

Unified Development Ordinance

Greenville County, South Carolina



Article 2: Zoning Districts

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ARTICLE 2: ZONING DISTRICTS

2.1 GENERAL PROVISIONS

2.1.1 INTRODUCTION

- A. **Purpose Statements.** This Article describes the purpose of each base, review, overlay, and legacy zoning district in Greenville County. The purpose statements provide a foundation for the standards applicable to the various zoning districts and assist in interpretation of the district standards. The purpose statements are not regulations, but rather a summary of the district character and regulatory intent.
- B. **Allowed Uses.**
1. *Generally.* The particular uses allowed in each zoning district are set forth in Article 3: *Use Regulations*, [Section 3.2: Use Table](#).
 2. *Allowed Uses in Review Districts.*
 - (a) Allowed uses in review districts, other than the FRD and PD districts, are specified in the use table. The rezoning ordinance that establishes the review district shall specify which of the uses listed in the use table are allowed in the particular review district.
 - (b) The rezoning ordinance may specify that all uses indicated in the use table for the review district are allowed, or may specify a subset of those uses that are allowed.
 - (c) A review district rezoning ordinance may allow a use that is not specified in the use table as an allowable use for the district.
 - (d) Allowed uses in an FRD or PD district are specified in the rezoning ordinance that establishes the FRD or PD and any amendments thereto.
- C. **Dimensional Standards.** Dimensional standards for the base districts, including setbacks and height limits, are specified in the UDO subsection for each district [e.g., Subsection 2.3.8: *Office District (O-D)*]. Dimensional standards for the review districts are specified within the UDO subsection for each district and/or in the rezoning ordinance associated with a particular site.
- D. **Additional District Regulations.** Additional supplemental regulations for each district are also included, where applicable.

E. **Roads.**¹

1. Where applicable, roads in all zoning districts shall comply with the design standards and procedures in **Article 11: Access & Connectivity**.
2. For roads that are not subject to the provisions of **Article 11: Access & Connectivity**, the mountainous rural road design standards shall apply.

2.1.2 DISTRICTS ESTABLISHED

The Greenville County zoning jurisdiction area is hereby divided into the following districts:

¹ Carries forward ZO Section 8:5.6 (ESD-PM), expands to all zoning districts, and updates references to the Land Development Regulations.

Table 2.1.2-1: Zoning Districts

District Category	Description	Districts
Base	Base districts establish uniform use, dimensional, and development standards for each class or kind of building, structure, or use in a district.	AG, Agricultural Preservation ESD-PM, Environmentally Sensitive District—Paris Mountain R-R3, Rural Residential R-R1, Rural Residential R-S, Suburban Residential R-20A, Single Family Residential R-20, Single Family Residential R-15, Single Family Residential R-12, Single Family Residential R-10, Single Family Residential R-7.5, Single Family Residential R-6, Single Family Residential R-M8, Mixed Residential R-M10, Mixed Residential R-M16, Mixed Residential R-M20, Mixed Residential R-MA, Multi plex-Family Residential R-MHP, Residential Manufactured Home Park O-D, Office District RU-V, Rural Village C-N, Commercial-Neighborhood C-1, Commercial RU-C, Rural Corridor C-2, Commercial C-3, Commercial S-1, Services I-1, Industrial
Review	Review districts are similar to base districts, except development in review districts is subject to a site plan and development standards approved as part of a rezoning application.	BTD, Business & Technology FRD, Flexible Review I-2, Industrial Park PD, Planned Development
Overlay	Overlay districts establish additional standards that supplement the underlying (base or review) districts. Overlay districts may enhance or relax standards of the underlying district.	AP-O, Airport Protection Overlay HP-O, Historic Preservation Overlay MV-O, Mill Village Overlay SRC-O, Scuffletown Rural Conservation Overlay TMS-O, Taylors Main Street Overlay
Legacy²	Obsolete base or review districts that cannot be expanded or added to the zoning map.	POD, Planned Office R-D, Residential Duplex

² In the current Zoning Ordinance, these are called “obsolete” districts.

2.1.3 BASE DISTRICT HIERARCHY³

- A. Under the hierarchy established by this Ordinance, the ~~AG-ESD-PM~~ district is the most restrictive base zoning district, while the ~~I-1AG~~ district is the least restrictive base zoning district. Table 2.1.3-1: *Base District Hierarchy* presents the base districts in order, from most restrictive to least restrictive.
- B. Review and overlay districts are not included in the zoning district hierarchy.
- B-C. This hierarchy is used in the rezoning process to determine whether a subsequent request following a denied rezoning request is subject to a one-year waiting period (see Article 16: Zoning Procedures).

³ Carries forward Section 5:1.1. Clarifies the hierarchy only applies to base districts. Incorporates new districts.

Table 2.1.3-1: Base District Hierarchy

Zoning District	Hierarchy
AG	<p>Most restrictive</p> <p>Least restrictive</p>
ESD-PM	
R-R3	
R-R1	
R-S	
R-20A	
R-20 through R-6	
R-M8	
R-M10	
R-M16	
R-M20	
R-MA	
R-MHP	
O-D	
RU-V	
C-N	
C-1	
RU-C	
C-2	
C-3	
S-1	
I-1	
AG	

2.2 ZONING MAP⁴

- A. The location and boundaries of the zoning districts established in this Ordinance are shown and maintained as part of Greenville County's Geographic Information System (GIS) under the direction of the Planning Division and the Information Systems (IS) Division.
- B. The Zoning GIS layer constitutes Greenville County's Official Zoning Map and is part of this Ordinance. All notations, references, and other information shown have the same force and effect as if fully set forth or described in this Ordinance.
- C. The Zoning Map may be viewed online at: <https://www.gcgis.org>.
- D. When County Council authorizes amendments to the Official Zoning Map (see [Article 16: Zoning Procedures](#)), the [Planning Director/Zoning Administrator](#) is authorized to work with the GIS Department to revise the Official Zoning Map.
- E. All amendments to the Official Zoning Map shall be:
 - 1. Made promptly after County Council approves the amendment; and
 - 2. Identified by updating the original digital data with each change, together with the date of the change.

⁴ Generally carries forward ZO Section 1:4 and revises to reflect the County's current practice of maintaining a digital Official Zoning Map.

2.3 BASE DISTRICTS

2.3.1 AGRICULTURAL PRESERVATION DISTRICT (AG)⁵

A. **Purpose.** The purpose of this district is to preserve prime farmland for agricultural and forestry uses and limit non-agricultural development in productive and prime agricultural areas to densities and development patterns that are consistent with the continuation of economically viable agriculture.

B. **Location.** The Agricultural District is generally appropriate in areas designated as Rural, Rural Living, Rural Corridor, Rural Village, and Suburban Edge on the Comprehensive Plan Future Land Use Map.

B-C. **Permitted, Conditional, and Special Exception Uses.** See [Article 3: Use Regulations](#).

C-D. **Dimensional Standards.** Table 2.3.1-1: *AG Dimensional Standards* establishes dimensional standards for the Agricultural Preservation District.

Table 2.3.1-1: AG Dimensional Standards	
Lot Area (min)	5 ac
Lot Width (min)	100 ft
Front Setback (min)	75 ft
Side Setback, Interior (min)	25 ft
Side Setback, Corner Lot (min)	Same as Front Setback
Rear Setback (min)	25 ft
Height (max)	
Agricultural Uses & Structures	None
Residential Uses & Structures	45 ft

Key: min = minimum required | max = maximum allowed | ac = acre | ft = feet

⁵ This new zoning district helps implement several strategies found in the *Plan Greenville County* section on Agriculture and Food Security (“Bloom,” p. 128). County Council adopted the AG District in November 2021.

2.3.2 ENVIRONMENTALLY SENSITIVE DISTRICT—PARIS MOUNTAIN (ESD-PM)

A. **Purpose.** The purpose of this district is to establish a land use pattern to protect the environmentally sensitive nature of Paris Mountain by encouraging the proper and safe placement of structures in conformance with the natural landform, landscape, and existing plant life.⁶

B. **Dimensional Standards.**⁷ Table 2.3.2-1: ESD-PM Dimensional Standards establishes dimensional standards for the ESD-PM District.

Table 2.3.2-1: ESD-PM Dimensional Standards	
Lot Area (min)	5 ac
Lot Width (min)	None
Front Setback (min)	30 ft
Side Setback, Interior (min)	15 ft¹
Side Setback, Corner Lot (min)	Same as Front Setback
Rear Setback (min)	15 ft¹
Height (max)	35 ft

Key: min = minimum required | max = maximum allowed | ac = acres | ft = feet

¹ From other structures

B-C. **Density.**⁸

1. The base density allocation of the land shall be 1.10 dwelling units per acre; however, additional development rights may be gained and distributed through the utilization of transfer development rights (see Section 2.7: *Transfer of Development Rights*) not to exceed an overall density allocation of 1.75 dwelling units per acre.
2. A round-off system will be used to calculate the number of transferable development rights eligible for a particular piece of property. The transferable development rights will be calculated and carried two decimal points and then rounded off accordingly (i.e., any fractional unit greater than or equal to .50 will be rounded up to the next whole number). Fractional units of development rights may be transferred.

⁶ Carries forward ZO Section 8:5.1.

⁷ Table 2.3.2-1: ESD-PM Dimensional Standards carries forward the current dimensional standards for ESD-PM (ZO Sections 8:5.3 and 7:3.1).

⁸ Carries forward ZO Section 8:5.5. The TDR Program is currently under review by County staff and may be revised later in the UDO project.

C.D. Administrative Application and Review Procedures.⁹

1. Prior to the issuance of a building permit, a site plan shall be submitted to the Office of the Zoning Administrator. The Zoning Administrator must determine the consistency of the proposed plan with the intent of the Ordinance and the specific technical regulations of the ESD-PM.
2. Where applicable, the plans should include the following data:
 - (a) Legal description of proposed development boundaries;
 - (b) Total number of lots in the development area;
 - (c) A topographic survey of the site while still in its natural state at a maximum of 10-foot contour intervals prepared by a licensed surveyor;
 - (d) Plan indicating areas to be graded on-site;
 - (e) The location and size of all roads;
 - (f) The location and size of all dwelling units;
 - (g) A copy of covenants, grants, easements, or other restrictions proposed to be imposed upon the use of land, buildings, and structures including proposed easements on grants for public utilities if any;
 - (h) If a homeowners association or any other group maintenance or group ownership features are to be included, a detailed description of the proposed procedures and operation thereof;
 - (i) Plan showing complete drainage of the entire site; and
 - (j) Other such information or descriptions as may be deemed reasonably appropriate by the Zoning Administrator.

D.E. Special Provisions. At any time that a property owner can demonstrate that the property can be developed by providing vehicular access from another source and not utilizing Altamont Road, the property will be removed from the ESD-PM classification and will revert back to the original zoning. The development must maintain the required setbacks from Altamont Road as

⁹ Carries forward ZO Section 8:5.7. These provisions may be relocated to UDO Article 23: *Submittal Requirements* (Module 3).

buffer zones, and along the frontage of Altamont Road there shall be no points of ingress or egress.¹⁰

E.F. Transfer of Development Rights. TDR allows the transfer of development potential, or more specifically, development rights, to parcels of land that may or may not be contiguous or under the same ownership, subject to the provisions of Section 2.7: *Transfer of Development Rights*.¹¹

¹⁰ Carries forward ZO Section 8:5.8.

¹¹ Carries forward ZO Section 8:5.9. The TDR Program is currently under review by County staff and may be revised later in the UDO project.

2.3.3 RURAL RESIDENTIAL DISTRICTS (R-R3 & R-R1)¹²

- A. **Purpose.**¹³ The Rural Residential Districts:
- ~~1.~~ Provide a low density housing option in areas that are rural in character;
 - ~~2.~~ Offer opportunities for low intensity development that is well integrated with the natural landscape and agricultural uses;¹⁴
 - ~~3.~~ Are intended to preserve trees and protect natural amenities within rural portions of the County; and
 - ~~4.~~ Are not necessarily served by public water or sewer.;
- B. **Location.** The Rural ~~Single-Family~~ Residential Districts are generally appropriate in areas designated as Rural or Rural Living on the Comprehensive Plan Future Land Use Map.
- C. **Permitted, Conditional, and Special Exception Uses.** See **Article 3: Use Regulations**.
- D. **Dimensional Standards.**¹⁵ Table 2.3.1-1: *R-R3 & R-R1 Dimensional Standards* establishes dimensional standards for each of the Rural ~~Single-Family~~ Residential Districts based on the type of land use (residential or non-residential).
- E. ~~**Stormwater Banking Program.**¹⁶ Alternative residential densities may be permitted in the Rural Single-Family Residential Districts through participation in the voluntary Stormwater Banking Program. See Greenville County Code Appendix E: *Stormwater Banking Program Manual*¹⁷ for the minimum requirements of this program.~~

¹² This Article proposes to eliminate the Stormwater Banking Program, which has not been utilized to date and is complex to administer. As an alternative, Module 2 of the UDO will propose standards for the use of Low Impact Development (LID) features in new development.

¹³ The current purpose statements for the R-R3 and R-R1 Districts are identical (ZO Sections 5:2 and 5:3). This Paragraph carries forward and augments the purpose statement.

¹⁴ Revised to align with a portion of the description of the Rural Living Place Type in *Plan Greenville County*.

¹⁵ Table 2.3.1-1: *R-R3 & R-R1 Dimensional Standards* carries forward the current dimensional standards for R-R3 and R-R1 (ZO Sections 7:1.5, 7:2.6, 7:3.1, 7:3.2, and 7:3.4).

¹⁶ The Stormwater Banking Program provisions are currently under review by County staff, and may be revised later in the UDO project.

¹⁷ Greenville County Code Appendix E: *Stormwater Banking Program Manual* may be relocated to UDO Article 13: *Low Impact Development*.

Table 2.3.3-1: R-R3 & R-R1 Dimensional Standards			
	Residential Uses & Structures		Non-Residential Uses & Structures
	R-R3	R-R1	R-R3 & R-R1
Lot Area (min)	130,680 sf	43,560 sf	n/a
Density (max)	0.33 du/ac	1 du/ac	n/a
Lot Width (min)	100 ft	75 ft	200 ft
Front Setback (min)			
<i>Residential Street</i>	30 ft	30 ft	30 ft
<i>Collector Street</i>	40 ft	40 ft	40 ft
<i>Arterial Street</i>	50 ft	50 ft	50 ft
Side Setback, Interior (min)	5 ft	5 ft	25 ft
Side Setback, Corner Lot (min)			
<i>Residential Street</i>	30 ft	30 ft	30 ft
<i>Collector Street</i>	40 ft	40 ft	40 ft
<i>Arterial Street</i>	50 ft	50 ft	50 ft
Rear Setback (min)	5 ft	5 ft	20 ft
Height (max)	45 ft	45 ft	45 ft

Key: min = minimum required | max = maximum allowed | sf = square feet | du/ac = dwelling unit(s) per acre | ft = feet | n/a = not applicable

2.3.4 SUBURBAN RESIDENTIAL DISTRICT (R-S)¹⁸**A. Purpose.¹⁹** The Suburban Residential District:

1. Is comprised of low density residential areas that offer opportunities for low intensity development that is well-integrated with the natural landscape and agricultural uses. Residential development may occur as individual ~~single-family detached~~ structures on large lots, or clusters of homes designed to preserve large amounts of open space, which should be interconnected as part of the County's larger open space system; and
2. Often serves as a transitional area between rural areas and more intensely developed suburban areas.

B. Location. The Suburban Residential District:

1. Is generally appropriate in areas designated as Suburban Edge or Suburban Neighborhood on the Comprehensive Plan Future Land Use Map; and
2. May be appropriate in areas designated as Rural ~~or Rural Living Corridor~~ on the Comprehensive Plan Future Land Use Map.

C. Permitted, Conditional, and Special Exception Uses. See **Article 3: Use Regulations**.**D. Dimensional Standards.²⁰** Table 2.3.4-1: *R-S Dimensional Standards* establishes dimensional standards for the Suburban Residential District based on the type of land use (residential or non-residential).**E. ~~Stormwater Banking Program.²⁴ Alternative residential densities may be permitted in the Suburban Residential District through participation in the voluntary Stormwater Banking~~**

¹⁸ This Article proposes to eliminate the Stormwater Banking Program, which has not been utilized to date and is complex to administer. As an alternative, Module 2 of the UDO will propose standards for the use of Low Impact Development (LID) features in new development.

¹⁹ Revises the current purpose statement for the R-S District (ZO Section 5:4) to include the Comprehensive Plan description of the Suburban Edge place type.

²⁰ Table 2.3.4-1: *R-S Dimensional Standards* carries forward the current dimensional standards for R-S (ZO Sections 7:1.5, 7:2.6, 7:3.1, 7:3.2, and 7:3.4). ZO Section 7:1.5 requires non-residential uses and structures in single-family residential districts to be located lots with at least 30,000 sf. However, the minimum lot size in R-S for residential uses without public water and sewer is 37,500 sf, so Table 2.3.4-1 proposes to increase the minimum lot area for non-residential uses and structures to match that for residential.

²⁴ ~~The Stormwater Banking Program provisions are currently under review by County staff, and may be revised later in the UDO project.~~

Program. See Greenville County Code Appendix E: Stormwater Banking Program Manual²² for the minimum requirements of this program.

Table 2.3.4-1: R-S Dimensional Standards		
	Residential Uses & Structures	Non-Residential Uses & Structures
Lot Area (min)	25,000 sf	25,000 sf
Density (max)	1.7 du/ac	n/a
Lot Width (min)	30 ft	200 ft
Front Setback (min)		
<i>Residential Street</i>	30 ft	30 ft
<i>Collector Street</i>	40 ft	40 ft
<i>Arterial Street</i>	50 ft	50 ft
Side Setback, Interior (min)	5 ft	25 ft
Side Setback, Corner Lot (min)		
<i>Residential Street</i>	20 ft	20 ft
<i>Collector Street</i>	30 ft	30 ft
<i>Arterial Street</i>	40 ft	40 ft
Rear Setback (min)	5 ft	20 ft
Height (max)	45 ft	45 ft

Key: min = minimum required | max = maximum allowed | sf = square feet | du/ac = dwelling unit(s) per acre | ft = feet | n/a = not applicable

²² Greenville County Code Appendix E: Stormwater Banking Program Manual may be relocated to UDO Article 13: Low Impact Development.

2.3.5 ~~SINGLE-FAMILY~~ RESIDENTIAL DISTRICTS (R-20A, R-20, R-15, R-12, R-10, R-7.5, & R-6)²³

A. Purpose.²⁴

1. The ~~Single-Family~~ Residential Districts are established as areas in which the principal use of land is for detached ~~single-family house~~ dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area.
2. The regulations for these districts are intended to discourage any use that, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

B. Location.

1. The ~~Single-Family~~ Residential Districts are generally appropriate in areas designated as Suburban Neighborhood and Traditional Neighborhood on the Comprehensive Plan Future Land Use Map.
2. The ~~Single-Family~~ Residential Districts with larger minimum lot sizes also may be appropriate in areas designated as Suburban Edge.
3. The ~~Single-Family~~ Residential Districts with smaller minimum lot sizes also may be appropriate in areas designated as Core Neighborhood.

C. Permitted, Conditional, and Special Exception Uses. See [Article 3: Use Regulations](#).

D. Dimensional Standards.²⁵ Table 2.3.5-1: ~~R-20A, R-20, R-15, R-12, R-10, R-7.5, & R-6~~ *Dimensional Standards* establishes dimensional standards for the ~~Detached Single-Family~~ Residential Districts based on the type of land use (residential or non-residential).

²³ This Article proposes to eliminate the Stormwater Banking Program, which has not been utilized to date and is complex to administer. As an alternative, Module 2 of the UDO will propose standards for the use of Low Impact Development (LID) features in new development.

