.3.1	PURPOSE	<i>Implements Plan Greenville County Objective C-1, Strategy 7;</i>	ZON 8:4.10 SETBACKS AND BUFFERS (I-2 DISTRICT) ZO 8:4.14 SCREENING OF LOADING AREAS (I-2 DISTRICT) ZO 8:9.6 RURAL SCENIC ROAD BUFFER (SRC DISTRICT) ZO 8:10.9 LANDSCAPING, BUFFERS AND SCREENING (BTD DISTRICT) ZO SECTION 10:1 PROVISIONS FOR GROUP DEVELOPMENT ZO 12:1.3 SCREENING AND BUFFERING REQUIREMENTS (PD, NC, POD, FRD) ZO SECTION 12:9 SCREENING AND BUFFERING REQUIREMENTS ZO 12:4.3 PLANTING MATERIAL SPECIFICATIONS ZO 12:4.7 OWNER RESPONSIBILITIES AND MAINTENANCE ZO 12:4.8 SUGGESTED PLANT LIST ZO SECTION 12:6 PROJECTIONS INTO PUBLIC STREETS AND STREET RIGHTS-OF-WAY LDR 8.21 FORESTED NATURAL VEGETATIVE AND/OR LANDSCAPED BUFFER LDR 10.2.2 SCREENING/BUFFERING (INDUSTRIAL DESIGN STANDARDS) LDR 10.3.5 SCREENING/BUFFERING (COMMERCIAL DESIGN STANDARDS)
6.3.2	APPLICABILITY		
6.3.3	TBD		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
6.4	RIPARIAN BUFFERS		
6.4.1	PURPOSE	<i>Implements Plan Greenville County Objective D-1, Strategy 5; Objective D-2, Strategy 2;</i>	ZO 7:1.7 RIPARIAN BUFFERS (CONVENTIONAL RESIDENTIAL DEVELOPMENT) ZO 7:2.4-7 RIPARIAN BUFFERS (OPEN SPACE RESIDENTIAL DEVELOPMENT) ZO 7:2.5-7 RIPARIAN BUFFERS (OPEN SPACE RESIDENTIAL DEVELOPMENT) ZO 8:9.5 STREAM PROTECTION BUFFER (SRC DISTRICT) LDR 8.17.2 RIPARIAN BUFFER EASEMENTS
6.4.2	APPLICABILITY		
6.4.3	TBD		
6.5	CEMETERY BUFFERS		
6.5.1	PURPOSE	<i>Establishes new buffer regulations to protect historic cemeteries.</i>	
6.5.2	APPLICABILITY		
6.5.3	TBD		
6.6	FENCES & WALLS		
6.6.1	PURPOSE		LDR 8.20 ENTRANCE WALLS
6.6.2	APPLICABILITY		
6.6.3	TBD		

ARTICLE 7: PARKS & OPEN SPACE			
New UDO Section	Title	Description / Comments	Existing County Code Section(s)
7.1	GENERAL PROVISIONS		
7.1.1	PURPOSE	<i>Consolidates and modernizes existing open space requirements. Implements Plan Greenville County Objective A-3, Strategy 4.</i>	
7.1.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	
7.1.3	LOCATION		ZO 8:9.3-6 OPEN SPACE NETWORK (SRC DISTRICT, CONSERVATION SUBDIVISION)
7.1.4	TBD		
7.2	PARK STANDARDS		
7.2.1	PURPOSE		ZO SECTION 6:2(17) USE CONDITIONS (RECREATION AREA, COMMUNITY) LDR 10.4.4 RECREATIONAL SPACE (MULTI-FAMILY DESIGN STANDARDS)
7.2.2	APPLICABILITY		
7.2.3	TBD		
7.3	OPEN SPACE STANDARDS		
7.3.1	PURPOSE		ZO 7:2.4-6 REQUIRED OPEN SPACE (OPEN SPACE RESIDENTIAL DEVELOPMENT) ZO 7:2.5-6 REQUIRED COMMON OPEN SPACE (OPEN SPACE RESIDENTIAL DEVELOPMENT) ZO 8:9.3-5 OPEN SPACE REQUIREMENT (SRC DISTRICT, CONSERVATION SUBDIVISION)
7.3.2	APPLICABILITY		
7.3.3	TBD		

New UDO Section	Title	<i>Description / Comments</i>	Existing County Code Section(s)
7.4	OWNERSHIP & MAINTENANCE		
7.4.1	PURPOSE		ZO 7:2.2-3 OPEN SPACE OWNERSHIP, DEDICATION, AND MANAGEMENT (OPEN SPACE RESIDENTIAL DEVELOPMENT) ZO 8:9.3-7 OPEN SPACE OWNERSHIP AND MANAGEMENT (SRC DISTRICT, CONSERVATION SUBDIVISION) ZO 8:9.3-8 MAINTENANCE OF OPEN SPACE (SRC DISTRICT, CONSERVATION SUBDIVISION)
7.4.2	APPLICABILITY		
7.4.3	TBD		

ARTICLE 8: OUTDOOR LIGHTING

New UDO Section	Title	<i>Description / Comments</i>	Existing County Code Section(s)
8.1	PURPOSE	<i>Carries forward existing outdoor lighting regulations.</i>	
8.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	ZO SECTION 10:1 PROVISIONS FOR GROUP DEVELOPMENT ZO 12:1.1 LIGHTING STANDARDS (PD, NC, POD, FRD) LDR 10.2 INDUSTRIAL DESIGN STANDARDS LDR 10.3 COMMERCIAL DESIGN STANDARDS
8.3	TBD		

ARTICLE 9: BUILDING DESIGN			
New UDO Section	Title	Description / Comments	Existing County Code Section(s)
9.1	GENERAL PROVISIONS		
9.1.1	PURPOSE	<i>Carries forward, modernizes, and expands current regulations. Implements Plan Greenville County Objective E-3, Strategy 3; Objective G-3, Strategy 5; and Objective H-1, Strategies 2 and 3.</i>	
9.1.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	
9.1.3	TBD		ZO SECTION 6:2(28)3.A.2.E MULTIFAMILY RESIDENTIAL DEVELOPMENT ZO SECTION 6:2(28)3.A.3.E. MIXED USE STRUCTURES AND DEVELOPMENTS
9.2	BUILDING SETBACKS IN UN-ZONED AREAS		
9.2.1	PURPOSE		LDR 8.7 BUILDING SETBACKS
9.2.2	TBD		
9.3	SINGLE-FAMILY RESIDENTIAL DISTRICTS		
9.3.1	PURPOSE	<i>Implements Plan Greenville County Objective H-1, Strategy 2.</i>	
9.3.2	TBD		
9.4	MIXED RESIDENTIAL DISTRICTS		
9.4.1	PURPOSE	<i>Implements Plan Greenville County Objective H-1, Strategy 2.</i>	
9.4.2	TBD		
9.5	MULTI-FAMILY RESIDENTIAL DISTRICTS		
9.5.1	PURPOSE	<i>Implements Plan Greenville County Objective H-1, Strategy 2.</i>	
9.5.2	TBD		
9.6	NEIGHBORHOOD COMMERCIAL DISTRICT BUILDING STANDARDS		
9.6.1	PURPOSE	<i>Implements Plan Greenville County Objective H-1, Strategy 2.</i>	
9.6.2	TBD		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
9.7	MIXED USE AND COMMERCIAL BUILDING STANDARDS		
9.7.1	PURPOSE	<i>Implements Plan Greenville County Objective H-1, Strategy 2.</i>	
9.7.2	TBD		
9.8	RETAIL (OVER 40,000 SQUARE FEET)		
9.8.1	PURPOSE	<i>Carries forward design requirements for retail land uses greater than 40,000 square feet.</i>	ZO SECTION 6:2(26) BIG BOX RETAIL
9.8.2	TBD		
9.9	PUBLIC & INSTITUTIONAL BUILDINGS		
9.9.1	PURPOSE	<i>Implements Plan Greenville County Objective H-1, Strategy 2.</i>	ZO SECTION 6:2(21) USE CONDITIONS (SCHOOLS, COLLEGES, UNIVERSITIES)
9.9.2	TBD		
9.10	REVIEW DISTRICTS		
9.10.1	PURPOSE		ZO 8:10.11 ARCHITECTURAL FORM (BTD DISTRICT) ZO 8:4.12 ARCHITECTURAL FORM (I-2) DISTRICT)
9.10.2	TBD		