²⁴ Carries forward the current purpose statement for the Single-Family Residential Districts (ZO Section 5:5), and clarifies the districts are primarily intended for detached ~~single-family residential uses~~ house dwellings. The Mixed Residential Districts (see Subsection 2.3.5F) accommodate ~~attached single-family, townhouses, duplexes, and multiplexes-family uses~~.

²⁵ Table 2.3.5-1: ~~R-20, R-20A, R-15, R-12, R-10, R-7.5, & R-6~~ *Dimensional Standards* carries forward the current dimensional standards for these districts (ZO Sections 7:1.5, 7:2.6, 7:3.1, 7:3.2, and 7:3.4), with one exception. For the R-6 District, ZO Table 7.3 allows a reduction in lot width for “interior attached units” and cross-references the use regulations for “Dwelling, Single-Family Attached, and Dwelling, Two-Family (Duplex).” As proposed in the use table (see Article 3: Use Regulations), these dwelling types are no longer allowed in the Detached Single-Family Residential Districts. The Mixed Residential Districts (see Subsection 2.3.5F) accommodate ~~attached single-family townhouses, duplexes, and multiplexes-family uses~~.

- E. **Stormwater Banking Program.**²⁶ ~~Alternative residential densities may be permitted in the Single-Family Residential Districts through participation in the voluntary Stormwater Banking Program. See Greenville County Code Appendix E: Stormwater Banking Program Manual²⁷ for the minimum requirements of this program.~~

²⁶ ~~The Stormwater Banking Program provisions are currently under review by County staff, and may be revised later in the UDO project.~~

²⁷ ~~Greenville County Code Appendix E: Stormwater Banking Program Manual may be relocated to UDO Article 13: Low Impact Development.~~

Table 2.3.5-1: R-20A, R-20A, R-15, R-12, R-10, R-7.5 & R-6 Dimensional Standards

		Residential Uses & Structures ¹	Non-Residential Uses & Structures
Lot Area (min)	<i>R-20 & R-20A</i>	20,000 sf	30,000 sf
	<i>R-15</i>	15,000 sf	30,000 sf
	<i>R-12</i>	12,000 sf	30,000 sf
	<i>R-10</i>	10,000 sf	30,000 sf
	<i>R-7.5</i>	7,500 sf	30,000 sf
	<i>R-6</i>	6,000 sf	30,000 sf
Density (max)	<i>R-20 & R-20A</i>	2.2 du/ac	n/a
	<i>R-15</i>	2.9 du/ac	n/a
	<i>R-12</i>	3.6 du/ac	n/a
	<i>R-10</i>	4.4 du/ac	n/a
	<i>R-7.5</i>	5.8 du/ac	n/a
	<i>R-6</i>	7.3 du/ac	n/a
Lot Width (min)	<i>R-20 & R-20A (County Streets)</i>	20 ft	200 ft
	<i>R-20 & R-20A (SCDOT Streets)</i>	50 ft	200 ft
	<i>All Other Districts (County Streets)</i>	20 ft	100 ft
	<i>All Other Districts(SCDOT Streets)</i>	50 ft	100 ft
Front Setback (min)	<i>Residential Street</i>	20 ft	20 ft
	<i>Collector Street</i>	30 ft	30 ft
	<i>Arterial Street</i>	50 ft	50 ft
Side Setback, Interior (min)		5 ft ^{4,2}	25 ft
Side Setback, Corner Lot (min)	<i>Residential Street</i>	20 ft	20 ft
	<i>Collector Street</i>	30 ft	30 ft
	<i>Arterial Street</i>	40 ft	40 ft
Rear Setback (min)		5 ft ¹	20 ft
Height (max)		45 ft	45 ft

Key: min = minimum required | max = maximum allowed | sf = square feet | du/ac = dwelling unit(s) per acre | ft = feet | n/a = not applicable

¹Section 3.3.36: Townhouses & Duplexes specifies dimensional standards for townhouses and duplexes.

Table 2.3.5-1: R-20A, R-20A, R-15, R-12, R-10, R-7.5 & R-6 Dimensional Standards

	Residential Uses & Structures¹	Non-Residential Uses & Structures
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²⁴ For zero lot line dwellings, the rear and one side setback may be reduced to zero feet, subject to the requirements of the adopted Building Code.

F. Affordable Housing Incentives.

1. Purpose. The purposes of these incentives are to:
 - (a) Promote a diversity of housing stock; and
 - (b) Encourage the provision of housing that is affordable to all economic levels of residents and meets the needs of the County's diversifying population.
2. Applicability. The incentive specified in Paragraph F.4 are available for any open space residential subdivision (see Section 11.8: Open Space Residential Subdivisions) in the Residential Districts that provides at least 10% of the total number of dwelling units in the development as affordable dwelling units as defined in Paragraph F.3, below.
3. Affordable Dwelling Units Defined.
 - (a) Affordable dwelling units are owner-occupied units where the monthly mortgage payment (including principal, interest, property taxes, homeowners insurance, private mortgage insurance, and property owners' association fees) does not exceed 30% of the owner household's gross monthly income.²⁸
 - (b) Affordable dwelling units are occupied by households earning up to 80% of the Median Family Income (MFI) for the Greenville-Mauldin-Easley, SC HUD Metro FMR Area, as published annually by the U.S. Department of Housing and Urban Development and adjusted for household size.
4. Density Bonus Incentive. The maximum density specified in Table 11.8.2-1: Maximum Density in Open Space Subdivisions may be increased by up to 10%.
5. Term of Affordability.
 - (a) Affordable dwelling units shall be limited by deed restriction to remain affordable, as defined Paragraph F.3, above, for a period of at least 30 years after issuance of the certificate of occupancy.

²⁸ Thirty percent is a typical "rule of thumb" for determining whether housing is affordable to a particular household.

(b) Prior to the issuance of a building permit for any portion of the development, the owner shall submit a copy of the executed deed restrictions to the Zoning Administrator.

6. Initial Eligibility Determination.²⁹

(a) Prospective buyers of new affordable homeownership units shall be screened and determined eligible by the developer, or their designee, prior to occupancy.

(b) Prior to closing on a new affordable homeownership unit, the developer or their designee shall submit a notarized affidavit to the Zoning Administrator that sets forth the monthly mortgage amount and verifies the unit will be occupied by a household qualified pursuant to the requirements of Paragraph F.3.

7. Resale of Homeownership Units.³⁰

(a) Resale of affordable homeownership units shall be limited by deed restriction to the original sales price, adjusted for inflation, and to a purchaser eligible, as defined Paragraph F.3, for the duration of the deed restrictions. The increase permitted for inflation shall be based upon the increase in the Consumer Price Index (CPI).

(b) The deed restrictions shall require notice to the Zoning Administrator prior to any conveyance of the affordable homeownership unit and verification that the prospective purchaser is qualified pursuant to the requirements of Paragraph F.3.

²⁹ The County could also consider partnering with a local non-profit to make this initial eligibility determination. This may be helpful for developers, particularly those with limited experience constructing deed restricted affordable units. The County may consider requiring more extensive documentation than simply a notarized affidavit, such as paystubs, tax returns, and/or mortgage-related documents.

³⁰ The County could consider partnering with a local non-profit organization to conduct this long-term monitoring. In this case, the deed restrictions would require notice to the non-profit rather than the Zoning Administrator. The County could also consider implementing a fee to cover costs associated with monitoring.

2.3.6 MIXED RESIDENTIAL DISTRICTS (R-M8, R-M10, R-M16, R-M20, & R-MA)³¹

- A. **Purpose.** The Mixed Residential Districts are established to provide for varying population densities. The principal use of land is for residential uses, including one-family detached house, two-family duplex, townhouse, triplex, quadplex, and multiplex-family dwellings, and recreational, religious, and educational facilities normally associated with residential development.³²
- B. **Location.**
1. The R-M8, R-M10, R-M16, and R-M20 Districts:
 - (a) Are generally appropriate in areas designated as Suburban Mixed Use, Traditional Neighborhood, Mixed Use Corridor, Core Neighborhood, and Mixed Use Neighborhood on the Comprehensive Plan Future Land Use Map.
 - (b) May be appropriate in areas designated as Suburban Neighborhood, Transitional Corridor, and Transit Corridor on the Comprehensive Plan Future Land Use Map.
 2. The R-MA District:
 - (a) Is generally appropriate in areas designated as Suburban Commercial Center, Suburban Mixed Use, and Mixed Use Corridor on the Comprehensive Plan Future Land Use Map.
 - (b) May be appropriate in areas designated as Mixed Use Neighborhood and Transit Corridor on the Comprehensive Plan Future Land Use Map.
- C. **Permitted, Conditional, and Special Exception Uses.** See **Article 3: Use Regulations.**
- D. **Dimensional Standards.**³³ Tables 2.3.5F-1 and 2.3.5F-2: *R-M8, R-M10, R-M16, R-M20, & R-MA Dimensional Standards* establishes dimensional standards for the Mixed Residential Districts based on the type of land use (residential dwelling type, mixed use building, or non-residential uses and structures).

³¹ This Subsection renames the R-M districts as “Mixed Residential,” rather than “Multi-Family Residential,” to better reflect the intended uses and character of the districts. This Subsection consolidates the current 20 R-M districts into five districts. Eight of the R-M districts are unused (i.e., nothing is zoned in those districts). R-M10, R-M20, and R-MA are the most used R-M districts, so those are carried forward, along with R-M8 and R-M16 to provide for a range of densities. This Subsection introduces dimensional standards by dwelling type to help implement the recommendations of the *Missing Middle Housing Deep Dive* for Greenville County and the City of Greenville. These standards could be revised to include maximum building width and maximum height in stories, which both control building bulk and scale.

³² Carries forward the current purpose statement for the Multi-Family Residential Districts (ZO Section 5:6).

³³ Tables 2.3.5F-1 and 2.3.5F-2: R-M8, R-M10, R-M16, R-M20, & R-MA Dimensional Standards generally carry forward the current dimensional standards for these districts (ZO Sections 7:2.6, 7:3.1, 7:3.2, and 7:3.9).

~~E. Density.~~

~~F. Table 2.3.6-2: Density in R-M8, R-M10, R-M16, R-M20, & R-MA establishes the maximum residential density for the Mixed Residential Districts.~~

~~1. Maximum residential density is also indicated by the numeral in the zoning district abbreviation.~~

Table 2.3.6-2: Density in R-M8, R-M10, R-M16, R-M20, & R-MA

District	Density (max)
R-M8	8 du/ac
R-M10	10 du/ac
R-M16	16 du/ac
R-M20	20 du/ac
R-MA	20 du/ac

Key: max = maximum allowed | du/ac = dwelling units per acre

Table 2.3.5F-13: R-M8, R-M10, R-M16, R-M20, & R-MA Dimensional Standards

		Dwelling Type						Mixed-Use Buildings and Non-Residential Uses & Structures
		Single-Family Detached House	Single-Family Attached To townhouse	Duplex	Triplex	Quadplex	Multi-Family Dwelling or Use	
Lot Area (min)		5,000 sf	1,500 sf	5,000 sf	6,000 sf	7,500 sf	2 ac	7,500 sf
Lot Width (min)	County Streets	20 ft						100 ft
	SCDOT Streets	50 ft						100 ft
Front Setback (min)	Residential Streets	20 ft						
	Collector Streets	30 ft						
	Arterial Streets	50 ft						
Side Setback, Interior (min)		5 ft ¹	0 ft / 10 ft ²	5 ft	5 ft	5 ft	25 ft	15 ft
Side Setback, Corner Lot (min)		Same as Front Setback						
Rear Setback (min)		5 ft ¹	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft
Height (max)		45 ft						

Key: min = minimum required | max = maximum allowed | sf = square feet | ac = acre | ~~du/ac = dwelling units per acre~~ | ft = feet | n/a = not applicable

¹ For zero lot line dwellings, the rear and one side setback may be reduced to zero feet, subject to the requirements of the adopted Building Code.

² The minimum setback between individual townhouse dwelling units is 0 ft. The minimum setback between an end townhouse unit and its side lot line is 10 ft.

Table 2.3.5F-2: R-M8, R-M10, R-M16, R-M20, & R-MA Dimensional Standards

		<u>Building or Development Type</u>			<u>Non-Residential Uses & Structures</u>
		<u>Multiplex</u>	<u>Apartment Complex and Other Types of Group Development</u>	<u>Mixed Use Building</u>	
<u>Lot Area (min)</u>		<u>1 ac</u>	<u>2 ac</u>	<u>7,500 sf</u>	<u>7,500 sf</u>
<u>Lot Width (min)</u>	<u>County Streets</u>	<u>20 ft</u>		<u>100 ft</u>	<u>100 ft</u>
	<u>SCDOT Streets</u>	<u>50 ft</u>		<u>100 ft</u>	<u>100 ft</u>
<u>Density (max)</u>	<u>R-M8</u>	<u>8 du/ac</u>			<u>n/a</u>
	<u>R-M10</u>	<u>10 du/ac</u>			<u>n/a</u>
	<u>R-M16</u>	<u>16 du/ac</u>			<u>n/a</u>
	<u>R-M20</u>	<u>20 du/ac</u>			<u>n/a</u>
	<u>R-MA</u>	<u>20 du/ac</u>			<u>n/a</u>
<u>Front Setback (min)</u>	<u>Residential Streets</u>	<u>20 ft</u>			
	<u>Collector Streets</u>	<u>30 ft</u>			
	<u>Arterial Streets</u>	<u>50 ft</u>			
<u>Side Setback, Interior (min)</u>		<u>25 ft</u>			<u>15 ft</u>
<u>Side Setback, Corner Lot (min)</u>		<u>Same as Front Setback</u>			
<u>Rear Setback (min)</u>		<u>25 ft</u>			
<u>Height (max)</u>		<u>45 ft</u>			

Key: min = minimum required | max = maximum allowed | sf = square feet | ac = acre | du/ac = dwelling units per acre | ft = feet | n/a = not applicable

E. Affordable Housing Incentives.

1. Purpose. The purposes of these incentives are to:
 - (a) Promote a diversity of housing stock; and
 - (b) Encourage the provision of housing that is affordable to all economic levels of residents and meets the needs of the County’s diversifying population.

2. Applicability. The incentives specified in Paragraph E.4 are available for any development in the Mixed Residential Districts that provides at least 20% of the total number of dwelling units in the development as affordable rental dwelling units as defined in Paragraph E.3, below.

3. Affordable Dwelling Units Defined.

- (a) Rent Limits. Affordable dwelling units are renter-occupied units where the monthly rental rate plus the cost of all major utilities (excluding telephone, cable or satellite television, and internet service) do not exceed the Fair Market Rent (FMR) for the Greenville-Mauldin-Easley, SC HUD Metro FMR Area, as published annually by the U.S. Department of Housing and Urban Development and adjusted for the number of bedrooms in the dwelling unit.
- (b) Income Limits. Affordable dwelling units are occupied by households earning up to 60% of the Median Family Income (MFI) for the Greenville-Mauldin-Easley, SC HUD Metro FMR Area, as published annually by the U.S. Department of Housing and Urban Development and adjusted for household size.

4. Incentives.

- (a) The following incentives are available for developments that provide at least 20% of the affordable dwelling units for households earning up to 60% MFI:
- (1) Density Bonus for Multiplexes, Apartment Complexes, Group Developments, and Mixed Use Buildings. The maximum density specified in Table 2.3.5F-2: R-M8, R-M10, R-M16, R-M20, & R-MA Dimensional Standards for multiplexes, apartment complexes, group developments, and mixed use buildings may be increased by up to 20%.
- (2) Density Bonus for All Other Dwelling Types. To qualify for the density bonus incentive, other dwelling types must be constructed as part of an open space subdivision (see Section 11.8: Open Space Residential Subdivisions). In such cases, the maximum density specified in Table 11.8.2-1: Maximum Density in Open Space Subdivisions may be increased by up to 20%.
- (3) Building Height Increase. The maximum height for any building containing affordable dwelling units is 55 feet.
- (b) In addition to the incentives specified in Paragraph E.4(a), above, the following incentives are available for developments that provide at least 10% of the affordable dwelling units for households earning 50% MFI or less and at least 10% of the affordable dwelling units for households earning between 50% and 60% MFI:
- (1) Setback Reduction. The minimum setbacks specified in Tables 2.3.5F-1 and 2.3.5F-2: R-M8, R-M10, R-M16, R-M20, & R-MA Dimensional Standards may be reduced by up to 20%.

(2) Parking Reduction. The minimum number of parking spaces required by Article 5: Parking & Loading may be reduced to zero for dwelling units deed restricted as affordable housing pursuant to this Paragraph E.

2.5. Term of Affordability.

- (a) Affordable dwelling units shall be limited by deed restriction to remain affordable, as defined in Paragraph E.3, for a period of at least 30 years after issuance of the certificate of occupancy.
- (b) Prior to the issuance of a building permit for any portion of the development, the owner shall submit a copy of the executed deed restrictions to the Zoning Administrator.

6. Initial Eligibility Determination.³⁴

- (a) Prospective tenants of new affordable rental units shall be screened and determined eligible by the developer, or their designee, prior to occupancy.
- (b) Prior to occupancy of a new affordable rental unit, the developer or their designee shall submit a notarized affidavit to the Zoning Administrator that sets forth the monthly rent amount and verifies the unit will be occupied by a household qualified pursuant to the requirements of Paragraph E.3.

3-7. Long-Term Monitoring.³⁵ The owner of a development containing affordable dwelling units shall annually submit a report to the Zoning Administrator documenting compliance with the provisions of this Paragraph E.

³⁴ The County could also consider partnering with a local non-profit to make this initial eligibility determination. This may be helpful for developers, particularly those with limited experience constructing deed restricted affordable units. The County may consider requiring more extensive documentation than simply a notarized affidavit, such as paystubs or tax returns.

³⁵ The County could consider partnering with a local non-profit organization to conduct annual monitoring, as well as implementing an annual fee to cover costs associated with monitoring.

2.3.7 RESIDENTIAL MANUFACTURED HOME PARK DISTRICT (R-MHP)³⁶**A. Purpose.**

1. Manufactured home parks increase the diversity of the County’s housing stock and provide additional options for moderately-priced housing.
2. The Residential Manufactured Home Park District is established to provide for the orderly and safe development of manufactured home parks. The requirements of this district help ensure that manufactured home parks may coexist with existing and future residential development.

B. Location. The R-MHP District may be appropriate in areas designated as Traditional Neighborhood, Transitional Corridor, and Mixed Use Corridor on the Comprehensive Plan Future Land Use Map.

C. Rezoning Criteria.³⁷ In addition to the criteria specified in **Section 16.8: Zoning Map Amendments (Rezoning)**, the following criteria should be considered in zoning property R-MHP:

1. The proposed site ensures adequate access to public street systems and does not cause undue congestion or place excessive traffic on local streets;
2. The proposed development should be located where public facilities and services are either existing or planned; and
3. Approval of the zoning application should not result in an over-concentration of housing types that would alter the basic character of the area.

D. Permitted, Conditional, and Special Exception Uses. See **Article 3: Use Regulations**.

E. Dimensional Standards.³⁸ Table 2.3.7-1: *R-MHP Dimensional Standards* establishes dimensional standards for the Residential Manufactured Home Park District. The setback requirements apply to the exterior boundary of the manufactured home park.

³⁶ This Subsection carries forward the current R-MHP District dimensional standards (ZO Section 5:9). Manufactured home park site plan and design standards are proposed to be consolidated with similar LDR provisions in UDO Article 4: *Use Regulations for Zoned and Un-Zoned Areas*.

³⁷ Paragraph B carries these criteria forward from ZO Section 5:9, except that the last item (“The proposed development should be compatible with adjoining and nearby properties”) is not carried forward. All rezoning requests should be considered in relationship to existing land uses and potential future land uses as contemplated by the Comprehensive Plan.