ARTICLE 10: SITE DESIGN

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
10.1	GENERAL PROVISIONS		
10.1.1	PURPOSE	<i>Carries forward and updates site design standards. Implements Plan Greenville County Objective E-3, Strategy 4.</i>	LDR 10.1 INTENT (GENERAL DEVELOPMENT STANDARDS FOR INDUSTRIAL, COMMERCIAL, MULTI-FAMILY RESIDENTIAL AND MIXED-USE DEVELOPMENT)
10.1.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	
10.1.3	TBD		ZO SECTION 6:2(21) USE CONDITIONS (SCHOOLS, COLLEGES, UNIVERSITIES) ZO SECTION 6:2(28)3.A.2 MULTIFAMILY RESIDENTIAL DEVELOPMENT ZO SECTION 6:2(28)3.A.3 MIXED USE STRUCTURES AND DEVELOPMENTS ZO SECTION 8:3.8 DESIGN OF PARKING AREAS (NC DISTRICT) ZO SECTION 11:7 PUBLIC UTILITY BUILDINGS AND USES LDR 10.2 INDUSTRIAL DESIGN STANDARDS LDR 10.3 COMMERCIAL DESIGN STANDARDS LDR 10.4 MULTIFAMILY DESIGN STANDARDS

ARTICLE 11: SUBDIVISION DESIGN			
New UDO Section	Title	Description / Comments	Existing County Code Section(s)
11.1	GENERAL PROVISIONS		
11.1.1	PURPOSE	<i>Consolidates subdivision design requirements.</i>	
11.1.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County. Includes a summary table of the types of subdivisions that indicates in which zoning districts each type is allowed and whether the subdivision type is allowed in the un-zoned area.</i>	
11.2	GENERAL SUBDIVISION DESIGN STANDARDS		
11.2.1	PURPOSE	<i>Implements Plan Greenville County Objective C-1, Strategy 12;</i>	LDR 8.1 INTENT
11.2.2	REQUIRED IMPROVEMENTS		
11.2.3	LOTS		LDR 8.2 MINIMUM LOT SIZE LDR 8.3 MINIMUM LOT FRONTAGE (ACCESS TO LOTS) LDR 8.4 NEWLY CREATED THROUGH LOTS LDR 8.5 FLAG LOTS
11.2.4	MAILBOXES		LDR 8.19 MAILBOXES
11.2.5	RESERVE STRIPS		LDR 8.6 RESERVE STRIPS
11.3	NON-RESIDENTIAL SUBDIVISIONS		
11.3.1	PURPOSE		
11.3.2	APPLICABILITY		
11.3.3	TBD		
11.4	CONVENTIONAL RESIDENTIAL SUBDIVISIONS		
11.4.1	PURPOSE		ZO SECTION 7:1 CONVENTIONAL RESIDENTIAL DEVELOPMENT
11.4.2	APPLICABILITY		
11.4.3	TBD		
11.5	RURAL ESTATE LOT SUBDIVISIONS		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
11.5.1	PURPOSE		ZO 8:9.4 RURAL ESTATE LOT DEVELOPMENT OPTION (SRC DISTRICT)
11.5.2	APPLICABILITY		
11.5.3	TBD		
11.6	OPEN SPACE RESIDENTIAL SUBDIVISIONS		
11.6.1	PURPOSE	<i>Implements Plan Greenville County Objective D-1, Strategy 3</i>	ZO SECTION 7:2 OPEN SPACE RESIDENTIAL DEVELOPMENT ZO TABLE 7.2 OPEN SPACE RESIDENTIAL DEVELOPMENT OPTIONS LDR ARTICLE 11 CLUSTER DEVELOPMENTS
11.6.2	APPLICABILITY		
11.6.3	TBD		
11.7	CONSERVATION SUBDIVISIONS		
11.7.1	PURPOSE	<i>Implements Plan Greenville County Objective D-1, Strategy 3</i>	ZO 8:9.3 CONSERVATION SUBDIVISION DESIGN STANDARDS (SRC DISTRICT)
11.7.2	APPLICABILITY		
11.7.3	TBD		
11.8	RURAL CONSERVATION SUBDIVISIONS		
11.8.1	PURPOSE	<i>Carries forward rural conservation subdivision standards for un-zoned areas.</i>	LDR ARTICLE 22 RURAL CONSERVATION SUBDIVISION
11.8.2	APPLICABILITY		
11.8.3	TBD		
11.9	TRADITIONAL NEIGHBORHOOD DEVELOPMENTS		
11.9.1	PURPOSE		LDR ARTICLE 13 TRADITIONAL NEIGHBORHOOD DEVELOPMENT
11.9.2	APPLICABILITY		
11.9.3	TBD		
11.10	TOWNHOUSE SUBDIVISIONS		
11.10.1	PURPOSE		ZO SECTION 6:2(10) USE CONDITIONS
11.10.2	APPLICABILITY		
11.10.3	TBD		

New UDO Section	Title	<i>Description / Comments</i>	Existing County Code Section(s)
11.11	ZERO LOT LINE DEVELOPMENTS		

ARTICLE 12: ACCESS & CONNECTIVITY			
New UDO Section	Title	Description / Comments	Existing County Code Section(s)
12.1	GENERAL PROVISIONS		
12.1.1	PURPOSE	<i>Carries forward and consolidates existing requirements for driveway separation and access, streets, sidewalks, intersection sight distance, and inter-parcel connectivity. Modernizes regulations and updates for consistency with SC Department of Transportation guidelines.</i>	
12.1.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	ZO SECTION 9:4 PUBLIC ACCESS TO PROPERTY
12.2	DRIVEWAYS		
12.2.1	TBD		ZO SECTION 9:4 PUBLIC ACCESS TO PROPERTY LDR 5.4 UNPAVED PRIVATE DRIVES
12.3	CONNECTIVITY		
12.4	TBD		ZO SECTION 10:1 PROVISIONS FOR GROUP DEVELOPMENT LDR 8.8 ACCESS AND CIRCULATION LDR 8.9 STREET CONNECTIVITY LDR 10.3.1 VEHICULAR CROSS ACCESS (COMMERCIAL DESIGN STANDARDS) LDR 10.4.1 VEHICULAR ACCESS (MULTI-FAMILY DESIGN STANDARDS)
12.5	INTERSECTION SIGHT DISTANCE		
12.5.1	TBD		ZO SECTION 12:7 VISIBILITY AT INTERSECTIONS LDR 8.14 CLEAR SIGHT DISTANCE
12.6	SIDEWALKS & MULTI-USE PATHS		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
12.6.1	TBD	<i>Implements Plan Greenville County Objective A-3, Strategy 4; Objective F-3, Strategies 1, 2, and 3; Objective I-1, Strategy 4.</i>	ZO 12:1.4 PEDESTRIAN ACCESS (PD, NC, POD, FRD) LDR 8.18 SIDEWALKS AND CROSSWALKS LDR 10.3.3 PEDESTRIAN FACILITIES (COMMERCIAL DESIGN STANDARDS) LDR 10.4.2 PEDESTRIAN FACILITIES (MULTI-FAMILY DESIGN STANDARDS)
12.7 STREET CLASSIFICATION & DESIGN			
12.7.1	TBD	<i>Implements Plan Greenville County Objective A-3, Strategy 5; Objective I-3, Strategy 3.</i>	LDR 5.1 STREET CLASSIFICATION LDR 5.2 DESIGN STANDARDS FOR PUBLIC STREETS LDR 5.3 PRIVATE ROADS LDR 8.10 TRAFFIC CALMING LDR APPENDIX C. SPECIFICATIONS FOR ALTERNATIVE TRAFFIC CALMING MEASURES LDR 8.11 HALF STREETS LDR 8.12 RESERVATION OF RIGHT-OF-WAY ON COUNTY ROADS LDR 8.13 CONFORMITY TO THE MAJOR THOROUGHFARE/TRANSPORTATION PLANS LDR 8.15 STREET NAMES LDR 8.16 STREET SIGNS AND MARKERS LDR APPENDIX A. SUBDIVISION JURISDICTION MAP LDR APPENDIX B. ACCEPTABLE PLANT MATERIAL LIST
12.8 STREET CONSTRUCTION STANDARDS			
12.8.1	TBD		LDR ARTICLE 6 ROADWAY CONSTRUCTION STANDARDS LDR APPENDIX F. MISCELLANEOUS DESIGN DETAILS