³⁸ Table 2.3.7-1: *R-MHP Dimensional Standards* carries forward the current dimensional standards for this district (ZO Sections 5:9.7, 7:2.6, and 7:3.1).

Table 2.3.7-1: R-MHP Dimensional Standards	
Manufactured Home Park Area (min)	2 ac
Manufactured Home Site Area (min)	4,500 sf
Density (max)	9 du/ac
Lot Width (min)	n/a
Front Setback (min)	35 ft
Side Setback, Interior (min)	15 ft
Side Setback, Corner Lot (min)	35 ft
Rear Setback (min)	15 ft
Height (max)	45 ft

Key: min = minimum required | max = maximum allowed | ac = acre | sf = square feet | du/ac = dwelling unit(s) per acre | ft = feet | n/a = not applicable

- F. **Manufactured Home and Manufactured Home Park Development and Design Standards.** All manufactured home parks and individual manufactured homes within a park shall comply with the applicable standards in Article 4: *Use Regulations for Zoned and Un-Zoned Areas*.

2.3.8 OFFICE DISTRICT (O-D)**A. Purpose.**³⁹ The Office District is:

1. Established to provide for the development of office and institutional uses and ancillary service and retail uses that support offices and institutional uses;
2. Intended to be a low to moderate intensity district that may be appropriate as a transitional district between industrial and commercial areas or between commercial and residential areas.

B. Location. The Office District:

1. Is generally appropriate in areas designated as Employment Centers, Suburban Commercial Center, Suburban Mixed Use, Transitional Corridor, Transit Corridor, and Urban Core on the Comprehensive Plan Future Land Use Map;
2. May be appropriate in areas designated as Neighborhood Business, Mixed Use Corridor, Mixed Use Neighborhood, and other areas where office, educational, healthcare, and other institutional land uses are appropriate; and

C. Permitted, Conditional, and Special Exception Uses. See [Article 3: Use Regulations](#).**D. Dimensional Standards.**⁴⁰ Table 2.3.8-1: *O-D Dimensional Standards* establishes dimensional standards for the Office District.

³⁹ Carries forward the current purpose statement for OD (ZO Section 5:10).

⁴⁰ Table 2.3.8-1: *OD Dimensional Standards* generally carries forward the current dimensional standards for OD (ZO Sections 7:3.1, 7:3.7, and 7:3.8), and adds an allowance for common wall construction. Current ZO Section 7:3.8 allows a side setback reduction (to 5 feet) “where land uses within the NC, POD, and OD districts are the same as uses permitted on adjoining properties.” Table 2.3.8-1 clarifies this standard by linking the setback reduction to specific zoning districts. POD is not included since it is proposed to become a legacy zoning district (see Section 2.6).

Table 2.3.8-1: O-D Dimensional Standards	
Lot Area (min)	No minimum
Lot Width (min)	No minimum
Front Setback (min)	25 ft
Side Setback (min)¹	5 ft / 25 ft ²
Rear Setback (min)	5 ft / 25 ft ²
Height (max)³	45 ft

Key: min = minimum required | max = maximum allowed | ft = feet

¹ Common wall construction to adjacent properties spanning property lines may be utilized in accordance with applicable Building and Fire Code requirements.

² The lesser setback applies when the lot line is adjacent to a lot in POD, O-D, or C-N. The greater setback applies when the lot line is not adjacent to a lot in POD, O-D, or C-N.

³ Any structure may exceed the specified height limit if the minimum depth of the rear yard and the minimum width of both side yards are increased by at least 1 foot for each 3 feet by which the structure exceeds the specified height limit.

2.3.9 RURAL VILLAGE DISTRICT (RU-V)⁴¹

A. Purpose.

1. As business districts for rural communities, Rural Village Districts are intended to contain a mix of commercial uses (mostly retail and neighborhood support) and, in some locations, residential uses.
2. They are typically in older areas, with development that is automobile-oriented, yet walkable.
3. These character areas are the center of rural life and centers for commercial and civic activities.⁴²

B. **Location.** The Rural Village District is generally appropriate in areas designated as Rural Village and Rural Corridor on the Comprehensive Plan Future Land Use Map.

C. **Permitted, Conditional, and Special Exception Uses.** See [Article 3: Use Regulations](#).

D. **Dimensional Standards.** Table 2.3.9-1: *RU-V Dimensional Standards* establishes dimensional standards for the Rural Village District.

⁴¹ 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. This size limit is based on the typical size of a Tractor Supply store (15,500 sf) as well as the average building sizes for national retail drugstores and specialty grocers. The average building size for national retail drugstores, such as CVS and Walgreens, and specialty grocers, such as Trader Joe's and Aldi's, is less than 20,000 square feet—with many stores in the 12,000 to 15,000 square foot range.

⁴² From *Plan Greenville County* (Character Areas, Rural Village Place Type Characteristics, p. 75).

Table 2.3.9-1: RU-V Dimensional Standards	
Lot Area (min)	No minimum
Density (max) ¹	6 du/ac
Lot Width (min)	No minimum
Front Setback (min)	25 ft ²
Side Setback, Corner Lot (min)	Same as Front Setback
Side Setback, Interior (min) ^{2,1}	5 ft / 25 ft ^{4,3}
Rear Setback (min)	5 ft / 25 ft ^{4,3}
Height (max)	45 ft
GFA (max)	15,000 sf

Key: min = minimum required | max = maximum allowed | du/ac = dwelling units per acre | ft = feet | sf = square feet | GFA = gross floor area

¹Density applies to residential uses, which may be located only in mixed use buildings.

² Common wall construction to adjacent properties spanning property lines may be utilized in accordance with applicable Building and Fire Code requirements.

² The front setback may be reduced in accordance with Paragraph E Table 9.6-1: RU-V Transparency Zone Requirements for Reduced Front Setbacks.

^{3,4} The lesser setback applies when the lot line is adjacent to a lot in RU-V or RU-C. The greater setback applies when the lot line is not adjacent to a lot in RU-V or RU-C.

~~E. Front Setbacks and Transparency Zones.^{4,3}~~

- ~~1. The minimum front setback specified in Table 2.3.9-1: RU-V Dimensional Standards may be reduced, if the public-facing façade(s) includes a transparency zone and pedestrian-oriented primary entry per Table 2.3.9-2: RU-V Transparency Zone Requirements for Reduced Front Setbacks.~~
- ~~2. Transparency refers to the use of clear, non-mirrored glass windows, doors, and other architectural elements that are fundamentally see-through. Frosted, heavily tinted, and other semi-opaque glass materials shall not satisfy transparency zone requirements.~~

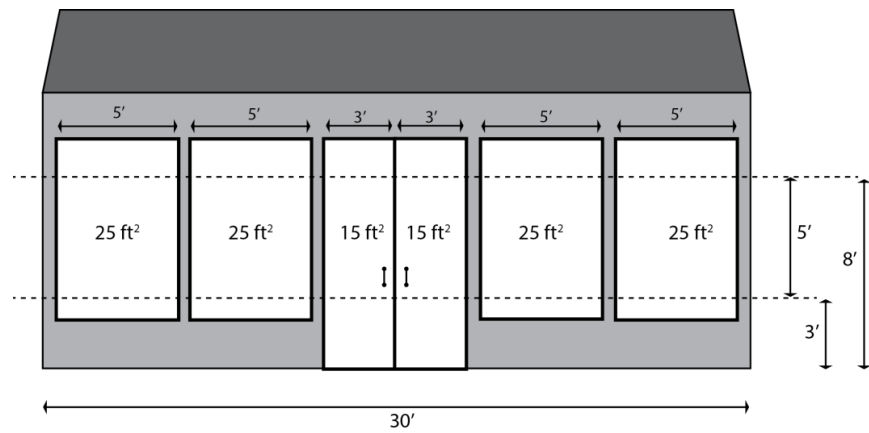
~~3.1. Figure 2.3.9-1 provides illustrated examples of transparency zones.~~

^{4,3} These standards are currently in the Taylors Main Street Overlay and are proposed to also apply in the RU-V, C-N, and MV-O Districts. Since the standards are generally the same in each district, they may be consolidated into a single section in this Article 2, or may be relocated to Article 9: Building Design (Module 2). For this Module 1 draft, the standards are included in each district in order to receive feedback on the appropriateness of the standards for each district. Article 9: Building Design (Module 2) may propose additional design standards in the RU-V District, such as building orientation and parking area location requirements.

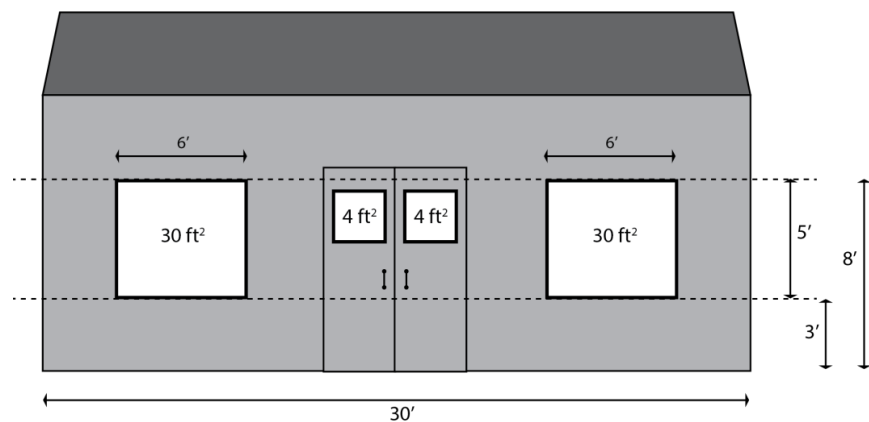
Table 2.3.9-2: RU-V Transparency Zone Requirements for Reduced Front Setbacks

Front Setback	Transparency Zone Requirements
0 ft — 10 ft	At least 70% of public facing façade surface area between 3 and 8 vertical feet from grade shall be transparent. Primary pedestrian-oriented entry required. SCDOT approval is required for setbacks less than 10 feet.
10.01 — 24.99 ft	At least 40% of public facing façade surface area between 3 and 8 vertical feet from grade shall be transparent. Primary pedestrian-oriented entry required.
25 ft and greater	No transparency required. No additional entry requirements.

Figure 2.3.9-1: RU-V Transparency Zone Illustrated Examples



Transparency Zone: 150 ft²
Percent Transparent: 87% (130 ft²)



Transparency Zone: 150 ft²
Percent Transparent: 45% (68 ft²)

2.3.10 NEIGHBORHOOD COMMERCIAL DISTRICT (C-N)

A. **Purpose.**⁴⁴

1. The C-N district is intended to provide for convenient shopping areas and professional offices that meet the daily needs of the surrounding neighborhood.
2. The requirements of this district are designed to ensure that development is aesthetically compatible with neighboring residential properties and will not create a nuisance due to noise, traffic generation, lighting, or appearance.

B. **Location.** The C-N District is:

1. Typically located at the intersection of two collector streets or a collector street and arterial street in close proximity to developed residential neighborhoods.
2. Generally appropriate in areas designated as Suburban Commercial Center, Suburban Mixed Use, Neighborhood Business, Core Neighborhood, and Mixed Use Neighborhood on the Comprehensive Plan Future Land Use Map.

C. **Permitted, Conditional, and Special Exception Uses.** See [Article 3: Use Regulations](#).

D. **Dimensional Standards.**⁴⁵ Table 2.3.10-1: *C-N Dimensional Standards* establishes dimensional standards for the Neighborhood Commercial District.

E. **C-N Districts Established Prior to Effective Date.**

1. Prior to the effective date of the UDO, the Neighborhood Commercial District was a review (rather than base) zoning district and was abbreviated as "NC."
2. All C-N Districts established prior to the effective date of the UDO are subject to the statement of intent approved in conjunction with the rezoning, as well as all approved site plans.
3. Where not modified by prior approvals, the standards applicable to the C-N base zoning district apply.

⁴⁴ Carries forward the current purpose statement for NC (ZO Section 8:3.1).

⁴⁵ Table 2.3.10-1: *C-N Dimensional Standards* generally carries forward the current dimensional standards for NC (ZO Sections 7:3.1, 7:3.6, 7:3.7, and 7:3.8), and adds an allowance for common wall construction. Current ZO Section 7:3.8 allows a side setback reduction (to 5 feet) "where land uses within the NC, POD, and OD districts are the same as uses permitted on adjoining properties." Table 2.3.10-1 clarifies this standard by linking the setback reduction to specific zoning districts. POD is not included since it is proposed to become a legacy zoning district (see Section 2.6). Table 2.3.10-1 carries forward the current building size limits (ZO Section 8:3.6) and maximum density for mixed use buildings (ZO Section 8:3.7).

Table 2.3.10-1: C-N Dimensional Standards	
Lot Area (min)	No minimum
Density (max) [‡]	10 du/ac
Lot Width (min)	No minimum
Front Setback (min)	15 ft ¹²
Side Setback, Interior (min) ²	0 ft / 25 ft ³
Side Setback, Corner Lot (min)	15 ft
Rear Setback (min)	5 ft / 25 ft ³
Height (max) ⁴	45 ft
GFA, Single Tenant Building (max)	15,000 sf
GFA, Multi-Tenant Building (max)	10,000 sf per tenant space 30,000 sf per building

Key: min = minimum required | max = maximum allowed | du/ac = dwelling units per acre | ft = feet | sf = square feet | GFA = gross floor area

~~‡Density applies to residential uses, which may be located only in mixed use buildings.~~

~~¹²The minimum front setback may be reduced according to the Transparency Standards established in Article 9, [Table 9.7-1: C-N Transparency Zone Requirements for Reduced Front Setbacks](#).~~

² Common wall construction to adjacent properties spanning property lines may be utilized in accordance with applicable Building and Fire Code requirements.

³ The lesser setback applies when the lot line is adjacent to a lot in POD, OD, C-N, C-1, C-2, or C-3. The greater setback applies when the lot line is not adjacent to a lot in POD, OD, C-N, C-1, C-2, or C-3.

⁴ Any structure may exceed the specified height limit if the minimum depth of the rear yard and the minimum width of both side yards are increased by at least 1 foot for each 3 feet by which the structure exceeds the specified height limit.

~~F. **Front Setbacks and Transparency Zones.**⁴⁶~~

- ~~1. The minimum front setback specified in Table 2.3.10 1: C-N Dimensional Standards may be reduced, if the public facing façade(s) includes a transparency zone and pedestrian-~~

~~⁴⁶ These standards are currently in the Taylors Main Street Overlay and are proposed to also apply in the RU-V, C-N, and MV-O Districts. Since the standards are generally the same in each district, they may be consolidated into a single section in this Article 2, or may be relocated to Article 9: Building Design (Module 2). For this Module 1 draft, the standards are included in each district in order to receive feedback on the appropriateness of the standards for each district. Article 9: Building Design (Module 2) may propose additional design standards in the C-N District, such as building orientation and parking area location requirements.~~

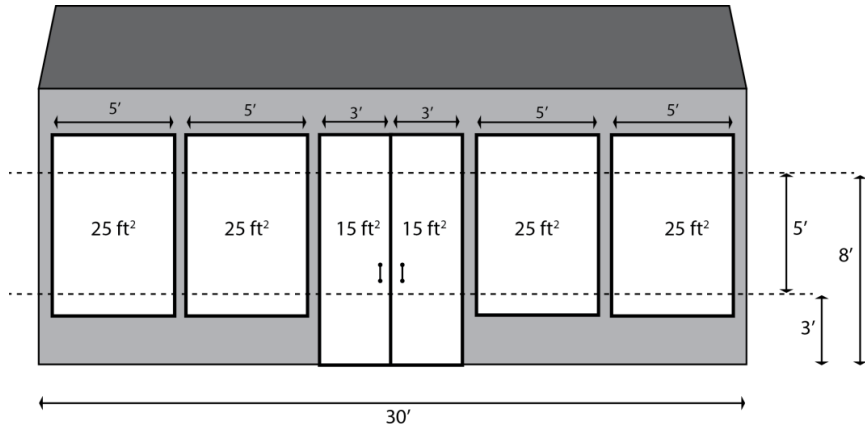
oriented primary entry per Table 2.3.10-2: *C-N Transparency Zone Requirements for Reduced Front Setbacks*.

2. Transparency refers to the use of clear, non-mirrored glass windows, doors, and other architectural elements that are fundamentally see-through. Frosted, heavily tinted, and other semi-opaque glass materials shall not satisfy transparency zone requirements.
3. Figure 2.3.10-1 provides illustrated examples of transparency zones.

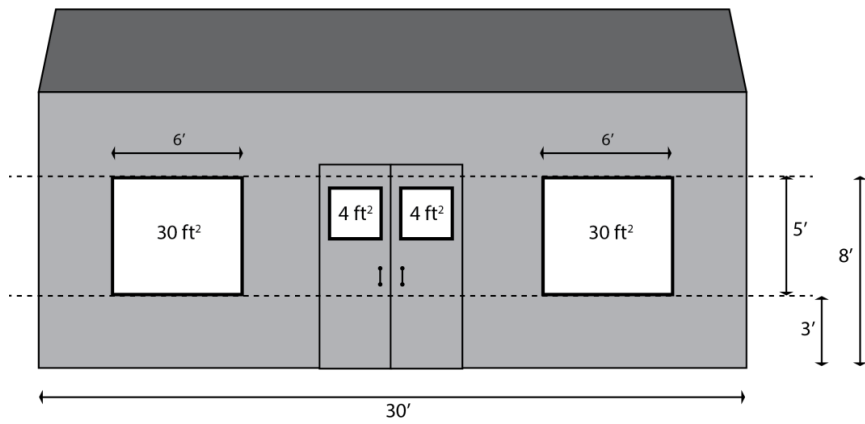
Table 2.3.10-2: C-N Transparency Zone Requirements for Reduced Front Setbacks

Front Setback	Transparency Zone Requirements
0 ft – 10 ft	At least 70% of public facing façade surface area between 3 and 8 vertical feet from grade shall be transparent. Primary pedestrian oriented entry required. SCDOT approval is required for setbacks less than 10 feet.
10.01 – 24.99 ft	At least 40% of public facing façade surface area between 3 and 8 vertical feet from grade shall be transparent. Primary pedestrian oriented entry required.
25 ft and greater	No transparency required. No additional entry requirements.

Figure 2.3.10-1: C-N Transparency Zone Illustrated Examples



Transparency Zone: 150 ft²
Percent Transparent: 87% (130 ft²)



Transparency Zone: 150 ft²
Percent Transparent: 45% (68 ft²)

2.3.11 COMMERCIAL DISTRICTS (C-1, C-2, & C-3)**A. Purposes.**

1. The C-1 District is established to provide commercial establishments for the convenience of local residents traveling by foot, bicycle, transit, and motor vehicle.⁴⁷
2. The C-2 District is established to provide for the development on major thoroughfares or in commercial hubs of commercial land uses that are oriented to customers traveling by foot, bicycle, transit, and motor vehicle ~~automobile~~. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.⁴⁸
3. The C-3 District is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares. Establishments in this district provide goods and services for the traveling public.⁴⁹

B. Location. The Commercial Districts are generally appropriate in areas designated as Suburban Commercial Center, Suburban Mixed Use, Transitional Corridor, Mixed Use Corridor, Mixed Use Neighborhood, Transit Corridor, or Urban Core on the Comprehensive Plan Future Land Use Map.

C. Permitted, Conditional, and Special Exception Uses. See [Article 3: Use Regulations](#).

D. Dimensional Standards.⁵⁰ Table 2.3.11-1: *C-1, C-2, & C-3 Dimensional Standards* establishes dimensional standards for each of the Commercial Districts.

⁴⁷ Carries forward the purpose statement in ZO Section 5:11- with additional text suggested by a community member.

⁴⁸ Carries forward the purpose statement in ZO Section 5:12- with additional text suggested by a community member.

⁴⁹ Carries forward the purpose statement in ZO Section 5:13.