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
12.9	TRANSIT		
12.9.1	TBD	<i>Establishes incentives or requirements to incorporate transit stops in new development along existing and planned transit corridors. Implements Plan Greenville County Objective I-3, Strategy 2.</i>	

ARTICLE 13: TRANSPORTATION CORRIDOR PRESERVATION

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
13.1	PURPOSE	<i>Carries forward current requirements for increased setbacks along streets with planned improvements.</i>	TRANSPORTATION CORRIDOR PRESERVATION ORDINANCE LDR 8.13 CONFORMITY TO THE MAJOR THOROUGHFARE/TRANSPORTATION PLANS
13.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County. Updates cross-references to reflect the mostly recently adopted GPATS Transportation Improvement Program.</i>	
13.3	TBD		

ARTICLE 14: LOW IMPACT DEVELOPMENT

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
14.1	PURPOSE	<i>Establishes incentives or requirements for the use of low impact development techniques to manage stormwater, mitigate heat island effects, and improve the aesthetic quality of development. Implements Plan Greenville County Objective D-1, Strategy 5; Objective F-4, Strategy 2. Cross-references the Stormwater Management and Flood Damage Prevention Ordinances.</i>	LDR 3.5.6 STORMWATER MANAGEMENT LDR ARTICLE 17 STORMWATER MANAGEMENT LDR 8.17.1 DRAINAGE & UTILITY EASEMENTS LDR 8.17.3 CONVEYANCE SYSTEM LDR APPENDIX D. WATER QUALITY GUIDELINES FOR COMMERCIAL & COMMUNITY FACILITY PARKING LOTS LDR APPENDIX E. LOW IMPACT DEVELOPMENT FEATURES WITHIN THE CENTERS AND CORRIDORS LDR APPENDIX F. MISCELLANEOUS DESIGN DETAILS LDR APPENDIX G. DENSITY BONUS FOR LOW IMPACT DEVELOPMENT PROGRAM (STORMWATER BANKING PROGRAM)
14.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	
14.3	TBD		

ARTICLE 15: UTILITIES			
New UDO Section	Title	Description / Comments	Existing County Code Section(s)
15.1	PURPOSE		
15.1.1	TBD	<i>Specifies requirements for provision of utilities.</i>	LDR 8.17.1 DRAINAGE & UTILITY EASEMENTS
15.2	APPLICABILITY		
15.2.1	TBD	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	
15.3	WATER		
15.3.1	TBD		ZO SECTION 9:2 ADEQUATE FACILITIES LDR ARTICLE 7 WATER SUPPLY/SEWAGE DISPOSAL REQUIREMENTS
15.4	SEWER		
15.4.1	TBD		ZO SECTION 9:2 ADEQUATE FACILITIES LDR ARTICLE 7 WATER SUPPLY/SEWAGE DISPOSAL REQUIREMENTS REWA AND METRO REQUIREMENTS
15.5	GAS, ELECTRIC, CABLE, TELEPHONE, & OTHER UTILITIES		
15.5.1	TBD		

ARTICLE 16: ZONING PROCEDURES

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
16.1	GENERAL PROVISIONS		
16.1.1	PURPOSE	<i>Consolidates all UDO procedures and maps each with a common workflow.</i>	
16.1.2	APPLICABILITY	<i>Specifies this article applies only in zoned areas of unincorporated Greenville County.</i>	
16.1.3	SUMMARY OF PROCEDURES	<i>Summarizes, in a table format, the various zoning-related procedures.</i>	
16.1.4	GENERAL PROCEDURAL REQUIREMENTS & AUTHORITY	<i>Establishes common formatting and general requirements to obtain applicable zoning-related permits.</i>	
16.1.5	COMPLETENESS REVIEW	<i>Carries forward application completeness review process. This works in conjunction with the submittal requirements in Article 25.</i>	ZO 3:1.1 APPLICATION COMPLETENESS
16.1.6	PRE-APPLICATION MEETING	<i>Establishes pre-application meeting requirements.</i>	
16.1.7	NOTICE PROVISIONS	<i>Establishes general rules for notification and publication.</i>	ZO 3:2.5 NOTICE OF HEARING (REZONING)
16.1.8	PUBLIC HEARINGS	<i>Establishes rules or guidelines for providing and accepting testimony at required hearings.</i>	
16.2	LANDSCAPING PLAN		
16.2.1	PURPOSE	<i>Carries forward and augments the procedure for parking lot Landscaping Plans.</i>	
16.2.2	APPLICABILITY		ZO 12:4.9 PLAN SUBMITTAL REQUIREMENTS
16.2.3	INITIATION		
16.2.4	COMPLETENESS		
16.2.5	NOTICE		
16.2.6	APPROVAL PROCESS		
16.2.7	APPROVAL CRITERIA		
16.2.8	REAPPLICATION		
16.2.9	APPEALS		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
16.2.10	SCOPE OF APPROVAL		
16.2.11	RECORDKEEPING		
16.3	BUILDING PERMIT		
16.3.1	PURPOSE	<i>Carries forward and augments the procedure for Building Permits.</i>	
16.3.2	APPLICABILITY		ZO SECTION 3:6 BUILDING PERMITS
16.3.3	INITIATION		
16.3.4	COMPLETENESS		ZO 12:2.1 SITE PLAN (PARKING)
16.3.5	NOTICE		
16.3.6	APPROVAL PROCESS		
16.3.7	APPROVAL CRITERIA		
16.3.8	REAPPLICATION		
16.3.9	APPEALS		ZO 3:6.1 RIGHT OF APPEAL
16.3.10	SCOPE OF APPROVAL		
16.3.11	RECORDKEEPING		ZO SECTION 3:6 BUILDING PERMITS
16.4	CERTIFICATE OF OCCUPANCY		
16.4.1	PURPOSE	<i>Carries forward and revises the procedure for Certificates of Use to reflect current administrative procedures.</i>	
16.4.2	APPLICABILITY		ZO 3:7.1 CERTIFICATE OF USE
16.4.3	INITIATION		ZO 3:7.2 APPLICATION PROCEDURES
16.4.4	COMPLETENESS		ZO 12:2.1 SITE PLAN (PARKING)
16.4.5	NOTICE		
16.4.6	APPROVAL PROCESS		ZO 3:7.2 APPLICATION PROCEDURES ZO 3:7.3 TEMPORARY CERTIFICATE OF USE
16.4.7	APPROVAL CRITERIA		ZO 3:7.3 TEMPORARY CERTIFICATE OF USE
16.4.8	REAPPLICATION		
16.4.9	APPEALS		ZO 3:6.1 RIGHT OF APPEAL
16.4.10	SCOPE OF APPROVAL		ZO SECTION 3:8 CONFORMANCE OF CONSTRUCTION AND USE
16.4.11	RECORDKEEPING		ZO 3:7.1 CERTIFICATE OF USE