⁵⁰ This table carries forward the current dimensional standards for C-1, C-2, and C-3 (ZO Sections 7:3.1, 7:3.6, and 7:3.7); and the maximum density currently allowed for mixed use structures and developments in commercial districts [ZO Section 6:2(28)3.A.]. To encourage mixed use development, the table proposes to increase density in each district by 4 du/ac and allow additional height for mixed use buildings. This table clarifies side setback provisions in the current Zoning Ordinance for C-1, C-2, and C-3: Table 7.3 does not require a side setback but cross-references Section 7:3.6, which states that if a side yard is provided it must be at least five feet. Proposed is to require a minimum 5-foot setback, unless common wall construction is utilized (see table footnote 1). This allowance for common wall construction is new.

Table 2.3.11-1: C-1, C-2, & C-3 Dimensional Standards		
Lot Area (min)		No minimum
Density (max)¹	<i>C-1</i>	16 du/ac
	<i>C-2 & C-3</i>	20 40 du/ac
Lot Width (min)		No minimum
Front Setback (min)		25 ft
Side Setback, Interior (min)²		5 ft / 15 ft ³
Side Setback, Corner Lot (min)		15 ft
Rear Setback (min)		20 ft
Height (max)⁴	<i>Non-Residential Buildings</i>	45 ft
	<i>Mixed Use Buildings</i>	50 ft (C-1) 55 ft (C-2 & C-3)
GFA (max)	<i>C-1</i>	75,000 sf
	<i>C-2 & C-3</i>	No max

Key: min = minimum required | max = maximum allowed | du/ac = dwelling unit(s) per acre | ft = feet | sf = square feet | GFA = gross floor area

¹ Density applies to residential uses, which may be located only in mixed use buildings.

² Common wall construction to adjacent properties spanning property lines may be utilized in accordance with applicable Building and Fire Code requirements.

³ The lesser setback applies when the lot line is adjacent to a lot in a non-residential zoning district. The greater setback applies when the lot line is adjacent to a lot in a residential zoning district.

⁴ Any structure may exceed the specified height limit if the minimum depth of the rear yard and the minimum width of both side yards are increased by at least 1 foot for each 3 feet by which the structure exceeds the specified height limit.

2.3.12 RURAL CORRIDOR DISTRICT (RU-C)⁵¹

- A. **Purpose.** The Rural Corridor District accommodates a mix of agricultural, service, and industrial uses that are compatible with rural character and do not require urban services, such as water and sewer.
- B. **Location.**⁵² The Rural Corridor District:
1. Is typically located along arterial highways and may connect to denser suburban or urban areas;
 2. Is generally appropriate in areas designated as Rural Village and Rural Corridor on the Comprehensive Plan Future Land Use Map; and
 3. May be appropriate in areas designated as Employment Center on the Comprehensive Plan Future Land Use Map.
- C. **Permitted, Conditional, and Special Exception Uses.** See [Article 3: Use Regulations](#).
- D. **Dimensional Standards.** Table 2.3.12-1: *RU-C Dimensional Standards* establishes dimensional standards for the Rural Corridor District.

Table 2.3.12-1: RU-C Dimensional Standards

Lot Area (min)	No minimum
Lot Width (min)	No minimum
Front Setback (min)	50 ft
Side Setback, Corner Lot (min)	30 ft
Side Setback, Interior (min)	15 ft / 30 ft ¹
Rear Setback (min)	15 ft / 30 ft ¹
Height (max)	45 ft

Key: min = minimum required | max = maximum allowed | ft = feet

¹ The lesser setback applies when the lot line is adjacent to a lot in RU-V or RU-C. The greater setback applies when the lot line is not adjacent to a lot in RU-V or RU-C.

⁵¹ 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.

⁵² Paragraphs A and B use language from the Rural Corridor Place Type Characteristics (*Plan Greenville County, Character Areas*, p. 75).

2.3.13 SERVICES DISTRICT (S-1)

- A. **Purpose.**⁵³ The S-1 District is established to provide a transition between commercial and industrial districts by allowing:
1. Commercial uses that are service-related;
 2. Service-related commercial uses that sell merchandise related directly to the service performed;
 3. Commercial uses that sell merchandise requiring storage in warehouses or outdoor areas; and
 4. Light industries that, in their normal operations, would have a minimal effect on adjoining properties.
- B. **Location.** The S-1 District:
1. Is generally appropriate in areas designated as Employment Centers on the Comprehensive Plan Future Land Use Map; and
 2. May be appropriate in areas designated as Suburban Commercial Center, Suburban Mixed Use, Transitional Corridor, Mixed Use Corridor, Mixed Use Neighborhood, Transit Corridor, or Urban Core on the Comprehensive Plan Future Land Use Map.
- C. **Permitted, Conditional, and Special Exception Uses.** See [Article 3: Use Regulations](#).
- D. **Dimensional Standards.**⁵⁴ Table 2.3.13-1: *S-1 Dimensional Standards* establishes dimensional standards for the Services District.
- E. **Performance Standards.** All of the uses allowed in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.⁵⁵

⁵³ Carries forward the current purpose statement for S-1 (ZO Section 5:14), except for the last sentence which is now in Paragraph D: *Performance Standards*, below.

⁵⁴ This table carries forward the current dimensional standards for S-1 (ZO Sections 7:3.1 and 7:3.7) and adds an allowance for common wall construction.

⁵⁵ Carries forward the last sentence of the current purpose statement for S-1 (ZO Section 5:14).

Table 2.3.11-1: S-1 Dimensional Standards	
Lot Area (min)	No minimum
Lot Width (min)	No minimum
Front Setback (min)	45 ft
Side Setback (min)¹	25 ft
Rear Setback (min)	20 ft
Height (max)²	45 ft

Key: min = minimum required | max = maximum allowed | ft = feet | n/a = not applicable

¹ Common wall construction to adjacent properties spanning property lines may be utilized in accordance with applicable Building and Fire Code requirements.

² Any structure may exceed the specified height limit if the minimum depth of the rear yard and the minimum width of both side yards are increased by at least 1 foot for each 3 feet by which the structure exceeds the specified height limit.

2.3.14 INDUSTRIAL DISTRICT (I-1)

A. Purpose.

1. The I-1 District is established as a district for manufacturing plants, assembly plants, and warehouses.
2. The regulations are intended to protect neighboring land uses from potentially harmful noise, odor, smoke, dust, glare, or other objectionable effects, and to protect streams, rivers, and the air from pollution.⁵⁶

B. **Location.** The I-1 District is generally appropriate in areas designated as Mixed Employment Center or Industrial on the Comprehensive Plan Future Land Use Map.

C. **Permitted, Conditional, and Special Exception Uses.** See [Article 3: Use Regulations](#).

D. **Dimensional Standards.**⁵⁷ Table 2.3.14-1: *I-1 Dimensional Standards* establishes dimensional standards for the Industrial District.

E. Environmental Reviews.⁵⁸

1. SCDHEC regulates pollution which may impact citizens in proximity to industrial uses. These types of pollution include, but are not limited to:
 - (a) Air Pollution;
 - (b) Solid Waste;
 - (c) Hazardous Waste; and
 - (d) Underground Storage Tanks.
2. The applicant should consult the South Carolina Department of Health and Environmental Control (SCDHEC) [“Permit Central” website](#) to ensure they obtain the correct permits prior to construction.

⁵⁶ Carries forward the current purpose statement for I-1 (ZO Section 5:15).

⁵⁷ This table carries forward the current dimensional standards for I-1 (ZO Sections 7:3.1 and 7:3.10) and adds an allowance for common wall construction.

⁵⁸ Carries forward ZO Section 5:15.5 and modifies it to cross-reference the SCDHEC website. The website includes an interactive feature to help applicants determine which permits are needed.

Table 2.3.14-1: I-1 Dimensional Standards	
Lot Area (min)	No minimum
Lot Width (min)	No minimum
Front Setback (min)	50 ft
Side and Rear Setback, Adjacent to Right-of-Way (min)	50 ft
Side and Rear Setback, Interior (min)	25 ft ²
Height (max)³	90 ft

Key: min = minimum required | max = maximum allowed | ft = feet | n/a = not applicable

¹ Common wall construction to adjacent properties spanning property lines may be utilized in accordance with applicable Building and Fire Code requirements.

² A building may be located closer than 25 feet to a side or rear lot line if the property is adjacent to a railroad right-of-way and written approval from the railroad authorities has been obtained to utilize the railroad spur for loading and unloading.

³ Any structure may exceed the specified height limit if the minimum depth of the rear yard and the minimum width of both side yards are increased by at least 1 foot for each 3 feet by which the structure exceeds the specified height limit.

2.4 REVIEW DISTRICTS

2.4.1 GENERAL PROVISIONS⁵⁹

A. **Applicability.**

1. The standards in this Subsection apply to all review districts unless otherwise indicated. The following subsections include provisions unique to each review district.
2. Where a specific standard is not given for a particular development standard in this Section, or where such standard is not established as part of the rezoning approval, the generally applicable standards of this Ordinance apply.⁶⁰

B. **Dimensional Standards.**

1. Maximum height and setbacks from external district boundaries shall be in accordance with the requirements in this Section for the particular review district, if specified.
2. The site plan and rezoning application shall establish the dimensional standards for each lot and building site within the district. The developer shall propose standards for:
 - (1) Density, if the district includes residential uses;
 - (2) Lot area;
 - (3) Setbacks; and
 - (4) Lot coverage.

C. **Lighting Standards.**⁶¹

⁵⁹ This Subsection carries forward ZO Section 12:1 *Development Standards for PD, NC, POD, and FRD Districts*, except Subsection 12:1.3 *Screening and Buffering Requirements* since that subsection simply cross-references other standards. Paragraph A.2., above, specifies that the general UDO standards apply where not modified by this Section or the district rezoning approval.

⁶⁰ This Paragraph carries forward (with revised text) ZO Subsections 8:1.3 *General Requirements (PD)* and 8:8.3 *General Requirements (FRD)*, which states “[t]he provisions of the zoning ordinance regulating minimum lot area, parking, landscaping, and lighting *shall apply [PD]/serve as a general guide [FRD]*. However, variations to these standards included in the approved Statement of Intent or Final Development Plan shall supersede the other provisions of this Ordinance.”

⁶¹ Carries forward ZO Subsection 12:1.1 *Lighting Standards*. These provisions may be relocated to UDO Article 7: *Outdoor Lighting*.

1. For lighting of horizontal tasks such as roadways, sidewalks, entrances and parking areas, fixtures shall meet IESNA “full-cutoff” (no light output above 90 degrees at any lateral angle around the fixture).
2. Fixtures shall not be mounted in excess of 20 feet above finished grade.
3. All other outdoor lighting such as floodlights and spotlights shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property or onto a public roadway.
4. Flashing lights are prohibited.

D. Pedestrian Access.⁶²

1. Pedestrian sidewalks and/or pathways must be provided on the site and shall provide safe, all-weather, efficient, and aesthetically pleasing means of on-site movement and shall be an integral part of the overall site design concept.
2. Pedestrian pathway connections to parking areas, buildings, other amenities, residential areas, commercial areas, and between on-site and perimeter pedestrian systems shall be planned and installed wherever feasible. All pathways and sidewalks shall be a minimum of five feet in width.
3. Sidewalks are required along all roadways, and where determined necessary by Planning staff.

E. Vehicular Access.⁶³ Vehicular access shall be provided internally between all uses, drives, and parking areas, and where determined necessary by Planning staff.

F. Street Furniture.⁶⁴ All street furniture (i.e., lights, signs, pedestrian benches, bus shelters, etc.) shall have a uniform design.

G. Letter of Compliance.⁶⁵ A letter of compliance from the Property Owners Association (POA) shall be provided at the time of building plan submittal.

⁶² Carries forward ZO Subsection 12:1.4: *Pedestrian Access*. These provisions may be relocated to UDO Article 11: *Access & Connectivity*.

⁶³ Carries forward ZO Subsection 12:1.5: *Vehicular Access*. These provisions may be relocated to UDO Article 11: *Access & Connectivity*.

⁶⁴ This Paragraph carries forward standards in ZO Section 8:10.11 Architectural Form (BTD District) and ZO 8:4.12 Architectural Form (I-2 District).

⁶⁵ This Paragraph carries forward a requirement in ZO Section 8:10.11 Architectural Form (BTD District).

H. Procedures for Review Districts.⁶⁶

1. *Establishment of Review Districts.* A review district is established through the rezoning process, in accordance with the procedures and approval criteria in **Article 16: Zoning Procedures**.⁶⁷
2. *Changes to Review Districts.* Major and minor changes to review districts may be made in accordance with the procedures and approval criteria in **Section 16.11: Zoning Map Amendment (Rezoning)—Review Districts**.
3. *Site Plan Review.* Development in review districts requires approval of a site plan in accordance with **Section 16.6: Site Plan Review for Review Districts**.
4. *Submittal Requirements.* Application submittal requirements for review districts are specified in **Article 24: Submittal Requirements**.
5. *Development Agreements.* The applicant for a review district rezoning and the County Council may enter a development agreement, pursuant to S.C. Code Title 6, **Chapter 31**, or other documented condition of approval, to address mitigation of the proposed district's impacts on public facilities, on-site design and construction features, phasing of the district, or other relevant areas agreed to by the parties.

⁶⁶ This Paragraph is new.

⁶⁷ Article 15: *Zoning Procedures* will include a specific procedure for rezoning to a review district. Article 15 generally will carry forward the current procedure, which includes requirements for a preliminary development plan, natural resources inventory, statement of intent, and final development plan. Article 15 also will carry forward the process for minor and major changes to review districts.

2.4.2 BUSINESS & TECHNOLOGY DISTRICT (BTD)⁶⁸

- A. **Purpose.** This district is established to provide a high level of design quality, site amenities, and open space for corporate headquarters, clean manufacturing, research and development operations, data centers, business and professional offices, office support services, and warehouse distribution, and similar business uses with compatible operations within an appealing business park atmosphere. The district also provides for “flex space” where different combinations of uses on a site may occur over time as the market changes and adjusts to new or different conditions.
- B. **Minimum District Size.** The minimum size of any BTD is 20 acres.
- C. **Permitted, Conditional, and Special Exception Uses.**⁶⁹ See [Article 3: Use Regulations](#).
- D. **Outdoor Storage.**
1. No outdoor storage of material is allowed within a BTD, except as provided in Paragraph D.2., below.
 2. Products that are the end result of manufacturing processes occurring on-site may be stored in an area that is either screened from all adjacent properties and street rights-of-way or buffered by a forested area at least 50 feet in total depth.
- E. **Dimensional Standards.**⁷⁰ Table 2.4.21: *BTD Dimensional Standards* establishes dimensional standards for the BTD.

⁶⁸ This Subsection carries forward ZO Section 8.10, except ZO Subsections 8:10.5: *Off-Street Parking/Loading*, which is simply a cross-reference to the parking regulations; and 8:10.13: *Traffic Impact Analysis*, which will be relocated to UDO Article 23: *Submittal Requirements*.

⁶⁹ This paragraph replaces the use lists in ZO Sections 8:10.2 and 8:10.3.

⁷⁰ Table 2.4.21: *BTD Dimensional Standards* consolidates ZO Subsections 8:10.4: Setback/Height and 8:10.7: Minimum Lot Area, and adds an allowance for common wall construction.

Table 2.4.21: BTD Dimensional Standards	
Lot Area (min)	No minimum
Lot Width (min)	No minimum
Front, Side, and Rear Setback, Adjacent to Street Right-of-Way (min)	100 ft
Side Setback, Interior (min)¹	50 ft
Rear Setback, Interior (min)	50 ft
Setback from Any Lot Line Adjacent to a Residential Zoning District²	150 ft
Height (max)³	90 ft

Key: min = minimum required | max = maximum allowed | ft = feet

¹ Common wall construction to adjacent properties spanning property lines may be utilized in accordance with applicable Building and Fire Code requirements.

² This setback applies to principal and accessory structures.

³ Maximum height applies to all buildings and appurtenances including, but not limited to, water towers, standpipes, penthouses, elevators or elevator equipment, stairways, ventilation fans, skylight, tanks, cooling or other towers, wireless radio or television masts, or flagpoles.

F. Buffers and Screening.⁷¹

1. A landscaped buffer area with a minimum width of 100 feet shall be provided along boundaries of a BTD that abut residential zoning districts or lots with residential land uses.
2. Service, loading, and trash/recycling collection areas shall be screened from public view with solid evergreen plant material or architectural treatment similar to the design of the adjacent building.

G. Site Design. All development in a BTD shall be arranged in a cohesive “business park” format. Individual structures within the business park shall be sited in distinct building groups that are similar in scale, bulk, and orientation.

H. Architectural Form.

1. The architectural design of buildings and structures and their materials and colors shall be visually harmonious with the overall appearance of the park. Building materials must

⁷¹ This Paragraph carries forward ZO Section 8:10.9: *Landscaping, Buffers and Screening*. The requirement for an applicant to submit a landscaping plan will be carried forward in UDO Article 23: *Submittal Requirements*.

be appropriate for the scale of the building, compatible with its location, and expressive of the character and image of the development.

2. Buildings should be located and oriented to provide a clearly distinguishable front façade that provides a functional relationship with its site, adjacent sites, and nearby thoroughfares.
 3. All street furniture (e.g., lights, signs, pedestrian benches, and bus shelters) shall have a uniform design.
 4. A letter of compliance from the Property Owners Association (POA) shall be provided at the time of building plan submittal.
- I. **Signs.** For purposes of determining the applicable sign regulations, the BTD is considered a “business park” and subject to the applicable regulations in [Chapter 19: Signs](#).
- J. **Noise, Odor, Vibrations, and Emissions.**
1. All noises, odors, vibrations, emissions of smoke, dust, or gases, if they occur, shall be controlled so as not to be detrimental or cause a nuisance to nearby residential or commercial areas or other uses in the park.
 2. Any time prior to or after a building or site is occupied, control measures may be required in accordance with the regulations of the appropriate governmental agencies that monitor public health and welfare.
- K. **Off-Street Parking.** Off-street parking shall be provided in accordance with Article 4: *Parking & Loading*.
- L. **Traffic Impact Study (TIS).** In accordance with Article 23: *Submittal Requirements*, a TIS shall be submitted with the applications to rezone to the BTD District. Any change or expansion at an existing site that results in an expected increase of 25% or more peak hour trips may also require a TIS.

2.4.3 FLEXIBLE REVIEW DISTRICT (FRD)⁷²

A. Purpose.

1. The intent of the Flexible Review District is to provide a way for innovative design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.
2. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

B. Minimum District Size. There is no minimum size for an FRD.

C. Permitted, Conditional, and Special Exception Uses.⁷³ Any use, proposed by a developer and considered by the County Council to be compatible with existing and planned land uses within and beyond the district, may be allowed in an FRD upon approval by the County Council. Thereafter, the uses permitted in the district will be restricted to those listed, approved, and adopted, and any future addition to these uses will constitute a major change.

D. Dimensional Standards.

1. Except as specified in Table 2.4.3-1: *Minimum Setbacks from FRD Boundary*, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height are not otherwise regulated within the FRD district provided, however, that the Planning Commission and County Council shall ascertain that the characteristics of building locations are appropriate as related to structures within the FRD and otherwise fulfill the intent of this Ordinance.
2. Where land uses within the FRD district are the same as uses permitted in the adjoining properties outside the FRD district, a lesser setback that is consistent with the uses or zoning on the adjoining properties may be considered by County Council during the rezoning process.

⁷² This Subsection carries forward ZO Subsections 8:8.1, 8:8.2, 8:8.4, and 8:8.5. The other subsections in ZO Section 8:8 are carried forward in UDO Article 15: *Zoning Procedures*. ZO Subsection 8:8.3 is carried forward in UDO Subsection 2.4.1: *General Provisions* (Review Districts). ZO Subsection 8:8.5 is carried forward in UDO Subsection 2.4.1: *General Provisions* (Review Districts) and UDO Article 15: *Zoning Procedures*.