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
16.5	SITE PLAN REVIEW		
16.5.1	PURPOSE		
16.5.2	APPLICABILITY		
16.5.3	INITIATION		
16.5.4	COMPLETENESS		
16.5.5	NOTICE		
16.5.6	APPROVAL PROCESS		
16.5.7	APPROVAL CRITERIA		
16.5.8	REAPPLICATION		
16.5.9	APPEALS		
16.5.10	SCOPE OF APPROVAL		
16.5.11	RECORDKEEPING		
16.6	SITE PLAN REVIEW FOR PLANNED DISTRICTS		
16.6.1	PURPOSE		
16.6.2	APPLICABILITY		ZO SECTION 3:9 SITE PLAN REVIEW FOR PD, NC, POD, AND FRD
16.6.3	INITIATION		ZO SECTION 3:9 SITE PLAN REVIEW FOR PD, NC, POD, AND FRD ZO 3:9.1 APPLICATION FOR SITE PLAN REVIEW
16.6.4	COMPLETENESS		
16.6.5	NOTICE		ZO 3:9.1 APPLICATION FOR SITE PLAN REVIEW
16.6.6	APPROVAL PROCESS		ZO 3:9.1 APPLICATION FOR SITE PLAN REVIEW
16.6.7	APPROVAL CRITERIA		ZO 3:9.1 APPLICATION FOR SITE PLAN REVIEW
16.6.8	REAPPLICATION		
16.6.9	APPEALS		
16.6.10	SCOPE OF APPROVAL		ZO SECTION 3:9 SITE PLAN REVIEW FOR PD, NC, POD, AND FRD

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
16.6.11	RECORDKEEPING		
16.7	COMMUNICATION TOWER PERMIT		
16.7.1	PURPOSE		
16.7.2	APPLICABILITY		
16.7.3	INITIATION		
16.7.4	COMPLETENESS		
16.7.5	NOTICE		
16.7.6	APPROVAL PROCESS		
16.7.7	APPROVAL CRITERIA		
16.7.8	REAPPLICATION		
16.7.9	APPEALS		
16.7.10	SCOPE OF APPROVAL		
16.7.11	RECORDKEEPING		
16.8	SMALL WIRELESS PERMIT		
16.8.1	PURPOSE		
16.8.2	APPLICABILITY		
16.8.3	INITIATION		
16.8.4	COMPLETENESS		
16.8.5	NOTICE		
16.8.6	APPROVAL PROCESS		
16.8.7	APPROVAL CRITERIA		
16.8.8	REAPPLICATION		
16.8.9	APPEALS		
16.8.10	SCOPE OF APPROVAL		
16.8.11	RECORDKEEPING		
16.9	ZONING ORDINANCE TEXT AMENDMENT		
16.9.1	PURPOSE		ZO SECTION 3:2 ZONING ORDINANCE TEXT AND MAP AMENDMENTS
16.9.2	APPLICABILITY		ZO SECTION 3:2 ZONING ORDINANCE TEXT AND MAP AMENDMENTS ZO 3:2.1 ACTION BY THE APPLICANT

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
16.9.3	INITIATION		ZO 3:2.3 INITIATION OF AMENDMENTS
16.9.4	COMPLETENESS		ZO 3:2.1 APPLICATION
16.9.5	NOTICE		ZO 3:2.4 PUBLIC HEARING ZO 3:2.5 NOTICE OF HEARING
16.9.6	APPROVAL PROCESS		ZO 3:2.6 ACTION BY THE PLANNING STAFF AND PLANNING COMMISSION ZO 3:2.7 ACTION BY COUNTY COUNCIL
16.9.7	APPROVAL CRITERIA		
16.9.8	REAPPLICATION		ZO 3:2.8 RECONSIDERATION OF REQUEST FOR AMENDMENT
16.9.9	APPEALS		
16.9.10	SCOPE OF APPROVAL		ZO 3:2.9 EFFECTIVE DATE OF CHANGES IN ZONING OR MAP ORDINANCES
16.9.11	RECORDKEEPING		
16.10	ZONING MAP AMENDMENT (REZONING)		
16.10.1	PURPOSE		ZO SECTION 3:2 ZONING ORDINANCE TEXT AND MAP AMENDMENTS
16.10.2	APPLICABILITY		ZO SECTION 3:2 ZONING ORDINANCE TEXT AND MAP AMENDMENTS ZO 3:2.1 ACTION BY THE APPLICANT
16.10.3	INITIATION		ZO 3:2.3 INITIATION OF AMENDMENTS ZO 3:2.11 STAY OF PROCEEDINGS
16.10.4	COMPLETENESS		ZO 3:2.1 APPLICATION
16.10.5	NOTICE		ZO 3:2.4 PUBLIC HEARING ZO 3:2.5 NOTICE OF HEARING
16.10.6	APPROVAL PROCESS		ZO 3:2.6 ACTION BY THE PLANNING STAFF AND PLANNING COMMISSION ZO 3:2.7 ACTION BY COUNTY COUNCIL
16.10.7	APPROVAL CRITERIA		
16.10.8	REAPPLICATION		ZO 3:2.8 RECONSIDERATION OF REQUEST FOR AMENDMENT

New UDO Section	Title	<i>Description / Comments</i>	Existing County Code Section(s)
16.10.9	APPEALS		
16.10.10	SCOPE OF APPROVAL		ZO 3:2.9 EFFECTIVE DATE OF CHANGES IN ZONING OR MAP ORDINANCES
16.10.11	RECORDKEEPING		
16.11	ZONING MAP AMENDMENT (REZONING)—PLANNED DISTRICTS		
16.11.1	PURPOSE		ZO SECTION 3:2 ZONING ORDINANCE TEXT AND MAP AMENDMENTS
16.11.2	APPLICABILITY		ZO SECTION 3:2 ZONING ORDINANCE TEXT AND MAP AMENDMENTS ZO 3:2.1 ACTION BY THE APPLICANT
16.11.3	INITIATION		ZO 3:2.3 INITIATION OF AMENDMENTS ZO 3:2.11 STAY OF PROCEEDINGS ZO SECTION 8:1.6 PD APPLICATION PROCESS AND PRELIMINARY DEVELOPMENT PLANS
16.11.4	COMPLETENESS		ZO 3:2.1 APPLICATION
16.11.5	NOTICE		ZO 3:2.4 PUBLIC HEARING ZO 3:2.5 NOTICE OF HEARING
16.11.6	APPROVAL PROCESS		ZO 3:2.6 ACTION BY THE PLANNING STAFF AND PLANNING COMMISSION ZO 3:2.7 ACTION BY COUNTY COUNCIL
16.11.7	APPROVAL CRITERIA		ZO SECTION 8:3 NC, NEIGHBORHOOD COMMERCIAL DISTRICT
16.11.8	REAPPLICATION		ZO 3:2.8 RECONSIDERATION OF REQUEST FOR AMENDMENT
16.11.9	APPEALS		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
16.11.10	SCOPE OF APPROVAL		ZO 3:2.9 EFFECTIVE DATE OF CHANGES IN ZONING OR MAP ORDINANCES ZO SECTION 8:1 PD, PLANNED DEVELOPMENT DISTRICT ZO SECTION 8:2 POD, PLANNED OFFICE DISTRICT ZO SECTION 8:3 NC, NEIGHBORHOOD COMMERCIAL DISTRICT
16.11.11	RECORDKEEPING		
16.12	INITIAL ZONING		
16.12.1	PURPOSE		
16.12.2	APPLICABILITY		
16.12.3	INITIATION		ZO SECTION 1:8 POLICY FOR INITIAL ZONING ZO 3:2.3 INITIATION OF AMENDMENTS
16.12.4	COMPLETENESS		
16.12.5	NOTICE		ZO 3:2.4 PUBLIC HEARING ZO 3:2.5 NOTICE OF HEARING
16.12.6	APPROVAL PROCESS		ZO 3:2.6 ACTION BY THE PLANNING STAFF AND PLANNING COMMISSION ZO 3:2.7 ACTION BY COUNTY COUNCIL
16.12.7	APPROVAL CRITERIA		
16.12.8	REAPPLICATION		ZO 3:2.8 RECONSIDERATION OF REQUEST FOR AMENDMENT
16.12.9	APPEALS		
16.12.10	SCOPE OF APPROVAL		ZO 3:2.9 EFFECTIVE DATE OF CHANGES IN ZONING OR MAP ORDINANCES
16.12.11	RECORDKEEPING		
16.12.12	RESERVED		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
16.13	DESIGNATION OF HISTORIC PROPERTIES		
16.13.1	PURPOSE		ZO 8:7.1-7 DESIGNATION OF HISTORIC PROPERTIES ZO 8:7.1-8 CRITERIA FOR HISTORIC DESIGNATION ZO 8:7.1-9 OWNER NOTIFICATION ZO 8:7.1-10 IDENTIFICATION ON COUNTY ZONING MAP
16.13.2	APPLICABILITY		
16.13.3	INITIATION		
16.13.4	COMPLETENESS		
16.13.5	NOTICE		
16.13.6	APPROVAL PROCESS		
16.13.7	APPROVAL CRITERIA		
16.13.8	REAPPLICATION		
16.13.9	APPEALS		
16.13.10	SCOPE OF APPROVAL		
16.13.11	RECORDKEEPING		
16.14	CERTIFICATE OF APPROPRIATENESS		
16.14.1	PURPOSE		ZO 8:7.2 CERTIFICATE OF APPROPRIATENESS ZO 8:7.3 DESIGN GUIDELINES (HP DISTRICT)
16.14.2	APPLICABILITY		
16.14.3	INITIATION		
16.14.4	COMPLETENESS		
16.14.5	NOTICE		
16.14.6	APPROVAL PROCESS		
16.14.7	APPROVAL CRITERIA		
16.14.8	REAPPLICATION		
16.14.9	APPEALS		ZO 8:7.4 APPEALS (HP DISTRICT)
16.14.10	SCOPE OF APPROVAL		
16.14.11	RECORDKEEPING		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
16.15	SPECIAL EXCEPTION USES		
16.15.1	PURPOSE		
16.15.2	APPLICABILITY		
16.15.3	INITIATION		
16.15.4	COMPLETENESS		
16.15.5	NOTICE		ZO SECTION 3:3 SPECIAL EXCEPTIONS
16.15.6	APPROVAL PROCESS		ZO SECTION 11:1 GENERAL PROVISIONS (PROVISIONS FOR USES BY SPECIAL EXCEPTION) ZO 3:5.5 PARTIES IN INTEREST
16.15.7	APPROVAL CRITERIA		ZO SECTION 11:1 GENERAL PROVISIONS (PROVISIONS FOR USES BY SPECIAL EXCEPTION)
16.15.8	REAPPLICATION		ZO 3:5.8 ACTION AFTER DENIAL OF A VARIANCE OR USE BY SPECIAL EXCEPTION
16.15.9	APPEALS		
16.15.10	SCOPE OF APPROVAL		
16.15.11	RECORDKEEPING		
16.16	VARIANCES (ZONING)		
16.16.1	PURPOSE		
16.16.2	APPLICABILITY		ZO 12:4.10 VARIANCES (PARKING LOT LANDSCAPING)
16.16.3	INITIATION		
16.16.4	COMPLETENESS		
16.16.5	NOTICE		ZO SECTION 3:4 VARIANCE
16.16.6	APPROVAL PROCESS		ZO SECTION 3:4 VARIANCE ZO 3:5.5 PARTIES IN INTEREST
16.16.7	APPROVAL CRITERIA		ZO SECTION 3:4 VARIANCE
16.16.8	REAPPLICATION		ZO 3:5.8 ACTION AFTER DENIAL OF A VARIANCE OR USE BY SPECIAL EXCEPTION
16.16.9	APPEALS		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
16.16.10	SCOPE OF APPROVAL		
16.16.11	RECORDKEEPING		
16.17	UDO INTERPRETATIONS (ZONING)		
16.17.1	PURPOSE	<i>Establishes a formal process to obtain the Zoning Administrator’s interpretation of a particular zoning-related provision or set of provisions.</i>	NEW
16.17.2	APPLICABILITY		
16.17.3	INITIATION		
16.17.4	COMPLETENESS		
16.18	NOTICE.		
16.19	APPROVAL PROCESS		
16.20	APPROVAL CRITERIA		
16.21	REAPPLICATION		
16.22	APPEALS		
16.23	SCOPE OF APPROVAL		
16.24	RECORDKEEPING		
16.25	APPEALS (ZONING)		
16.25.1	PURPOSE		ZO 3:5.1 DUTIES OF ZONING ADMINISTRATOR, BOARD OF ZONING APPEALS, COUNTY COUNCIL, AND COURTS ON MATTERS OF APPEAL
16.25.2	APPLICABILITY		ZO 3:5.1 DUTIES OF ZONING ADMINISTRATOR, BOARD OF ZONING APPEALS, COUNTY COUNCIL, AND COURTS ON MATTERS OF APPEAL ZO 3:5.2 APPEALS TO THE BOARD
16.25.3	INITIATION		ZO 3:5.2 APPEALS TO THE BOARD ZO 3:5.3 STAY OF PROCEEDINGS
16.25.4	COMPLETENESS		
16.25.5	NOTICE		ZO 3:5.2 APPEALS TO THE BOARD

New UDO Section	Title	<i>Description / Comments</i>	Existing County Code Section(s)
16.25.6	APPROVAL PROCESS		ZO 3:5.2 APPEALS TO THE BOARD ZO 3:5.4 DECISIONS ZO 3:5.5 PARTIES IN INTEREST
16.25.7	APPROVAL CRITERIA		
16.25.8	REAPPLICATION		
16.25.9	APPEALS		ZO 3:5.1 DUTIES OF ZONING ADMINISTRATOR, BOARD OF ZONING APPEALS, COUNTY COUNCIL, AND COURTS ON MATTERS OF APPEAL ZO 3:5.6 APPEALS
16.25.10	SCOPE OF APPROVAL		
16.25.11	RECORDKEEPING		ZO 3:5.4 DECISIONS