⁷³ This Paragraph is new and serves to clarify allowed uses in an FRD.

Table 2.4.3-1: Minimum Setbacks from FRD Boundary	
FRD Site Area	Setback from FRD Boundary (min)¹
More than 5 ac	25 ft
2 ac to 5 ac	12.5 ft
Less Than 2 ac	5 ft

Key: min = minimum required | ac = acres | ft = feet

¹ This setback applies to all structures and swimming pools.

2.4.4 INDUSTRIAL PARK DISTRICT (I-2)⁷⁴

A. Purpose.

1. This district is established to provide a high level of design quality, site amenities, and open space for light industry, warehouse distribution, research and development operations, and similar industrial uses with compatible operations within a park atmosphere.
2. All of the uses shall be of a type or intensity that do not produce odors, smoke, fumes, noise, glare, heat or vibrations which are incompatible with other uses in the park or its surrounding land uses outside the industrial park.
3. The physical and operational requirements of the use, including type of structure used and volume of heavy truck traffic generated, shall not have an adverse impact upon surrounding land uses.
4. Regulations are directed toward protecting neighboring land uses from any of the potential nuisances associated with industrial uses.

B. **Minimum District Size.** The minimum size of any I-2 District is 20 acres.

C. **Permitted, Conditional, and Special Exception Uses.**⁷⁵ See [Article 3: Use Regulations](#).

D. **Outdoor Storage.** No outdoor storage of material is allowed within an I-2 District.

E. **Dimensional Standards.**⁷⁶ Table 2.4.4-1: *I-2 Dimensional Standards* establishes dimensional standards for the Industrial Park District.

⁷⁴ This Subsection generally carries forward ZO Section 8:4, except Subsections 8:4.15: *Covenants*, and 8:4.16 *Traffic Impact Analysis*, which will be relocated to UDO Article 23: *Submittal Requirements*.

⁷⁵ This Paragraph consolidates ZO Subsections 8:4.2 and 8:4.5.

⁷⁶ This table carries forward the current dimensional standards for I-2 (ZO Subsections 7:3.1, 7:3.7, 8:4.3, 8:4.8, and 8:4.10), and adds an allowance for common wall construction.

Table 2.4.4-1: I-2 Dimensional Standards	
Lot Area (min)	No minimum
Lot Width (min)	No minimum
Front, Side, and Rear Setback, Adjacent to Street Right-of-Way (min)	100 ft
Side Setback, Interior (min)¹	50 ft
Rear Setback, Interior (min)	50 ft
Setback from Any Lot Line Adjacent to a Residential Zoning District²	150 ft
Height (max)³	90 ft
Lot Coverage (max)	50%

Key: min = minimum required | max = maximum allowed | ft = feet

¹ Common wall construction to adjacent properties spanning property lines may be utilized in accordance with applicable Building and Fire Code requirements.

² This setback applies to principal and accessory structures.

³ Any structure may exceed the specified height limit if the minimum depth of the rear yard and the minimum width of both side yards are increased by at least 1 foot for each 3 feet by which the structure exceeds the specified height limit.

F. Buffers and Screening.⁷⁷

1. A landscaped buffer area with a minimum width of 100 feet shall be provided along boundaries of the I-2 District that abut residential zoning districts or lots with residential land uses.
2. Opaque walls and/or fences and landscaping are required around outdoor waste containers, loading areas, and parking areas for commercial vehicles.

G. Architectural Form.

1. The architectural design of buildings and structures and their materials and colors shall be visually harmonious with the overall appearance of the park.

⁷⁷ This Paragraph consolidates portions of ZO Subsections 8:4.10 *Setbacks and Buffers* and 8:4.14: *Screening of Loading Areas*. It expands the buffer applicability to include development that abuts lots with residential uses, rather than just lots in residential zoning districts. This change is consistent with requirements for the BTD. The requirement for an applicant to submit a landscaping plan will be carried forward in UDO Article 23: *Submittal Requirements*.

2. All street furniture (e.g., lights, signs, pedestrian benches, and bus shelters) shall have a uniform design.
- H. **Signs.**⁷⁸ For purposes of determining the applicable sign regulations, the I-2 District is considered a “business park” and subject to the applicable regulations in [Chapter 19: Signs](#).
- I. **Noise, Odor, Vibrations, and Emissions.**
1. All noises; odors; vibrations; and emissions of smoke, dust, or gases shall be controlled so as not to be detrimental or cause a nuisance to nearby residential or commercial areas or other uses in the park.
 2. Any time prior to or after a building or site is occupied; control measures may be required in accordance with the regulations of the appropriate governmental agencies that monitor public health and welfare.
- J. **Environmental Reviews.**⁷⁹
1. SCDHEC regulates pollution which may impact citizens in proximity to industrial business parks. These types of pollution include, but are not limited to:
 - (a) Air Pollution;
 - (b) Solid Waste;
 - (c) Hazardous Waste; and
 - (d) Underground Storage Tanks.
 2. The applicant should consult the South Carolina Department of Health and Environmental Control (SCDHEC) [“Permit Central” website](#) to ensure they obtain the correct permits prior to construction.

⁷⁸ Proposed here is to remove the current requirements in ZO Subsection 8:4.9: *Signs* and allow the requirements of the County’s sign ordinance (County Code Chapter 19) to control. This is the same manner in which signs in the BTD are currently regulated.

⁷⁹ Carries forward ZO Section 8:4.17 and modifies it to cross-reference the SCDHEC website. The website includes an interactive feature to help applicants determine which permits are needed.

2.4.5 PLANNED DEVELOPMENT DISTRICT (PD)⁸⁰**A. Purpose.⁸¹**

1. The PD District is established to encourage innovative and creative design of mixed use developments,⁸² to permit a greater amount of flexibility by removing some of the restrictions of conventional zoning.
2. One of the goals of the Planned Development District is to promote efficient use of land and protect the natural features and scenic beauty of the land.
3. Ideally, the development should be large scale and incorporate a variety of land uses or land use types. The district is also intended to encourage developments that provide a full range of residential types.
4. The PD district provides a mechanism for County Council and the applicant to agree on the scope of the proposed development. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

B. Minimum District Size. The minimum size for any PD is 5 acres.⁸³**C. Permitted, Conditional, and Special Exception Uses.⁸⁴**

1. *Allowed Uses.* Any use, proposed by a developer and considered by the County Council to be compatible with existing and planned land uses within and beyond the district, may be allowed in a PD upon approval by the County Council. Thereafter, the uses permitted in the district will be restricted to those listed, approved, and adopted, and any future addition to these uses will constitute a major or minor change based on the

⁸⁰ This Subsection carries forward ZO Subsections 8:1.1, 8:1.2, and 8:1.4 (PD, *Planned Development District*). ZO Subsection 8:1.3 *General Requirements*, is carried forward in the review districts general provisions (see Subsection 2.4.1: *General Provisions*). ZO Subsections 8:1.6 *PD Application Process and Preliminary Development Plans*, 8:1.7 *Final Development Plan*, 8:1.8 *Subdivision Plans*, and 8:1.9 *Changes to Planned Development Districts* will be carried forward in UDO Article 16: *Zoning Procedures*. Article 16 will include a specific procedure for rezoning to a review district, including PD. Article 16 generally will carry forward the current procedure, which includes requirements for a preliminary development plan, natural resources inventory, statement of intent, and final development plan. Article 16 also will carry forward the process for minor and major changes to review districts, including PD.

⁸¹ Carries forward ZO Section 8:1.1 with minor revision as noted.

⁸² Revised from “residential and/or commercial developments” to “mixed use developments” for consistency with SC Code § 6-29-720.

⁸³ Carries forward ZO Section 8:1.2.

⁸⁴ This Paragraph is new and serves to clarify allowed uses in a PD. It adds use allocation standards to ensure PDs comply with the definition of “planned development district” in SC Code § 6-29-720(C)(4).

determination of Zoning Administration in accordance with the procedure specified in Section 16.11: *Zoning Map Amendment (Rezoning)—Review Districts*.

2. *Use Allocation Standards.* Each PD shall include a compatible mixture of residential and non-residential land uses, as well as a mixture of dwelling types and densities, subject to the following standards:
 - (a) *Mixture of Residential Dwelling Types.* Planned Development Districts shall include a mixture of at least two different dwelling types, such as ~~single-family~~ detached houses and ~~single-family attached townhouses~~, ~~single-family attached townhouses~~ and ~~multi-family multiplexes~~, or some other combination of residential dwelling types.
 - (b) *Mixture of Residential and Non-Residential Uses.* Planned Development Districts shall consist of both residential and non-residential components. Neither residential nor non-residential components of the proposed development may exceed an allocation of more than 80% of the gross land area of the district.
 - (c) *Calculation of Maximum Allocation.* The maximum allocation of land area dedicated to the uses specified in this paragraph shall be exclusive of land area that is dedicated to street right-of-way, required open space, floodplains, and other undevelopable land.

D. Dimensional Standards.

1. No structure or swimming pool shall be erected within 25 feet from any external lot line of any PD; however, where land uses within a PD are the same as uses permitted in the adjoining properties outside the PD, a lesser setback that is consistent with the zoning on the adjoining properties may be permitted.
2. Minimum lot width, minimum yard sizes, maximum lot coverage, and maximum height are not otherwise regulated within PD districts provided, however, that the Planning Commission and County Council shall ascertain that the characteristics of building location shall be appropriate as related to structures within the PD district and otherwise fulfill the intent of this Ordinance.

2.5 OVERLAY DISTRICTS

2.5.1 GENERAL PROVISIONS

- A. Overlay districts establish additional standards that supplement the base or review districts.
- B. Overlay districts may enhance or relax standards of the underlying base or review district.
- C. Where not modified by overlay district standards, all requirements applicable to the underlying base or review district apply.

2.5.2 AIRPORT PROTECTION OVERLAY (AP-O)⁸⁵

- A. **Authority.**⁸⁶ The basis for preparing these supplementary regulations is contained in the Code of Federal Regulations (CFR), Title 14, Part 77: Safe, Efficient Use and Preservation of the Navigable Airspace.⁸⁷
- B. **Purpose.**
1. It is the intent of this Subsection to:
 - (a) Restrain influences that are adverse to the proper and safe conduct of aircraft operations in the vicinity of airports;
 - (b) Prevent creation of conditions hazardous to aircraft operations; and
 - (c) Encourage development that is compatible with airport use characteristics within the intent and purpose of zoning.
 2. To this end, the AP-O designation, when appended to a basic district classification, is intended to coordinate the purposes and intent of this Subsection with other regulations duly established by Greenville County whose primary intent is to further the purposes set out above.
- C. **Action Upon Applications Within Areas Designated "AP-O."** The Zoning Administrator shall take no action upon issuance of a zoning permit or presentation of an application to the Board of Zoning Appeals or other similar administrative procedures until it has been duly certified to them by proper authorities that the proposal upon which they are requested to act complies with regulations of the AP-O.
- D. **Definitions.** The following definitions apply for purposes of this Subsection, and supplement the definitions in **Article 23: Definitions & Acronyms**.
1. *Airports:* Greenville-Spartanburg International Airport, Greenville Downtown Airport, and Donaldson Center
 2. *Airport Elevation:* The highest point of an airport's usable landing area measured in feet above mean sea level (MSL)

⁸⁵ This Subsection carries forward the current AP, Airport Protective District (ZO Section 8:6), except for ZO Section 8:6.12: Enforcement, which is redundant to the provisions in UDO Article 19: *Violations & Enforcement*.

⁸⁶ Carries forward the first sentence of ZO Section 8:6.1, but deletes the first two sentences as they are redundant to Subsection 2.5.1: *General Provisions*.

⁸⁷ The current cross reference is outdated and is updated here.

3. *Approach Surface*: A surface longitudinally centered on the extended runway centerline, extending outward and upward from the end of the primary surface and at the same slope as the approach zone height limitation slope set forth in Paragraph F: *Airport Zone Height Limitations.*, below. In plan the perimeter of the approach surface coincides with the perimeter of the approach zone.
4. *Approach, Transitional, Horizontal, And Conical Zones*: These zones are set forth in Paragraph E: *Airport Zones.*, below.
5. *Conical Surface*: A surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to 1 for a horizontal distance of 4,000 feet.
6. *Hazard To Air Navigation*: An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.
7. *Height*: For the purpose of determining the height limits in all zones set forth in this ~~Ordinance Subsection and shown on the zoning map~~, the datum shall be mean sea level (MSL) elevation unless otherwise specified.
8. *Heliport Primary Surface*: The area of the primary surface coincides in size and shape with the designated takeoff and landing area of a heliport. This surface is a horizontal plane at the elevation of the established heliport elevation.
9. *Horizontal Surface*: A horizontal plane 150 feet above the established airport elevation, the perimeter which in plan coincides with the perimeter of the horizontal zone.
10. *Larger Than Utility Runway*: A runway that is constructed for and intended to be used by propeller driven aircraft of greater than 12,500 pounds maximum gross weight and jet powered aircraft.
11. *Nonconforming Use*: Any pre-existing structure, object of natural growth, or use of land that is inconsistent with the provisions of this ~~Ordinance Subsection~~ or an amendment thereto.
12. *Obstruction*: Any structure, or other object, including a mobile object, ~~which that~~ exceeds a limiting height set forth in Paragraph F: *Airport Zone Height Limitations.*, below.
13. *Precision Instrument Runway*: A runway having an existing instrument approach procedure utilizing an Instrument Landing System (ILS), Differential Global Positioning System (DGPS) or a Precision Approach Radar (PAR). It also means a runway for which a precision approach system is planned and is so indicated on an approved airport layout plan or another planning document.
14. *Primary Surface*: A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, or planned hard surface, the primary surface extends

200 feet beyond each end of that runway; for military runways or when the runway has no specially prepared hard surface or planned hard surface, the primary surface ends at each end of that runway. The width of the primary surface is set forth in Paragraph E: Airport Zones., below. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.

15. *Structure:* An object constructed or installed by man, including, but without limitation, buildings, towers, smokestacks, earth formation, and overhead transmission lines.
16. *Transitional Surfaces:* These surfaces extend outward at 90-degree angles to the runway centerline and the runway centerline extended at a slope of seven feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces. Transitional surfaces for those portions of the precision approach surfaces, which project through and beyond the limits of the conical surface, extend a distance of 5,000 feet measured horizontally from the edge of the approach surface and at 90 degree angles to the extended runway centerlines.
17. *Tree:* Any object of natural growth.
18. *Utility Runway:* A runway that is constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximum gross weight and less.
19. *Visual Runway:* A runway intended solely for the operation of aircraft using visual approach procedures.

E. **Airport Zones.**

1. In order to carry out the provisions of this Subsection, there are hereby created and established certain zones which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they apply to Greenville-Spartanburg International Airport, Greenville Downtown Airport, and Donaldson Center. Such zones are shown on the official Greenville County Zoning Map that is on display in the Greenville County Planning Commission office. An area located in more than one of the following zones is considered to be only in the one with the more restrictive height limitations. The various zones are hereby established and defined as follows:
 - (a) *Utility Runway Visual Approach Zone.* The inner edge of this approach zone coincides with the width of the primary surface and is 250 feet wide for utility runways with only visual approaches and 500 feet wide for utility runways with a non-precision approach on the opposite end. The approach zone expands outward uniformly to a width of 1,250 feet at a horizontal distance of 5,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

- (b) *Runway Larger Than Utility Visual Approach Zone.* The inner edge of this approach zone coincides with the width of the primary surface and is 500 feet wide for such runways with a visual approach or non-precision approach on the opposite end and 1,000 feet wide for those with a precision approach on the opposite runway end. The approach zone expands outward uniformly to a width of 1,500 feet at a horizontal distance of 5,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.
- (c) *Precision Instrument Approach Zone.* The inner edge of this approach zone coincides with the width of the primary surface and is 1,000 feet wide. The approach zone expands outward uniformly to a width of 16,000 feet at a horizontal distance of 50,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.
- (d) *Transitional Zones.* The transitional zones are the areas beneath the transitional surfaces.
- (e) *Heliport Transitional Zones.* These zones extend outward from the sides of the primary surface and the heliport approach zones a horizontal distance of 250 feet from the primary surface centerline and the heliport approach zone centerline.
- (f) *Horizontal Zones.* The horizontal zone is established by swinging arcs of a given radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The radii of these arcs are as follows: 5,000 feet for all runways designated utility or visual, and 10,000 feet for all other runways. The radii of the arcs for each end of the runway shall be the same and consist of the longest radius determined for either runway end. When a 5,000 foot arc is encompassed by tangents connecting two adjacent 10,000-foot arcs, the 5,000 foot arc shall be disregarded. The horizontal zone does not include the approach and transitional zones.
- (g) *Conical Zone.* The conical zone is hereby established as the area that commences at the periphery of the horizontal zone and extends outward therefrom a horizontal distance of 4,000 feet. The conical zone does not include the precision instrument approach zones and the transitional zones.

F. Airport Zone Height Limitations.

1. Except as otherwise provided in this Ordinance, and with the exception of structures erected for aeronautical purposes, no structure shall be erected, altered, or maintained, and no tree shall be allowed to grow in any zone created by this Subsection to a height in excess of the applicable height limit herein established for such zone. Such applicable height limitations are hereby established for each of the zones in question as follows:

- (a) *Utility Runway Visual Approach Zone.* Slopes 20 feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 5,000 feet along the extended runway centerline.
- (b) *Runway Larger Than Utility Visual Approach Zone.* Slopes 20 feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 5,000 feet along the extended runway centerline.
- (c) *Precision Instrument Runway Approach Zone.* Slopes 50 feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline; thence slopes upward 40 feet horizontally for each foot vertically to an additional horizontal distance of 40,000 feet along the extended runway centerline.
- (d) *Heliport Approach Zone.* Slopes eight feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a distance of 4,000 feet along the heliport approach zone centerline.
- (e) *Transitional Zones.* Slope seven feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and approach surface, and extending to a height of 150 feet above the airport elevation, which is 963.8 feet MSL for GSP International Airport; 1,048 feet MSL for Greenville Downtown Airport; and 956.2 feet MSL for Donaldson Center. In addition to the foregoing, there are established height limits sloping seven feet outward for each foot upward beginning at the sides of and at the same elevation as the approach surface, and extending to where they intersect the conical surface. Where the precision instrument runway approach zone projects beyond the conical zone, there are established height limits sloping seven feet outward for each foot upward beginning at the sides of and the same elevation as the approach surface, and extending a horizontal distance of 5,000 feet measured at 90 degree angles to the extended runway centerline.
- (f) *Heliport Transitional Zones.* Slope two feet outward for each one foot upward beginning at the sides of and at the same elevation as the primary surface and the heliport approach zones and extending a distance of 250 feet measured horizontally from and at 90 degree angles to the primary surface centerline and heliport approach zones centerline.
- (g) *Horizontal Zone.* Established at 150 feet above the airport elevation or at a height of 1,113.8 feet MSL for GSP International Airport; 1,198 feet MSL for Greenville Downtown Airport; and 1,106.2 feet MSL for Donaldson Center.

- (h) *Conical Zone.* Slopes 20 feet outward for each one foot upward beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending to a height of 350 feet above the airport elevation.
- (i) *Excepted Height Limitations.* Nothing in this Subsection shall be construed as prohibiting the construction or maintenance of any structure, or growth of any tree to a height up to 50 feet above the surface.