ARTICLE 17: LAND DEVELOPMENT PROCEDURES			
New UDO Section	Title	Description / Comments	Existing County Code Section(s)
17.1	GENERAL PROVISIONS		
17.1.1	PURPOSE	<i>Consolidates all UDO procedures and maps each with a common workflow.</i>	
17.1.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	
17.1.3	SUMMARY OF PROCEDURES	<i>Summarizes, in a table format, the land development-related procedures.</i>	
17.1.4	GENERAL PROCEDURAL REQUIREMENTS & AUTHORITY	<i>Establishes common formatting and general requirements to obtain applicable land development-related permits.</i>	LDR 3.2.2 AUTHORIZED REPRESENTATIVE LDR 3.2.3 APPLICATION INACTIVITY
17.1.5	COMPLETENESS REVIEW	<i>Carries forward application completeness review process. This works in conjunction with the submittal requirements in Article 25.</i>	LDR 3.2.1 INCOMPLETE OR INACCURATE SUBMITTALS
17.1.6	PRE-APPLICATION MEETING	<i>Establishes pre-application meeting requirements.</i>	
17.1.7	NOTICE PROVISIONS	<i>Establishes general rules for notification and publication.</i>	
17.1.8	PUBLIC HEARINGS	<i>Establishes rules or guidelines for providing and accepting testimony at required hearings.</i>	
17.2	SITE PLAN REVIEW		
17.2.1	PURPOSE		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
17.2.2	APPLICABILITY		ZO SECTION 8:8 FRD, FLEXIBLE REVIEW DISTRICT ZO SECTION 10:2 SITE PLAN REVIEW FOR GROUP DEVELOPMENTS LDR ARTICLE 12 PROVISIONS FOR GROUP DEVELOPMENT LDR 16.1 SCUFFLETOWN RURAL CONSERVATION DISTRICT SITE PLAN REVIEW LDR ARTICLE 18 PLANNED OFFICE DISTRICT (POD) LDR ARTICLE 19 NEIGHBORHOOD COMMERCIAL DISTRICT (NC) LDR ARTICLE 20 PLANNED DEVELOPMENT DISTRICT LDR ARTICLE 21 FLEXIBLE REVIEW DISTRICT
17.2.3	INITIATION		
17.2.4	COMPLETENESS		
17.2.5	NOTICE		
17.2.6	APPROVAL PROCESS		
17.2.7	APPROVAL CRITERIA		
17.2.8	REAPPLICATION		
17.2.9	APPEALS		
17.2.10	SCOPE OF APPROVAL		
17.2.11	RECORDKEEPING		
17.3	SURVEY PLATS		
17.3.1	PURPOSE		LDR 3.8 RECORDING PLATS OF RECORD
17.3.2	APPLICABILITY		
17.3.3	INITIATION		
17.3.4	COMPLETENESS	<i>General Survey Requirements moved here from Article 10</i>	LDR ARTICLE 4 GENERAL SURVEY REQUIREMENTS
17.3.5	NOTICE		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
17.3.6	APPROVAL PROCESS		
17.3.7	APPROVAL CRITERIA		
17.3.8	REAPPLICATION		
17.3.9	APPEALS		
17.3.10	SCOPE OF APPROVAL		
17.3.11	RECORDKEEPING		
17.4	SUMMARY PLAT PROCESS (MINOR SUBDIVISIONS)		
17.4.1	PURPOSE		LDR 1.6.1 SUBMISSION OF PLAN OR PLAT FOR PLANNING COMMISSION REVIEW LDR 3.5 MINOR SUBDIVISIONS LDR 3.7 SIMPLE PLATS
17.4.2	APPLICABILITY		
17.4.3	INITIATION		
17.4.4	COMPLETENESS		
17.4.5	NOTICE		
17.4.6	APPROVAL PROCESS		
17.4.7	APPROVAL CRITERIA		
17.4.8	REAPPLICATION		
17.4.9	APPEALS		
17.4.10	SCOPE OF APPROVAL		
17.4.11	RECORDKEEPING		
17.5	FAMILY SUBDIVISIONS		
17.5.1	PURPOSE		LDR 3.6 FAMILY SUBDIVISIONS EXCEPTION
17.5.2	APPLICABILITY		
17.5.3	INITIATION		
17.5.4	COMPLETENESS		
17.5.5	NOTICE		
17.5.6	APPROVAL PROCESS		
17.5.7	APPROVAL CRITERIA		
17.5.8	REAPPLICATION		
17.5.9	APPEALS		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
17.5.10	SCOPE OF APPROVAL		
17.5.11	RECORDKEEPING		
17.6	PRELIMINARY PLANS (MAJOR SUBDIVISIONS)		
17.6.1	PURPOSE		LDR 1.6.1 SUBMISSION OF PLAN OR PLAT FOR PLANNING COMMISSION REVIEW
17.6.2	APPLICABILITY		LDR 3.3 MAJOR SUBDIVISIONS (PRELIMINARY PLAN PROCEDURES)
17.6.3	INITIATION		
17.6.4	COMPLETENESS		
17.6.5	NOTICE		
17.6.6	APPROVAL PROCESS		
17.6.7	APPROVAL CRITERIA		
17.6.8	REAPPLICATION		
17.6.9	APPEALS		
17.6.10	SCOPE OF APPROVAL		
17.6.11	RECORDKEEPING		
17.7	FINAL PLATS (MAJOR SUBDIVISIONS)		
17.7.1	PURPOSE		LDR 3.4 FINAL PLAT PROCEDURES
17.7.2	APPLICABILITY		
17.7.3	INITIATION		
17.7.4	COMPLETENESS		
17.7.5	NOTICE		
17.7.6	APPROVAL PROCESS		
17.7.7	APPROVAL CRITERIA		
17.7.8	REAPPLICATION		
17.7.9	APPEALS		
17.7.10	SCOPE OF APPROVAL		
17.7.11	RECORDKEEPING		
17.8	STREET NAME CHANGES		
17.8.1	PURPOSE		LDR 8.15.1 CHANGES TO STREET NAMES

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
17.8.2	APPLICABILITY		
17.8.3	INITIATION		
17.8.4	COMPLETENESS		
17.8.5	NOTICE		
17.8.6	APPROVAL PROCESS		
17.8.7	APPROVAL CRITERIA		
17.8.8	REAPPLICATION		
17.8.9	APPEALS		
17.8.10	SCOPE OF APPROVAL		
17.8.11	RECORDKEEPING		
17.9	LDR TEXT AMENDMENTS		
17.9.1	PURPOSE		LDR 1.6.4 AMENDMENTS
17.9.2	APPLICABILITY		
17.9.3	INITIATION		
17.9.4	COMPLETENESS		
17.9.5	NOTICE		
17.9.6	APPROVAL PROCESS		
17.9.7	APPROVAL CRITERIA		
17.9.8	REAPPLICATION		
17.9.9	APPEALS		
17.9.10	SCOPE OF APPROVAL		
17.9.11	RECORDKEEPING		
17.10	WAIVERS (LDRS)		
17.10.1	PURPOSE		LDR 1.6.3 VARIANCES
17.10.2	APPLICABILITY		
17.10.3	INITIATION		
17.10.4	COMPLETENESS		
17.10.5	NOTICE		
17.10.6	APPROVAL PROCESS		
17.10.7	APPROVAL CRITERIA		
17.10.8	REAPPLICATION		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
17.10.9	APPEALS		
17.10.10	SCOPE OF APPROVAL		
17.10.11	RECORDKEEPING		
17.11	UDO INTERPRETATIONS (LDRS)		
17.11.1	PURPOSE	<i>Establishes a formal process to obtain an official interpretation of a particular LDR provision or set of provisions.</i>	NEW
17.11.2	APPLICABILITY		
17.11.3	INITIATION		
17.11.4	COMPLETENESS		
17.12	NOTICE.		
17.13	APPROVAL PROCESS		
17.14	APPROVAL CRITERIA		
17.15	REAPPLICATION		
17.16	APPEALS		
17.17	SCOPE OF APPROVAL		
17.18	RECORDKEEPING		
17.19	APPEALS (LDRS)		
17.19.1	PURPOSE		
17.19.2	APPLICABILITY		
17.19.3	INITIATION		LDR 1.6.2 APPEALS
17.19.4	COMPLETENESS		
17.19.5	NOTICE		
17.19.6	APPROVAL PROCESS		
17.19.7	APPROVAL CRITERIA		
17.19.8	REAPPLICATION		
17.19.9	APPEALS		
17.19.10	SCOPE OF APPROVAL		
17.19.11	RECORDKEEPING		

ARTICLE 18: AGENCIES			
New UDO Section	Title	Description / Comments	Existing County Code Section(s)
18.1	GENERALLY	<i>Introductory part.</i>	
18.2	COUNTY COUNCIL	<i>Specifies role of County Council with respect to UDO approval processes. Cross-references Chapter 2, Article III: County Council.</i>	ZO SECTION 2:1 COUNTY COUNCIL ZO 3:5.1 DUTIES OF ZONING ADMINISTRATOR, BOARD OF ZONING APPEALS, COUNTY COUNCIL, AND COURTS ON MATTERS OF APPEAL
18.3	PLANNING & DEVELOPMENT COMMITTEE OF COUNCIL	<i>Specifies role of the Planning & Development Committee with respect to UDO approval processes.</i>	
18.4	PLANNING COMMISSION	<i>Specifies role of Planning Commission with respect to UDO approval processes. Cross-references Chapter 17, Article V.</i>	ZO SECTION 2:2 PLANNING COMMISSION ZO 3:9.1 APPLICATION FOR SITE PLAN REVIEW LDR 1.6 ADMINISTRATION
18.5	BOARD OF ZONING APPEALS	<i>Specifies role of the Board of Zoning Appeals in the administration of the UDO.</i>	ZO SECTION 2:3 BOARD OF ZONING APPEALS ZO SECTION 2:4 ESTABLISHMENT OF BOARD OF ZONING APPEALS ZO SECTION 3:3 SPECIAL EXCEPTIONS ZO SECTION 3:4 VARIANCE ZO 3:5.1 DUTIES OF ZONING ADMINISTRATOR, BOARD OF ZONING APPEALS, COUNTY COUNCIL, AND COURTS ON MATTERS OF APPEAL ZO 3:5.2 APPEALS TO THE BOARD
18.6	HISTORIC PRESERVATION COMMISSION	<i>Specifies role of Historic Preservation with respect to UDO approval processes.</i>	ZO 8:7.1 THE HISTORIC PRESERVATION COMMISSION
18.7	PLANNING & ZONING DIVISION	<i>Carries forward and consolidates regulations for the Planning and Zoning Division's responsibilities in administering the UDO. Includes Zoning Administrator's duties. Cross-references Chapter 2, Article VI: Department of Zoning Administration.</i>	ZO 3:5.1 DUTIES OF ZONING ADMINISTRATOR, BOARD OF ZONING APPEALS, COUNTY COUNCIL, AND COURTS ON MATTERS OF APPEAL ZO 3:9.1 APPLICATION FOR SITE PLAN REVIEW ZO SECTION 13:1 ZONING ENFORCEMENT OFFICIAL AND DUTIES
18.8	ZONING ADMINISTRATOR	<i>Specifies role of the Zoning Administrator in the administration of the UDO.</i>	

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
18.9	BUILDING OFFICIAL	<i>Specifies role of the Building Official in the administration of the UDO.</i>	
18.10	COUNTY ENGINEERS	<i>Cross-references Chapter 2, Article VII: Department of Engineering.</i>	
18.11	CODE COMPLIANCE DIVISION	<i>Specifies role of the Code Compliance Division in the administration of the UDO.</i>	
18.12	GIS DEPARTMENT	<i>Specifies role of the GIS Department in maintaining the zoning map and other data.</i>	
18.13	SUBDIVISION ADVISORY COMMITTEE	<i>Specifies role of the Subdivision Advisory Committee in the administration of the UDO.</i>	

ARTICLE 19: NONCONFORMITIES & VESTED RIGHTS			
New UDO Section	Title	Description / Comments	Existing County Code Section(s)
19.1	GENERAL PROVISIONS		
19.1.1	PURPOSE	<i>This is a comprehensive article to deal with existing situations, ranging from permits in progress to more comprehensively addressing different types of nonconformities (uses, lots, structures, and site improvements).</i>	
19.1.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County. However, certain provisions, including nonconforming uses, will not apply in un-zoned areas.</i>	ZO 5:9.8 PREEXISTING MANUFACTURED HOME PARKS ZO 9:3 NONCONFORMING USES AND STRUCTURES ZO 9:1.4 CONFORMING USES ZO 9:1.5 ILLEGAL USES
19.2	NONCONFORMING LOTS		
19.2.1	TBD	<i>Allows the reasonable development of a lot that does not meet the minimum lot size regulations</i>	ZO 9:3.1 NONCONFORMING LOTS
19.3	NONCONFORMING USES		
19.4	TBD	<i>Carries forward rules for the continuation, expansion, and reestablishment of uses that are not allowed in the district, or that would require discretionary review under the new regulations.</i>	ZO 9:3.2 EXPANSION OF NONCONFORMING USES ZO 9:3.4 CHANGE OF NONCONFORMING USE ZO 9:3.5 CESSATION OF NONCONFORMING USES OF LAND ZO 9:3.6 CESSATION OF NONCONFORMING USES OF STRUCTURES ZO 9:3.7 REPAIR AND ALTERATION OF NONCONFORMING USES ZO 9:3.8 DAMAGE OR DESTRUCTION OF NONCONFORMING USES
19.5	NONCONFORMING STRUCTURES		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
19.5.1	TBD	<i>Carries forward rules for the continuation, expansion, alteration, and reestablishment of structures that are nonconforming as to the district dimensional standards (setback, building height, or lot coverage).</i>	ZO 9:3.3 EXPANSION OF NONCONFORMING STRUCTURES
19.6 NONCONFORMING SITE IMPROVEMENTS			
19.6.1	TBD	<i>Establishes rules for the review and redevelopment of sites that are nonconforming as to landscaping, parking, or other development standards.</i>	
19.7 VESTED RIGHTS			
19.7.1	APPLICATIONS & PROJECTS IN PROCESS.	<i>Establishes rules to process applications filed before the effective date of this Code or an amendment that protect vested rights under South Carolina law.</i>	ZO 9:1.1 NEW USES OR CONSTRUCTION
19.7.2	TBD		

ARTICLE 20: VIOLATIONS & ENFORCEMENT

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
20.1	GENERALLY	<i>Introductory section.</i>	
20.2	VIOLATIONS	<i>Specifies types of violations (e.g., use not allowed, permits not obtained, violation of conditions, etc.)</i>	ZO SECTION 3:4 VARIANCE ZO 3:7.4 FAILURE TO OBTAIN CERTIFICATE OF USE ZO SECTION 3:8 CONFORMANCE OF CONSTRUCTION AND USE ZO SECTION 13:2 ENFORCEMENT OF VIOLATIONS LDR 1.6.7 VIOLATIONS AND PENALTIES
20.3	PENALTIES	<i>Specifies procedures for withholding or revoking permits, and penalties for violations consistent with state law.</i>	ZO SECTION 13:3 PENALTIES FOR VIOLATIONS LDR 1.6.7 VIOLATIONS AND PENALTIES
20.4	ENFORCEMENT PROCEDURES	<i>Specifies responsibility for enforcement actions, notification, cure periods, and enforcement actions.</i>	ZO 3:2.11 STAY OF PROCEEDINGS (REZONING) ZO 3:5.3 STAY OF PROCEEDINGS (APPEAL) ZO SECTION 13:1 ZONING ENFORCEMENT OFFICIAL AND DUTIES
20.5	REVOCATION OF PERMIT OR APPROVAL	<i>Allows revocation of permit if materially incorrect information was provided, if the applicant fails to comply with a condition, or if the permit or approval was issued in error.</i>	