G. **Use Restrictions.** Notwithstanding any other provisions of this Ordinance, no use may be made of land or water within any zone established by this Subsection in such a manner as to:

1. Create electrical interference with navigational signals or radio communication between the airport and aircraft;
2. Make it difficult for pilots to distinguish between airport lights and others;
3. Result in glare in the eyes of pilots using the airport;
4. Impair visibility in the vicinity of the airport;
5. Create bird strike hazards; or
6. Otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

H. **Nonconforming Uses.**⁸⁸

1. *Regulations Not Retroactive.* The regulations prescribed by this Subsection shall not be construed to require the removal, lowering, or other change or alteration of any structure or tree not conforming to the regulations as of the effective date of this Ordinance, or otherwise interfere with the continuance of nonconforming use. Nothing contained herein shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this Ordinance, and is diligently prosecuted.
2. *Marking and Lighting.* Notwithstanding the preceding provision of this Subsection, the owner of any existing nonconforming structure or tree is hereby required to permit the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the Greenville-Spartanburg Airport Commission, Greenville Downtown Airport Commission, or the Donaldson Center Airport Commission to indicate to the operators of aircraft in the vicinity of the airport the presence of such

⁸⁸ These provisions may be relocated to UDO Article 18: *Nonconformities & Vested Rights* (Module 3).

airport obstruction. Such markers and lights shall be installed, operated, and maintained at the expense of the respective Airport Commission.

I. **Permits.**

1. *Future Uses.* Except as specifically provided in (a), (b), and (c) hereunder, no material change shall be made in the use of land, no structure shall be erected or otherwise established in any zone hereby created unless a permit therefore shall have been applied for and granted. Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to be determined whether the resulting use or structure would conform to the regulations herein prescribed. If such determination is in the affirmative, the permit shall be granted. No permit for a use inconsistent with the provisions of this Subsection shall be granted unless a variance has been approved.
 - (a) In the area lying within the limits of the horizontal zone and conical zone, no permit shall be required for any structure less than 75 feet of vertical height above the ground, except when, because of terrain, land contour, or topographic features, such structure would extend above the height limits prescribed for such zones.
 - (b) In areas lying within the limits of the approach zones, but at a horizontal distance of not less than 4,200 feet from each end of the runway, no permit shall be required for any structure less than 75 feet of vertical height above the ground, except when such structure would extend above the height limit prescribed for such approach zones.
 - (c) In the areas lying within the limits of the transition zones beyond the perimeter of the horizontal zone, no permit shall be required for any structure less than 75 feet of vertical height above the ground, except when such structure, because of terrain, land contour, or topographic features, would extend above the height limit prescribed for such transition zones.
 - (d) Nothing contained in any of the foregoing exceptions shall be construed as permitting or intending to permit any construction, or alteration of any structure in excess of any of the height limits established by this Ordinance except as set forth in Paragraph F: *Airport Zone Height Limitations.*, above.
2. *Existing Uses.* No permit shall be granted that would allow the establishment or creation of an obstruction or permit a nonconforming use or structure to become a greater hazard to air navigation than it was on the effective date of this Subsection or any amendments thereto or than it is when the application for a permit is made. Except as indicated, all applications for such a permit shall be granted.

3. *Nonconforming Uses Abandoned or Destroyed.* Whenever the Zoning Administrator determines that a nonconforming structure has been abandoned or more than 80% torn-down, physically deteriorated or decayed, no permit shall be granted that would allow such structure to exceed the applicable height limit or otherwise deviate from the zoning regulations.
4. *Variances.*
 - (a) Any person desiring to erect or increase the height of any structure or use property, not in accordance with the regulations prescribed in this Subsection, may apply to the Board of Zoning Appeals for a variance from such regulations.
 - (b) The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations will result in unnecessary hardship and relief granted, will not be contrary to the public interest, will not create a hazard to air navigation, will do substantial justice, and will be in accordance with the spirit of this Subsection.
 - (c) Additionally, no application for a variance to the requirements of this Subsection may be considered by the Board of Zoning Appeals unless a copy of this application has been furnished to the relative Airport Commission for advice as to the aeronautical effects of the variance. If the Airport Commission does not respond to the application within 15 days after receipt, the Board of Zoning Appeals may act on its own to grant or deny said application.
5. *Obstruction Marking and Lighting.* All objects penetrating the plane 50 feet beneath the following imaginary surface shall be lighted:
 - (a) An approach surface having a 50:1 slope originating 200 feet beyond the end of an existing or proposed runway, which has a width of 1,000 feet, expanding uniformly for 10,000 feet to a width of 4,000 feet, thence becoming a 40:1 slope expanding uniformly for a distance of 40,000 feet to a width of 16,000 feet, or for such a distance that the imaginary surface is more than 200 feet above all terrain.
 - (b) Otherwise, all objects must be marked and lighted in accordance with [Federal Aviation Administration Advisory Circular 70/7460-1M](#), as amended from time-to-time.
 - (c) Any permit or variance granted may, if such action is deemed advisable to effectuate the purpose of this Subsection and be reasonable in the circumstances, be so conditioned as to require the owner of the structure in

question to install, operate, maintain, at the owner=s expense, such markings and lights as may be necessary. If deemed proper by the Board of Zoning Appeals this condition may be modified to require the owner to permit the Airport Commission, at its own expense, to install, operate, and maintain the necessary markings and lights.

6. *Notification.* All such persons proposing the construction of objects, whether of a temporary or permanent nature within 20,000 feet of a public use airport and the height of which penetrates a slope of 100:1 from the nearest point of the nearest runway, shall submit a copy of [FAA Form 7460-1: Notice of Proposed Construction or Alteration](#) to the affected airport for review. Said airport shall have 10 business days to make any comments.

J. Airport Zones Relating to Noise Restrictions.

1. As noted in Paragraph B: *Purpose.*, above, one of the intentions of the AP-O regulations is to encourage development that is compatible with airport use characteristics. Noise resulting from aircraft operations is the airport use characteristic that most affects surrounding development.
2. Relating the zoning format to noise criteria is difficult because two land uses which might otherwise be compatible in a specific zoning category may each be affected differently by airport noise. For example, general commercial zoning may be compatible with airport noise. However, theaters (a commercial use) would need special protection at least to the extent that they were notified of potential incompatible noise characteristics on a proposed site prior to their construction.
3. Supplementary regulations contained in this Subsection facilitate notification of potential incompatible uses (as a result of aircraft noise) without undue restriction of the establishment of retail uses lists the criteria for evaluating and regulating development around the airport. Sensitive areas surrounding Greenville Downtown Airport and Donaldson Center are divided into Zones I through III. Zone I is the most restrictive. The [Airport Environs Map](#) delineates the location and area of each of the zones around the airport.
4. Greenville-Spartanburg International Airport is surrounded by an Airport Environs Area, which prohibits certain future land uses. This area is delineated on the Official Zoning Map of Greenville County. The land uses allowed within the Environs Area are stated in the [Greenville-Spartanburg Airport Environs Area Zoning Ordinance](#), which is on file with the Airport Environs Planning Commission and the Greenville-Spartanburg Airport Commission.

K. Airport Zoning Related to Sanitary Landfill Location.

1. Various studies and observations have resulted in the conclusion that sanitary landfills attract birds, and that birds in the vicinity of airports create potential hazards to aircraft operations (see [FAA Advisory Circular 150/5200-33C](#))⁸⁹. Aircraft accidents have resulted when aircraft collided with low-flying birds, particularly during takeoff and landing.
2. In order to prevent such an occurrence in Greenville, the following regulations shall apply with regard to location of landfills:
 - (a) No landfill shall be located within 10,000 feet from a runway of any airport.
 - (b) Landfills located further than 10,000 feet, but within five miles of a runway of any airport will be reviewed on a case-by-case basis by the respective Airport Commission staff, who may in turn contact the Bird Hazard Group and the Federal Aviation Administration. If in the opinion of the Airport Commission staff, the landfill poses a threat to safe aircraft operations, then the landfill shall be considered an incompatible land use.

⁸⁹ The cross-reference in the current code is “FAA order SO 5200.5,” but it appears the correct cross-reference is to FAA Advisory Circular 150/5200-33C: *Hazardous Wildlife Attractants on or near Airports*.

2.5.3 HISTORIC PRESERVATION OVERLAY (HP-O)⁹⁰

- A. **Purpose.**⁹¹ It is the intent of this Subsection to ensure, insofar as possible, that buildings or structures, objects, and sites designated as historic are in harmony with the architectural and historical characteristics of the County.
- B. **Applicability.** The HP-O applies to all lots that contain a structure designated as historic by the Historic Preservation Commission (see **Subsection 16.13: Designation of Historic Properties**).
- C. **Design Guidelines.**
1. When considering an application for a Certificate of Appropriateness for new construction, alteration, repair or restoration, the Historic Preservation Commission shall use the U.S. Secretary of the Interior’s Standards for Rehabilitation as guidelines in making its decisions.
 2. In addition, the Historic Preservation Commission may adopt more specific guidelines for local historic districts and local historic buildings.
 3. These guidelines serve as the basis for determining the approval with modifications or denial of an application. The Secretary’s Standards for Rehabilitation are:
 - (a) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - (b) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterized a property shall be avoided.
 - (c) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 - (d) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

⁹⁰ This Subsection carries forward the design guidelines in ZO Section 8:7.3. Other HP-O provisions will be relocated to UDO Subsection 15.12: *Designation of Historic Properties*, UDO Subsection 15.13: *Certificate of Appropriateness*, and UDO Section 17.6: *Historic Preservation Commission*.

⁹¹ Carries forward the first sentence of ZO Section 8:7.3-1. The remainder of ZO Section 8:7.3-1 will be relocated to UDO Subsection 15.13: *Certificate of Appropriateness*.

- (e) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize property shall be preserved.
- (f) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature(s) shall match the old in design, color, texture, and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, pictorial, or physical evidence.
- (g) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- (h) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (i) New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (j) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

2.5.4 MILL VILLAGE OVERLAY (MV-O)⁹²

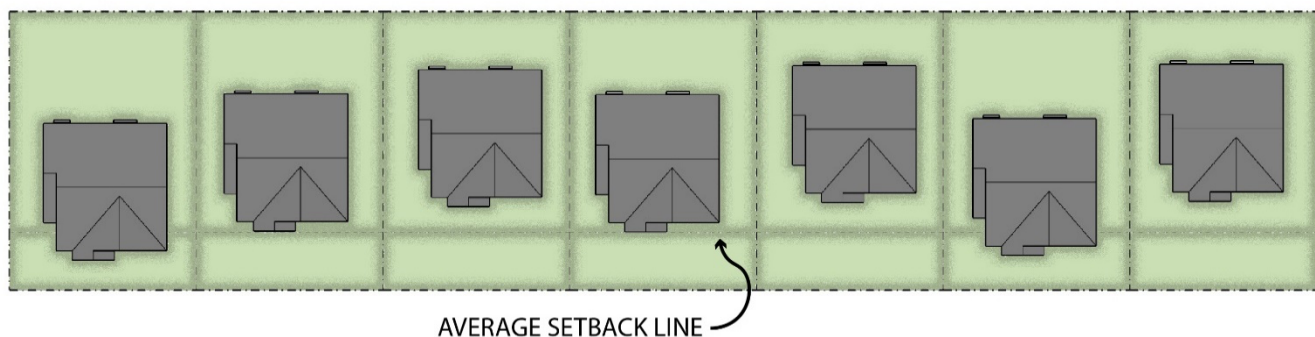
A. **Purpose.** The Mill Village Overlay District:

1. Is established to preserve the character of Greenville County’s historic textile mill villages. The mill villages predominantly feature ~~single-family and multi-family~~detached house dwellings and the recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area, as well as conveniently located commercial uses that provide employment and access to goods and services;
2. Is intended to implement the traditional character areas proposed by the comprehensive plan;
3. Is intended to promote development density that is higher than in suburban neighborhoods, as less space is dedicated to vehicular circulation and storage. Homes may be similar in size to those in suburban communities but have smaller private yards and greater reliance on shared public spaces for outdoor living;
4. Is intended to promote walking and bicycling by connecting residential areas with and to each other and to destinations, such as schools, parks, shopping, and libraries;
5. Is intended to promote revitalization through the infill of vacant parcels that is consistent with the scale and use of buildings in the immediate area;
6. Is intended to promote revitalization through the adaptive reuse of existing structures that contribute to the character of the community but may not be appropriately treated under the established regulations for the base zoning districts;
7. Is intended to preserve the walkable, mixed-use pedestrian environment that the vertical integration of uses within close proximity and small block structure creates;
8. Is intended to preserve the character of areas that consist predominantly of ~~single-family~~detached house dwellings;
9. Is generally appropriate in areas designated as Traditional Neighborhood, Neighborhood Business, and Mixed Use Corridor on the Comprehensive Plan Future Land Use Map; and
10. May be appropriate in areas designated as Transitional Corridor on the Comprehensive Plan Future Land Use Map.

⁹² This new overlay district is intended to promote the revitalization of historic mill villages. *Plan Greenville County* notes “[m]ill villages are essential to the heritage of the county. There is a need to continue to preserve and enhance them as part of the county’s identity” (p. 52).

- B. **Applicability.** This Subsection applies to all lots within the MV-O boundaries, except lots with a base zoning of I-1 or I-2.
- C. **Permitted, Conditional, and Special Exception Uses.** The uses for the Mill Village Overlay District will conform with the underlying base or review zoning district as provided in **Article 3: Use Regulations**, except that corner stores are a conditional use in the MV-O in any underlying base district.
- D. **Dimensional Standards.**
1. *Generally.* Table 2.5.4-1: *MV-O Dimensional Standards* establishes dimensional standards for the Mill Village Overlay District based on the type of land use (residential dwelling type, mixed use building, or non-residential use or structure).
 2. *Established Front Setbacks.* Except as specified in Paragraph E: *Non-Residential Setbacks and Façades*, below, new principal buildings on existing lots must be built so that the front façade is in keeping with the established setback for the street.
 - (a) Established setback means the average setback of one of the buildings on a lot adjacent to the new building, or as established by three or more buildings within the MV-O and within 300 feet on each side of the lot along the same side of the street, as illustrated in Figure 2.5.4-1: *Established Building Setback*.
 - (b) If an established setback cannot be calculated because there are not a sufficient number of existing buildings, then the front setback will be the standard front setback for the base zoning district.

Figure 2.5.4-1: Established Building Setback



3. *Setbacks for Buildings on Subdivided Lots.* The setback for new buildings that are proposed on lots that have been subdivided since the adoption date of this Ordinance must comply with the standards for the underlying base or review zoning district, as applicable.

Table 2.5.4-1: MV-O Dimensional Standards

	Dwelling Type				Mixed Use Buildings and Non-Residential Uses & Structures
	Single-Family Detached House	Single-Family Attached Townhouse	Duplex, Triplex, Quadplex	Multi-Family Multiplex	
Front Setback (min)	Based on Established Setback (See Paragraph D.2. or Paragraph E., as applicable)				
Side Setback, Interior Lot (min)	5 ft	0 ft / 10 ft ¹	5 ft	20 ft	See Paragraph E.
Side Setback, Corner Lot (min)	20 ft	20 ft	20 ft	20 ft	20 ft
Lot Coverage (max)	40%	75%	40%	75%	75%
Height (max)	35 ft	35 ft	35 ft	45 ft	45 ft

Key: min = minimum required | max = maximum allowed | ft = feet

¹ The minimum setback between individual townhouse dwelling units is 0 ft. The minimum setback between an end townhouse unit and its side lot line is 10 ft.

E. **Non-Residential Setbacks and Façades.**⁹³ In order to promote a building style consistent with historic neighborhood commercial areas, to protect the viability of existing historic structures that embody this character, and to promote pedestrian interest and access, non-residential setbacks may be adjusted in conjunction with façade design enhancements.

~~1.~~ *Transparency Zones and Pedestrian-Oriented Entry Requirements.*

~~2.1.~~ For non-residential uses on properties zoned C-N, C-1, C-2, C-3, and OD, the minimum front setback may be reduced to less than 25 feet, if public-facing façades include a transparency zone and pedestrian-oriented primary entry per Table 2.5.4-2: *Transparency Zone & Pedestrian-Oriented Entry Requirements.*

⁹³ These standards from the Taylors Main Street Overlay are proposed to apply in the MV-O as well. This Paragraph carries forward ZO Subsection 8:11.4: *Non-Residential Setbacks and Façades* except Paragraph 4 (related to buffers for review districts) and Paragraph 6 which is redundant to UDO Subsection 1.6: *Relationship to Other Regulations*. These standards are proposed to also apply in the RU-V, C-N, and MV-O Districts. Since the standards are generally the same in each district, they may be consolidated into a single section in this Article 2, or may be relocated to Article 9: *Building Design* (Module 2). For this Module 1 draft, the standards are included in each district in order to receive feedback on the appropriateness of the standards for each district.

~~(1) Transparency refers to the use of clear, non-mirrored glass windows, doors, and other architectural elements that are fundamentally see-through.~~

~~(2) Frosted, heavily tinted, and other semi-opaque glass materials shall not satisfy transparency zone requirements.~~

~~(b)~~(a) Figure 2.5.4-1: *Transparency Zone Examples* illustrates examples of these requirements.

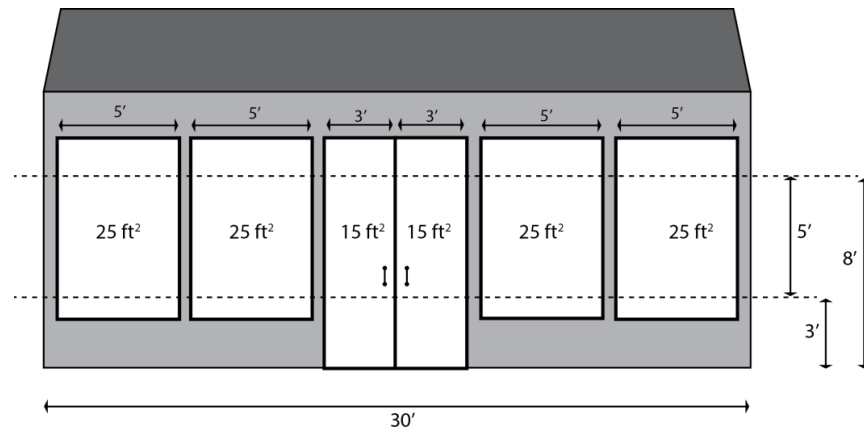
~~(c)~~(b) As specified in Table 2.5.4-2: *Transparency Zone & Pedestrian-Oriented Entry Requirements*, all non-residential uses with a setback less than 25 feet shall include pedestrian facilities (walkway, at a minimum) that connect the front-facing entry to an existing or planned sidewalk. Where a sidewalk does not exist, pedestrian facilities shall extend to the right-of-way boundary.

Table 2.5.4-2: Transparency Zone & Pedestrian-Oriented Entry Requirements

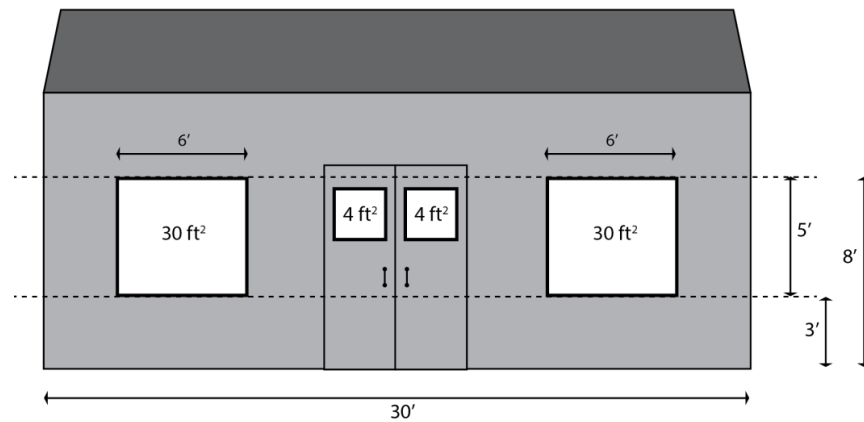
Front Setback	Transparency Zone Requirements (min)
0 ft to 9.99 ft	At least 70% of public facing façade surface area between 3 and 8 vertical feet from grade shall be transparent. Primary pedestrian-oriented entry required. SCDOT approval is required for setbacks less than 10 feet.
10 to 24.99 ft	At least 40% of public facing façade surface area between 3 and 8 vertical feet from grade shall be transparent. Primary pedestrian-oriented entry required.
25 ft and greater	No transparency required. No additional entry requirements.