ARTICLE 21: LEGAL PROVISIONS

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
21.1	RELATIONSHIP TO OTHER PROVISIONS OF THE COUNTY CODE	<i>Provides that the higher (more restrictive) provision controls.</i>	
21.2	PRIVATE RESTRICTIONS	<i>Indicates that the UDO does not supersede private restrictions.</i>	
21.3	EMINENT DOMAIN LIMITATION	<i>Carries forward existing limitation on the use of eminent domain.</i>	ZO SECTION 1:6 EMINENT DOMAIN LIMITATION ZO SECTION 1:7 TRANSFERS
21.4	SEVERABILITY	<i>Carries forward existing text.</i>	ZO SECTION 1:9 SEVERABILITY LDR 1.4 SEVERABILITY
21.5	REPEAL OF EXISTING CODE	<i>Provides that zoning and land development regulations in effect prior to the effective date of the new UDO are repealed.</i>	
21.6	EFFECTIVE DATE	<i>Establishes effective dates for the new UDO, consistent with state law.</i>	ZO SECTION 1:10 EFFECTIVE DATE OF ORDINANCE LDR 1.6.6 EFFECTIVE DATES

ARTICLE 22: RULES OF INTERPRETATION & MEASUREMENT			
New UDO Section	Title	Description / Comments	Existing County Code Section(s)
22.1	GENERAL RULES OF INTERPRETATION	<i>Recites general rules for interpreting the UDO (such as the singular includes the plural, text supersedes graphics, etc.)</i>	LDR 1.6.5 INTERPRETATION
22.2	CONFLICTING RULES	<i>Describes how to resolve conflicts in County Codes, with state law or administrative procedures, or federal law.</i>	LDR 1.5 CONFLICT WITH OTHER LAWS, ORDINANCE, OR REGULATIONS
22.3	INTERPRETATION OF ZONING MAP		ZO SECTION 1:5 INTERPRETATION OF DISTRICT BOUNDARIES
22.4	GENERAL RULES OF MEASUREMENT		ZO 9:1.2 OPEN SPACE REQUIREMENTS
22.5	HOW TO MEASURE LOT AREA, WIDTH, & DEPTH		ZO 7:1.4 CALCULATING MINIMUM LOT AREA ZO 9:1.3 REDUCTIONS OF LOT AND YARD AREA PROHIBITED
22.6	HOW TO CALCULATE RESIDENTIAL DENSITY		
22.7	HOW TO MEASURE SETBACKS		ZO SECTION 7:3 DETERMINING SETBACK LINES IN ALL DISTRICTS ZO 7:3.3 CALCULATING MINIMUM FRONT SETBACK ZO 7:3.4 SIDE SETBACKS IN SINGLE-FAMILY RESIDENTIAL DISTRICTS ZO 9:1.3 REDUCTIONS OF LOT AND YARD AREA PROHIBITED
22.8	HOW TO CALCULATE LOT COVERAGE		
22.9	HOW TO MEASURE HEIGHT		ZO 7:3.7 HEIGHT

ARTICLE 23: DEFINITIONS & ACRONYMS

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
23.1	DEFINITIONS	<i>Carries forward, consolidates, revises, and adds definitions for terms and phrases used in the UDO.</i>	ZO ARTICLE 4 DEFINITIONS ZO 8:6.4 DEFINITIONS (AP DISTRICT) LDR ARTICLE 2 DEFINITIONS
23.2	ACRONYMS	<i>Defines acronyms used in the UDO (e.g., SCDOT, South Carolina Department of Transportation).</i>	

ARTICLE 24: SUBMITTAL REQUIREMENTS

New UDO Section	Title	<i>Description / Comments</i>	Existing County Code Section(s)
24.1	GENERAL PROVISIONS		
24.1.1	APPLICABILITY		
24.1.2	DIGITAL APPLICATIONS	<i>Establishes requirements and specifications for filing digital applications.</i>	

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
24.1.3	APPLICATION CHECKLISTS	<p><i>Application checklists and forms will be maintained outside the UDO. This section will include references to these checklists.</i></p>	<p>ZO 3:2.1 APPLICATION (REZONING) SECTION 3:6 BUILDING PERMITS ZO 3:9.2 SITE PLAN SUBMITTAL REQUIREMENTS ZO 5:9.5 SITE PLAN APPROVAL (R-MHP) ZO 5:9.6 SITE PLAN REQUIREMENTS (R-MHP) ZO 5:9.7-17 DRAINAGE PLAN (R-MHP) ZO SECTION 8:1.6 PD APPLICATION PROCESS AND PRELIMINARY DEVELOPMENT PLANS ZO SECTION 8:2 POD, PLANNED OFFICE DISTRICT ZO SECTION 8:3 NC, NEIGHBORHOOD COMMERCIAL DISTRICT ZO 8:5.7 ADMINISTRATIVE APPLICATION AND REVIEW PROCEDURES (ESD-PM DISTRICT) ZO SECTION 8:8.6 FRD APPLICATION PROCESS AND PRELIMINARY DEVELOPMENT PLANS ZO SECTION 10:2 SITE PLAN REVIEW FOR GROUP DEVELOPMENTS ZO 12:2.1 SITE PLAN (PARKING) ZO 12:4.10 VARIANCES (PARKING LOT LANDSCAPING) LDR 3.3 MAJOR SUBDIVISIONS (PRELIMINARY PLAN PROCEDURES) LDR 3.4.2 SUBMITTAL REQUIREMENTS (FINAL PLAT) LDR 3.5 MINOR SUBDIVISIONS LDR 12.3 GROUP DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS LDR 18.3 SITE PLAN REQUIREMENTS (POD) LDR 19.3 SITE PLAN REQUIREMENTS (NC) LDR 20.3 FINAL DEVELOPMENT PLAN REQUIREMENTS (PD) LDR 21.3 FINAL DEVELOPMENT PLAN REQUIREMENTS (FRD)</p>

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
24.2 TRAFFIC IMPACT STUDIES			
24.2.1	PURPOSE	<i>Carries forward and updates current requirements for traffic impact studies. Implements Plan Greenville County Objective I-1, Strategy 1.</i>	ZO 8:4.16 TRAFFIC IMPACT ANALYSIS (I-2 DISTRICT) ZO 8:10.13 TRAFFIC IMPACT STUDY (BTD DISTRICT) LDR ARTICLE 9 TRAFFIC IMPACT STUDIES
24.2.2	APPLICABILITY		
24.2.3	TBD		
24.3 TECHNICAL REPORTS & STUDIES			
24.3.1	PURPOSE	<i>Establishes authority for decision-maker to require technical studies (e.g., traffic impact studies, engineering studies, historic/cultural resource studies) necessary to enable the decision-maker to comply with the standards for approving an application.</i>	
24.3.2	APPLICABILITY		
24.3.3	TBD		
24.4 FEES			
24.4.1	FEES	<i>Specifies or cross-references, as appropriate, all UDO-related fees.</i>	ZO 3:1.2 FILING FEES ZO 3:2.10 REZONING FEES ZO TABLE 3.1 REZONING FEE SCHEDULE ZO 3:5.7 BOARD OF ZONING APPEALS FEES ZO 3:9.1 APPLICATION FOR SITE PLAN REVIEW