Key: min – minimum required | ft = feet

Figure 2.5.4-1: Transparency Zone Examples



Transparency Zone: 150 ft²
Percent Transparent: 87% (130 ft²)



Transparency Zone: 150 ft²
Percent Transparent: 45% (68 ft²)

3.2. Side Setbacks. For non-residential uses on lots zoned C-N, C-1, C-2, C-3, and OD, minimum side setbacks shall not apply, except where lots abut residential uses or districts. In these cases, the side setbacks specified by the underlying base or review district apply.

4.3. Front-Facing Façades.

- (a) For front-facing façades of non-residential structures containing multiple contiguous units with discrete entries, no more than three contiguous units may utilize identical architectural elements.
- (b) Acceptable variations in architectural elements may include design of entryway, location of window(s) and door(s), shape/slope of roofline, and architectural siding.

- (c) Additional variations are encouraged, such as signage, lighting, canopies/awnings, and landscaping.

F. **Design Standards for Residential Buildings.** Residential buildings in the Mill Village Overlay District shall reflect the traditional neighborhood character of the surrounding area. In particular, new residential buildings must feature the following design characteristics:

1. *Front Windows.* Windows must cover at least 15% of the surface area of the façade on the principal street frontage.
2. *Garages.* Garages shall either be detached or shall face the side or rear lot line.
 - (a) A detached garage must be located in the side yard or rear yard. The front of a detached garage must be set back at least 20 feet from the front façade of the building.
 - (b) An attached garage wall may not be closer to the principal street than the front of the principal façade.
3. *Manufactured Homes.* Manufactured homes shall comply with the use conditions specified in Section 4.3: *Manufactured Homes*, except that they may be oriented with the short axis of the home parallel to the street if:
 - (a) The manufactured home is being installed in a new or existing subdivision where other manufactured homes with a perpendicular placement are or will be located;
 - (b) The front entry includes a covered porch; and
 - (c) The pitch of the roof has a minimum vertical rise of 2.5 feet for every 12 feet of horizontal run roof pitch.

G. **Design Standards for Mixed Use and ~~Multi-Family~~Multiplex Uses.** The following connectivity, use, and site design standards apply to all proposed mixed-use and ~~multi-family~~multiplex buildings and apartment complexes in the Mill Village Overlay District with a cumulative floor area larger than 10,000 square feet.

1. *Mixed-Use Development for Adaptive Reuse.* The redevelopment of any existing building that will include ~~multi-family~~multiplex residential use must allocate 10% of the floor area to office, retail, and other commercial use, and these uses must be located in areas that are open to the general public.
2. *Access and Circulation.* A proposed development shall provide multiple direct connections in its pedestrian and vehicular circulation system to public streets and sidewalks and to and between local destinations, such as parks, schools, and shopping.

3. *Public Access.* A proposed development that includes office, retail, or mixed-use shall provide unrestricted public access from a public street or sidewalk to the principal entrance of the building during the hours of operation. Gated entrances from a public street into the development are prohibited. However, a development may provide fenced and gated parking areas for tenants and residents.

H. **Adaptive Reuse of Existing Buildings.**

1. *Purpose.* The incentives in this Paragraph H are intended to encourage reinvestment in established neighborhoods, promote neighborhood preservation, and revitalize historic mill villages.
2. *Applicability.* The incentives specified in this Paragraph H are available for the adaptive reuse of an existing building located in the MV-O, if the building:
 - (a) Has been vacant for at least 2 years; or
 - (b) Was constructed at least 50 years before the effective date of this UDO; or
 - (c) Is vacant, uninhabitable, and hazardous to persons and property because of its physical condition; or
 - (d) Has been declared a public nuisance by the County Council.
3. *Standards.* In order to qualify for the regulatory incentives established in Paragraph H.4., below, an adaptive reuse must comply with all of the following:
 - (a) The rehabilitation retains the existing bulk, height, and lot configurations of the existing structure and lot;
 - (b) The street facing façade(s) maintains at least the existing percentage of windows and entryways after the building is rehabilitated; and
 - (c) The rehabilitation fully complies with current Fire and Building Code requirements.
4. *Incentives.*⁹⁴ An adaptive reuse qualifies for the following incentives:
 - (a) An existing building that does not meet the setback requirements specified in Table 2.5.4-1: *MV-O Dimensional Standards* may maintain its existing setbacks. Any new additions to the building shall not encroach further into a setback than the existing building.

⁹⁴ The County could also consider reduced minimum parking requirements or other incentives for adaptive reuse projects.

- (b) A building the encroaches over one or more property lines may remain if an appropriate legal instrument that allows the building to remain in its current location is executed by all property owners and recorded with the Greenville County Register of Deeds.

I. Affordable Housing Incentives.

- 1. Purpose. The purposes of these incentives are to:
 - (a) Promote a diversity of housing stock; and
 - (b) Encourage the provision of housing that is affordable to all economic levels of residents and meets the needs of the County's diversifying population.
- 2. Applicability. The incentives specified in Paragraph I.4 are available for any development in the MV-O that provides at least 20% of the total number of dwelling units in the development as affordable dwelling units as defined in Paragraph I.3, below.
- 3. Affordable Dwelling Units Defined.
 - (a) Rental Units.
 - (1) Affordable rental dwelling units are renter-occupied units where the monthly rental rate plus the cost of all major utilities (excluding telephone, cable or satellite television, and internet service) does not exceed the Fair Market Rent (FMR) for the Greenville-Mauldin-Easley, SC HUD Metro FMR Area, as published annually by the U.S. Department of Housing and Urban Development and adjusted for the number of bedrooms in the dwelling unit.
 - (2) Affordable rental dwelling units are occupied by households earning up to 60% of the Median Family Income (MFI) for the Greenville-Mauldin-Easley, SC HUD Metro FMR Area, as published annually by the U.S. Department of Housing and Urban Development and adjusted for household size.
 - (b) Homeownership Units.
 - (1) Affordable homeownership dwelling units are owner-occupied units where the monthly mortgage payment (including principal, interest, property taxes, homeowners insurance, private mortgage insurance, and

property owners' association fees) does not exceed 30% of the owner household's gross monthly income.⁹⁵

(2) Affordable homeownership dwelling units are occupied by households earning up to 80% of the Median Family Income (MFI) for the Greenville-Mauldin-Easley, SC HUD Metro FMR Area, as published annually by the U.S. Department of Housing and Urban Development and adjusted for household size.

4. Incentives. The following incentives are available for developments that provide at least 20% of the total dwelling units in the development as affordable units as defined in Paragraph 1.3, above:

(a) Building Height Increase. The maximum height for any building containing affordable dwelling units is 55 feet.

(b) Density Bonus.

(1) The maximum density specified for the proposed dwelling type in the applicable base district (see Section 2.3: Base Districts) may be increased by up to 20%.

(2) If the base district does not specify maximum density for the proposed dwelling type, then the dwellings must be constructed as part of an open space subdivision (see Section 11.8: Open Space Residential Subdivisions). In such cases, the maximum density specified in Table 11.8.2-1: Maximum Density in Open Space Subdivisions may be increased by up to 20%.

5. Term of Affordability.

(a) Affordable dwelling units shall be limited by deed restriction to remain affordable, as defined Paragraph 1.3, above, for a period of at least 30 years after issuance of the certificate of occupancy.

(b) Prior to the issuance of a building permit for any portion of the development, the owner shall submit a copy of the executed deed restrictions to the Zoning Administrator.

6. Initial Eligibility Determination.⁹⁶

⁹⁵ Thirty percent is a typical "rule of thumb" for determining whether housing is affordable to a particular household.

⁹⁶ The County could also consider partnering with a local non-profit to make this initial eligibility determination. This may be helpful for developers, particularly those with limited experience constructing deed restricted affordable units. The County

- (a) Prospective tenants and buyers of new affordable units shall be screened and determined eligible by the developer, or their designee, prior to occupancy.
 - (b) Prior to occupancy of a new affordable rental unit, the developer or their designee shall submit a notarized affidavit to the Zoning Administrator that sets forth the monthly rent amount and verifies the unit will be occupied by a household qualified pursuant to the requirements of Paragraph I.3.
 - (c) Prior to closing on a new affordable homeownership unit, the developer or their designee shall submit a notarized affidavit to the Zoning Administrator that sets forth the monthly mortgage amount and verifies the unit will be occupied by a household qualified pursuant to the requirements of Paragraph I.3.
7. *Long-Term Monitoring of Rental Units.*⁹⁷ The owner of a development containing affordable rental dwelling units shall annually submit a report to the Zoning Administrator documenting compliance with the provisions of this Paragraph I.
8. *Resale of Homeownership Units*⁹⁸
- (a) Resale of affordable homeownership units shall be limited by deed restriction to the original sales price, adjusted for inflation, and to a purchaser eligible, as defined Paragraph I.3, for the duration of the deed restrictions. The increase permitted for inflation shall be based upon the increase in the Consumer Price Index (CPI).
 - (b) The deed restrictions shall require notice to the Zoning Administrator prior to any conveyance of the affordable homeownership unit and verification that the purchaser is qualified pursuant to the requirements of Paragraph I.3.

may consider requiring more extensive documentation than simply a notarized affidavit, such as paystubs, tax returns, and/or mortgage-related documents.

⁹⁷ The County could consider partnering with a local non-profit organization to conduct annual monitoring of affordable rental units, as well as implementing an annual fee to cover costs associated with monitoring.

⁹⁸ The County could consider partnering with a local non-profit organization to conduct this long-term monitoring. In this case, the deed restrictions would require notice to the non-profit rather than the Zoning Administrator. The County could also consider implementing a fee to cover costs associated with monitoring.

2.5.5 SCUFFLETOWN RURAL CONSERVATION OVERLAY DISTRICT (SRC-O)⁹⁹

- A. **Purpose.** The Scuffletown Rural Conservation Overlay District is established to:
1. Provide for residential development that supports the development goals of the *Scuffletown Area Plan*;
 2. Preserve open space and natural resources, including those areas containing unique and sensitive features such as steep slopes, streams, wetlands, and floodplains;
 3. Preserve the predominantly rural character of the area by maintaining and protecting the rural landscape, including large estate lots, farmland, natural rolling topography, significant tree coverage, and scenic views by minimizing views of new development from existing roads;
 4. To preserve and maintain historic and archaeological sites and structures that serve as significant reminders of the County's cultural and architectural history;
 5. To provide for active and passive recreational needs of County residents;
 6. To provide greater efficiency in the location of services and infrastructure by reducing road length, utility runs, and the amount of paving for development; and provide connectivity of subdivisions to existing and proposed street network;
 7. To create an interconnected network of open space that supports wildlife habitat and corridors; and
 8. To minimize the impacts of development on flooding and water quality.
- B. **Applicability.** The SRC-O includes the areas identified in the *Scuffletown Area Plan*. The SRC-O boundaries are depicted on the Official Zoning Map.
- C. **New Major Subdivisions.**
1. Conservation Subdivision Design is required for all new Major Subdivisions within the SRC-O. Existing Planned Development Districts [see Subsection 2.4.5: *Planned Development District (PD)*] within the SRC-O approved at the date of adoption are exempt from this requirement.
 2. All residential subdivisions shall comply with the requirements and standards specified herein and in all respects with other applicable codes and ordinances to the extent that

⁹⁹ This Subsection carries forward ZO Section 8:9 with minor revisions for readability. This Subsection may be revised to simply cross-reference UDO Article 10: *Subdivision Design*, which will include requirements for Conservation Subdivision and Rural Estate Lot Subdivisions (Module 2).

they are not in conflict with these provisions. Where these standards conflict with the other sections of this Ordinance, these standards shall apply.

3. Authorization to develop a tract in a conventional manner, without open space, rather than utilizing Conservation Subdivision Design, may be granted as a conditional use pursuant to Paragraph E: *Rural Estate Lot Development Option*.

D. Conservation Subdivision Design Standards.¹⁰⁰

1. *Minimum Area.*
 - (a) The minimum pre-developed area or tract size of a Conservation Subdivision is eight acres.
 - (b) The minimum pre-developed area shall consist of contiguous parcels, not divided by an existing public or private road or a recreational or navigable body of water.
2. *Minimum Lot Area.* Minimum lot area for lots within a Conservation Subdivision is 6,000 square feet.
3. *Setbacks.¹⁰¹* Minimum front, side, and rear setbacks are established by the lot's underlying zoning district.
4. *Density (Lots per Acre).*
 - (a) The maximum gross density (number of lots allowed per acre) is established by the lot's underlying zoning district. The lot density calculation is based on total gross acreage of the parent tract or parcel, excluding any utility right-of-way.
 - (b) Pre-developed parcels used to calculate lot density must be contiguous. In instances where pre-developed parcels are noncontiguous or a parent tract is separated by a road, the lot density and required open space will be calculated separately based on the gross acreage of each tract or noncontiguous parcel. Density may not be transferred to noncontiguous parcels of land or tracts separated by a road.
5. *Open Space Requirement.*
 - (a) At least 50% of land area of the total acreage to be subdivided, including developable and undevelopable land, shall be set aside as protected open space

¹⁰⁰ This Subsection may be revised to simply cross-reference UDO Article ~~1011~~: *Subdivisions Design & Group Developments*, which will include requirements for Conservation Subdivisions (Module 2).

¹⁰¹ Carries forward ZO Subsection 8:9.3-3, but relocates the prohibition of buildings in buffers to Paragraph D.9.

for natural habitat preservation, passive recreation, and/or conservation for agriculture.

- (b) Designated open space shall be contiguous with open space uses on adjacent parcels in order to provide large uninterrupted expanses of open space.
- (c) All open space areas shall have a minimum of one primary access point from an internal subdivision road. Additional secondary access points are encouraged.
 - (1) The primary access points shall not be less than 20 feet in width.
 - (2) Additional secondary access points shall not be less than 6 feet in width.
 - (3) Primary and secondary access points to open space shall be shown as part of the open space and shall not be part of an individual lot nor shall it be an easement.
- (d) Land dedicated for required open space may include:
 - (1) Recreational lakes or ponds;
 - (2) Required buffers;
 - ~~(3) —Septic drain fields that are part of a community wastewater collection and treatment system; and~~
 - ~~(4)~~(3) Wetlands and floodplains, which may constitute up to 50% of required open space.
- (e) Land dedicated for required open space shall not include:
 - (1) Rights-of-way of high-tension electrical transmission lines, oil lines, or natural gas lines;
 - (2) Rights-of-way of existing and proposed streets;
 - (3) Uses such as community swimming pool(s), clubhouses, and similar uses; and
 - (4) Fenced detention or retention areas used for stormwater management.

6. *Open Space Network.*

- (a) Land dedicated as open space shall be of meaningful proportions and dimensions so as to be consistent with the purpose and intent of this Subsection.

- (b) Open space shall be physically connected, whenever possible, to the larger Scuffletown Area open space system outlined in the *Scuffletown Area Plan* and configured to create and maintain interconnected networks of conservation lands.

7. *Open Space Ownership and Management.*

- (a) The developer or subdivider shall select the land dedicated for open space and type of ownership.
- (b) Ownership of the designated open space may be held by:
 - (1) Non-profit or quasi-public organizations committed to the protection and conservation of open space, subject to their acceptance;
 - (2) Homeowners Associations or cooperative associations or organizations;
 - (3) Shared, undivided interest by all property owners within the subdivision;
or
 - (4) Public jurisdictions or agencies, subject to their acceptance.

8. *Maintenance of Open Space.*

- (a) Designated open space shall be maintained in a natural condition, but may be modified to improve appearance, functioning or overall condition.
- (b) Normal maintenance and the removal of dead or fallen trees is permitted and recommended.
- (c) The cost and responsibility of maintaining open space and any facilities located thereon shall be borne by the property owner and/or homeowners association.
- (d) Permitted modifications of open space may include:
 - (1) Reforestation and forest management;
 - (2) Pasture or cropland management;
 - (3) Landscaping to enhance appearance and screening;
 - (4) Stream bank protection;
 - (5) Passive recreation such as trails, picnic areas, and common greens.

9. *Screening and Buffers.*

- (a) A minimum 50-foot buffer shall be provided along the perimeter of the development. Within the 50-foot buffer, existing vegetation shall not be clear-cut and existing significant trees shall be preserved.
- (b) Buildings shall not be erected within the required buffer yard areas.¹⁰²
- (c) In those areas where existing landscape does not create a visual screen between the development and adjoining road frontages, a landscape screen at least six feet in height shall be provided.
 - (1) Screening shall consist of evergreen plant material at least six feet in height at time of planting, and capable of forming a continuous screen.
 - (2) Screening plant material shall not be placed within 25 feet of the road right-of-way and shall be arranged in an informal manner.
- (d) Berms, privacy fences, and walls shall not be utilized to meet the screening requirements and are not permitted within the required buffer area.
- (e) The 50-foot buffer provided along the existing road frontage adjoining the subdivision shall be designated as open space or common area. Permitted activities and development within the road frontage buffer are as follows:
 - (1) Street or driveway access;
 - (2) Walkways, paths, trails, and other elements associated with passive recreation or the provision for continuous pedestrian and bicycle connections between adjoining properties;
 - (3) Entrance features and signage to the extent permitted by other applicable regulations; and
 - (4) Clearing for sight distances as required for reasonable traffic safety.

E. Rural Estate Lot Development Option.¹⁰³

1. Applicability.

- (a) Rural Estate Lot Development may be approved as a conditional use, if the applicant:

¹⁰² Relocated from Paragraph D.3.

¹⁰³ This Subsection may be revised to simply cross-reference UDO Article 10: *Subdivision Design*, which may include requirements for Rural Estate Lot Subdivisions (Module 2).

- (1) Demonstrates compliance with the standards and criteria contained in this Subsection; and
 - (2) Establishes that a Rural Estate Lot Development, setting aside little or no open space for permanent protection, would preserve environmental resources, natural and scenic features, and historic resources to a degree equal to or greater than development utilizing open space design principles.
- (b) The applicant may be required to protect such features, sites, and resources from further development with appropriate covenants or easements running with the land.
2. *Minimum Lot Area and Setbacks.*¹⁰⁴ Table 2.5.5-1: *Minimum Lot Area & Setbacks for Rural Estate Lots* establishes minimum lot area and setbacks for lots created as part of a Rural Estate Lot Development, based on whether the development is a minor or major subdivision (see [Article 11: Subdivisions Design & Group Developments](#)).
 3. *Minimum Driveway Separation for Minor Subdivision Lots.* In addition to SCDOT or County requirements (see [Article 12: Access & Connectivity](#)), the minimum separation between private residential driveways is 400 feet.

Table 2.5.5-1: Minimum Lot Area & Setbacks for Rural Estate Lots		
	Minor Subdivision	Major Subdivision
Lot Area (min) ¹	4 ac	4 ac
Front Setback (min)	150 ft	75 ft
Side Setback (min)	50 ft	50 ft
Rear Setback (min)	25 ft	25 ft

Key: min = minimum required | ac = acres | ft = feet | n/a = not applicable

¹ Family Subdivisions are exempt from the SRC-O minimum lot area requirement.

F. Stream Protection Buffer.¹⁰⁵

1. *Stream Buffer Area.*

¹⁰⁴ Carries forward and consolidates ZO Subsections 8:9.4-3 *Rural Estate Lot Subdivision with New Roads (Major Subdivisions)* and 8:9.4-4 *Rural Estate Lot Subdivision on Existing Roads (Minor Subdivisions)*.

¹⁰⁵ These provisions may be revised or relocated following development of UDO Article 6: *Tree Preservation, Buffers, & Screening*.

- (a) A minimum 50-foot buffer as measured from the stream bank shall be established along each side of all blue line streams draining 50 acres or more and shall be included in a development's required open space where applicable.
 - (b) Within this buffer the existing vegetation shall not be cleared or disturbed. Grading, stripping of topsoil, plowing, cultivating filling or storage of materials and machinery are prohibited within the buffer.
2. *Buffer Management.* The following structures and activities, if approved by Greenville County and/or the State of South Carolina, as applicable, are permitted within the stream buffer:
- (1) Road crossings, bridges, trails, ~~storm water management facilities,~~ and utilities;
 - (2) Stream restoration projects;
 - (3) Scientific studies, including water quality monitoring and stream gauging;
 - (4) Horticultural practices, including thinning and planting, may be used to maintain health of individual trees; and
 - (5) Removal of hazard trees and invasive species.

G. Rural Scenic Road Buffer.¹⁰⁶

- 1. *Applicability.*
 - (a) Major Subdivisions within the Scuffletown Rural Conservation District that adjoin a designated Rural Scenic Road shall provide a road buffer.
 - (b) The following roads are designated as Rural Scenic Roads and are subject to the provisions of this Paragraph G:
 - (1) Jonesville Road;
 - (2) Scuffletown Road;
 - (3) Lee Vaughn Road;
 - (4) East Georgia Road;

¹⁰⁶ These provisions may be revised or relocated following development of UDO Article 6: ~~Tree Preservation, Buffers, & Screening.~~

- (5) Bethany Road;
- (6) Jones Mill Road;
- (7) Hunter Road; and
- (8) League Road.

2. *Buffer Requirements.*

- (a) A buffer with a minimum width of 150 feet shall be provided between any lot of a Major Subdivision and the right-of-way of any designated Rural Scenic Road. Within this buffer area there should be minimal disturbance of existing trees.
- (b) The required buffer shall be designated as open space or common area.

3. *Screening.*

- (a) In those areas where existing landscape does not create the desired visual screen between the road and development, a landscape screen, at least six feet in height shall be provided.
- (b) Screening plant material shall not be placed within 25 feet of the road right-of-way and shall be arranged in an informal manner.
- (c) Berms, privacy fences, and walls shall not be utilized to meet the screening requirement and are not permitted within the required buffer area.

4. *Buffer Management.*

- (a) Horticultural practices, including thinning and planting, may be used to maintain health of individual trees. Hazard trees and invasive species in the buffer may be removed.
- (b) Forest management and timber cutting techniques approved by Greenville County and the State of South Carolina may be undertaken within the buffer if necessary to preserve health of the forest from extensive pest or disease infestation or threat from fire.
- (c) Permitted activities and development within the road frontage buffer are as follows:
 - (1) Street or driveway access;
 - (2) Walkways, paths, trails, and other elements associated with passive recreation or the provision for continuous pedestrian and bicycle connections between adjoining properties;

- (3) Entrance features and signage to the extent permitted; and
- (4) Clearing for sight distances as required for reasonable traffic safety.

2.5.6 TAYLORS MAIN STREET OVERLAY DISTRICT (TMS-O)¹⁰⁷**A. Purpose.¹⁰⁸**

1. The Taylors Main Street Overlay District aims to encourage development that is compatible with the traditional small town center, with a focus on commercial areas and immediately adjacent neighborhoods in the Taylors Main Street corridor.
2. Considerations include site design of commercial properties, walkability, community vibrancy, and preservation of character consistent with neighborhoods that have historic ties to the textile industry and associated “mill village” development.
3. The district also aims to protect investments in commercial and residential properties by ensuring new development is consistent with the community’s vision as expressed in the *Taylors Community Plan*.

B. Applicability.¹⁰⁹ This Subsection applies to all lots within the TMS-O boundaries.**C. Official TMS-O Boundary.** The official TMS-O boundary is delineated on the Official Zoning Map.**D. Non-Residential Setbacks and Façades.¹¹⁰** In order to better define Main Street and promote a building style consistent with historic neighborhood commercial areas, to protect the viability of existing historic structures that embody this character, and to promote pedestrian interest and access, non-residential setbacks may be adjusted in conjunction with façade design enhancements.~~1.~~ *Transparency Zones and Pedestrian-Oriented Entry Requirements.*2.1. For non-residential uses on properties zoned C-N, C-1, C-2, C-3, and OD, the minimum front setback may be reduced to less than 25 feet, if public-facing façades include a

¹⁰⁷ This Subsection generally carries forward, with minor revisions, ZO Section 8:11: *Taylors Main Street Development District (MSDD)*. Renames as Taylors Main Street Overlay District (TMS-O) for consistency with other overlay districts.

¹⁰⁸ Carries forward ZO Section 8:11.1: *Intent and Purpose*. Adds reference to the *Taylors Community Plan*.

¹⁰⁹ This Paragraph completely revises ZO Subsection 8:11.2, which contains provisions that are redundant to UDO Subsection 2.5.1: *General Provisions* (Overlay Districts), UDO Subsection 1.6: *Relationship to Other Regulations*, UDO Subsection 21.2: *Conflicting Regulations*, UDO Article 15: *Zoning Procedures*, and UDO Article 19: *Violations & Enforcement*.

¹¹⁰ Carries forward ZO Subsection 8:11.4: *Non-Residential Setbacks and Façades*, except Paragraph 6 which is redundant to UDO Subsection 1.6: *Relationship to Other Regulations*. Expands applicability to include the Neighborhood Commercial (base) District. These standards are proposed to also apply in the RU-V, C-N, and MV-O Districts. Since the standards are generally the same in each district, they may be consolidated into a single section in this Article 2, or may be relocated to Article 9: *Building Design* (Module 2). For this Module 1 draft, the standards are included in each district in order to receive feedback on the appropriateness of the standards for each district.

transparency zone and pedestrian-oriented primary entry per Table 2.5.6-1:
Transparency Zone & Pedestrian-Oriented Entry Requirements.

~~(1) Transparency refers to the use of clear, non-mirrored glass windows, doors, and other architectural elements that are fundamentally see-through.~~

~~(2)(1) Frosted, heavily tinted, and other semi-opaque glass materials shall not satisfy transparency zone requirements.~~

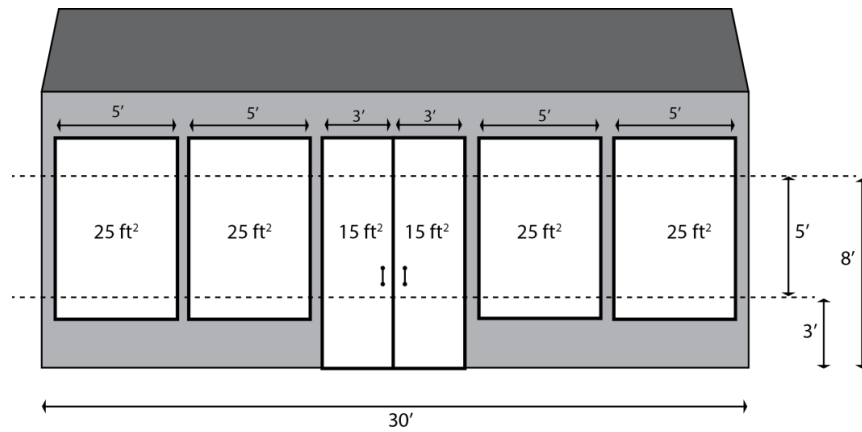
- (b) Figure 2.5.6-1: *Transparency Zone Examples* illustrates examples of these requirements.
- (c) As specified in Table 2.5.6-1: *Transparency Zone & Pedestrian-Oriented Entry Requirements*, all non-residential uses with a setback less than 25 feet shall include pedestrian facilities (walkway, at a minimum) that connect the front-facing entry to an existing or planned sidewalk. Where a sidewalk does not exist, pedestrian facilities shall extend to the right-of-way boundary.

Table 2.5.6-1: Transparency Zone & Pedestrian-Oriented Entry Requirements

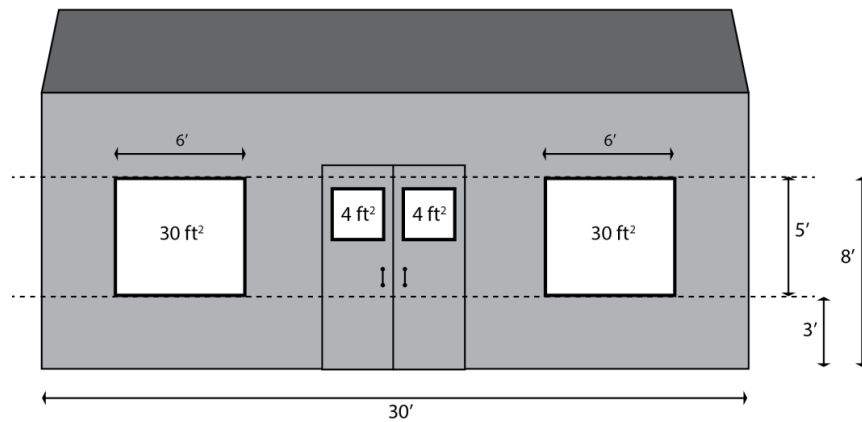
Front Setback	Transparency Zone Requirements (min)
0 ft to 9.99 ft	At least 70% of public facing façade surface area between 3 and 8 vertical feet from grade shall be transparent. Primary pedestrian-oriented entry required. SCDOT approval is required for setbacks less than 10 feet.
10 to 24.99 ft	At least 40% of public facing façade surface area between 3 and 8 vertical feet from grade shall be transparent. Primary pedestrian-oriented entry required.
25 ft and greater	No transparency required. No additional entry requirements.

Key: min = minimum required | ft = feet

Figure 2.5.6-1: Transparency Zone Examples



Transparency Zone: 150 ft²
Percent Transparent: 87% (130 ft²)



Transparency Zone: 150 ft²
Percent Transparent: 45% (68 ft²)

3.2. Side Setbacks. For non-residential uses on lots zoned C-N, C-1, C-2, C-3, and OD, minimum side setbacks shall not apply, except where lots abut residential uses or districts. In these cases, the side setbacks specified by the underlying base or review district apply.

4.3. Perimeter Buffers in Review Districts.

- (a) When the underlying zoning district is a review district (see Section 2.4: *Review Districts*), a 25-foot buffer is not required on development boundaries directly adjacent to a public road right-of-way, if this relief is used to support the development of commercial structures that meet public-facing façade requirements for reduced setbacks specified in Table 2.5.6-1: *Transparency Zone & Pedestrian-Oriented Entry Requirements*.

- (b) Twenty-five foot buffer requirements shall remain for all review district boundaries that are not adjacent to a public road right-of-way.
- (c) Additional buffer and/or screening may be required for parking facilities per **Article 5: Parking & Loading**.

5.4. *Front-Facing Façades.*

- (a) For front-facing façades of non-residential structures containing multiple contiguous units with discrete entries, no more than three contiguous units may utilize identical architectural elements. Acceptable variations in architectural elements may include:
 - (1) Design of entryway;
 - (2) Location of window(s) and door(s);
 - (3) Shape/slope of roofline; and
 - ~~(a)~~(4) Architectural siding.
- ~~(b)~~ ~~Acceptable variations in architectural elements may include design of entryway, location of window(s) and door(s), shape/slope of roofline, and architectural siding.~~
- (b) Additional variations in contiguous units with distinct entries are encouraged, such as signage, lighting, canopies/awnings, and landscaping.
- (c) For front-facing facades with non-residential uses, a minimum of 30% transparency on the ground floor is required. Transparency refers to the use of clear, non-mirrored glass windows, doors, and other architectural elements that are fundamentally see-through. Frosted, heavily tinted, and other semi-opaque glass materials shall not satisfy transparency zone requirements.

~~(c)~~(d)

E. Parking Facilities for All Properties, Except ~~Single-Family Residential~~ Detached House and Townhouse Dwellings.

1. In order to better define the character of Main Street and to support improved pedestrian safety and experience, the TMS-O aims to reduce the visible impact of parking facilities from any public right-of-way.
2. The requirements in this Paragraph E apply to all uses except detached house and ~~attached single-family residential~~ townhouse dwellings.

3. As specified in Table 2.5.6-2: *Maximum Number of Front Yard Parking Spaces*, a limited number of parking spaces are permitted in the front yard, based on the lot’s width measured at the front lot line. For the purposes of this Subsection, the front yard is defined as the open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest projection of the principal structure.

Table 2.5.6-2: Maximum Number of Front Yard Parking Spaces¹

Lot Width at Front Lot Line	Front Yard Parking Spaces (max)
Less Than 40 ft	0
40 ft to 89.99 ft	3
90 ft to 180 ft	5
More Than 180 ft	10

Key: max = maximum allowed | ft = feet

¹ For any use other than ~~single-family residential~~ detached house and townhouse dwellings.

4. Alternatives to on-site parking are encouraged in order to meet minimum parking requirements. Alternatives may include off-site parking, shared parking agreements, and officially designated on-street parking spaces.
5. All parking areas shall be designed to connect with parking areas on adjacent properties when possible, or designed to allow for logical future connectivity if no adjacent parking area exists. Lands reserved for future connectivity may be used for parking until connection with adjacent properties is realized.
6. One deciduous canopy tree shall be included for every 10 parking spaces. For parking areas requiring more than one tree, trees shall be configured such that parking surface is shaded to the greatest extent possible.
7. Required handicapped parking spaces shall be allowed in the front setback area and shall not be included when calculating the total number of parking spaces.

F. **Commercial Signs.** For the purposes of commercial signage, the TMS-O shall follow guidelines for a “Special Use Area” per Chapter 19 of the Greenville County Sign Ordinance, with the following exceptions:

1. Sign shall not be internally lit, with the exception of digital message center signs. Acceptable lighting includes static spotlights (either from ground level or from above) and backlights (halo effect), assuming County light emissions standards are met (see Article 8: Outdoor Lighting).

2. Freestanding signs shall be eight feet or less in height.
3. A sign may be up to 40 square feet in area.

G. **Residential and Office Uses on Commercial Properties.** Where a commercial use is present on the ground floor of a multi-story commercial structure, residential and office uses are permitted on upper stories of the same structure with the following conditions:

1. Front setback is 10 feet or less;
2. The structure meets the requirements in Table 2.5.6-1: *Transparency Zone & Pedestrian-Oriented Entry Requirements*; and
3. Parking facilities meet minimum requirements for all uses or demonstrate alternative parking arrangements in accordance with Paragraph E: *Parking Facilities for All Properties, Except Detached House and Townhouse Dwellings*.

H. **New Streets and Sidewalks.** Any new street shall be part of the public realm and, in addition to providing access to new lots, shall play a role in community mobility by ensuring connectivity of transportation networks.

1. All new streets and rights-of-way shall be public, designed and constructed to meet all standards for public roads per Greenville County and/or South Carolina Department of Transportation regulations.
2. All new street(s) shall be designed to include connectivity with existing or planned streets at both termini, with no dead-ends or cul-de-sacs. In addition to construction standards required by Greenville County and/or the South Carolina Department of Transportation, new streets shall meet the requirements in **Section 11.14: Traditional Neighborhood Development**.
3. All new streets shall include two sidewalks (one on each side of the street) designed to connect to an existing and/or planned pedestrian network. If required new sidewalk(s) are unable to connect to an existing pedestrian network, new sidewalk(s) shall be designed to accommodate future connectivity.

I. **Infill Residential Development.**

1. Standards for new infill residential development are designed to allow for site-specific design that is harmonious with existing neighborhood patterns.
2. The front setback of any new ~~single family residential structure~~detached house dwelling may be reduced to match the setback of an existing ~~single family residential structure~~detached house dwelling on an abutting lot that fronts the same public right-of-way, if:

- (a) On-site parking facilities are not located between the primary structure and the fronting right-of-way; and
 - (b) Attached garage is not oriented such that the garage door is an element of the structure's front-facing façade.
- J. **Review Districts.** All development within review districts (see Section 2.4: *Review Districts*), regardless of scope or acreage, shall refer to this Subsection and **Section 11.14: Traditional Neighborhood Development** for general development principles and guidelines.

2.6 LEGACY DISTRICTS

2.6.1 GENERAL PROVISIONS

- A. No land shall be rezoned to a legacy zoning district. The County anticipates that all lots eventually will be rezoned out of legacy districts. A rezoning may only be initiated in accordance with the procedure specified in [Article 16: Zoning Procedures](#). Landowners are encouraged to rezone land from a legacy zoning district classification.
- B. The boundaries of existing legacy zoning districts shall not be expanded.
- C. County Council may modify the allowed uses and development standards within legacy zoning districts through amendments to the Zoning Code text (see [Article 16: Zoning Procedures](#)).
- D. Development in a legacy zoning district is subject to all requirements of that district and all other applicable regulations of the County Code, including this Ordinance.

2.6.2 PLANNED OFFICE DISTRICT (POD)¹¹¹

- A. **Purpose.** This district was established to accommodate office development that is found to be compatible with surrounding physical development. Allowed uses do not include any use engaged in retail sales or the stocking and storage of merchandise.
- B. **Applicability.**
1. The provisions in this Subsection apply to all Planned Office Districts in existence on the effective date of this Ordinance.
 2. Subsection 2.6.1: *General Provisions* (Legacy Districts) prohibits the establishment of new Planned Office Districts and the expansion of existing PODs.
- C. **General Standards.**¹¹² All development in a POD shall meet the requirements in this Section 2.6: *Legacy Districts* and in Subsection 2.4.1: *General Provisions* (Review Districts).
- D. **Permitted, Conditional, and Special Exception Uses.** See [Article 3: Use Regulations](#).
- E. **Dimensional Standards.**¹¹³
1. *Dimensional Standards for Non-Residential and Mixed Use Buildings.* Table 2.6.2-1: *POD Dimensional Standards* establishes dimensional standards for non-residential and mixed use buildings in the Planned Office District.
 2. *Dimensional Standards for Residential Dwellings.* Residential dwellings that are not located in a mixed use building are subject to the dimensional standards specified in Table 2.3.5F-1: *R-M8, R-M10, R-M16, R-M20, and R-MA Dimensional Standards* for the R-M10 District.

¹¹¹ This Subsection generally carries forward ZO Section 8:2 Planned Office District, except ZO Subsections 8:2.4 *Off-Street Parking/Loading*, 8:2.6 *Screening and Buffering*, and 8:2.8 *Parking Lot Landscaping*, which all are simply cross references to related sections of the ZO. These parking, buffering, and landscaping requirements will continue to apply (unless modified by the POD rezoning ordinance for a particular site). ZO Subsection 8:2.9 *Application for Rezoning* is not carried forward since new Planned Office Districts cannot be established and existing PODs cannot be expanded (see UDO Subsection 2.4.1: *General Provisions*). ZO Subsection 8:2.10 *Changes to Planned Office Districts* is carried forward in Section 15.9: *Zoning Map Amendment (Rezoning)—Review Districts*. ZO Subsection 8:2.11 *Site Plan Review* is carried forward in UDO Subsection 2.4.1: *General Provisions*.

¹¹² This Paragraph carries forward ZO Subsection 8:2.5 *Development Standards* (POD), which cross references ZO Section 12:1 *Development Standards for PD, NC and POD*. ZO Section 12:1 is carried forward in UDO Subsection 2.4.1: *General Provisions*.

¹¹³ This Paragraph carries forward the current POD dimensional standards in ZO Subsections 7:3.8 *Reduction in Setback in NC, POD, and OD Districts*; 8:2.3 *Setback/Height*; and 8:2.7 *Residential Uses*.

Table 2.6.2-1: POD Dimensional Standards	
Lot Area (min)	No minimum
Lot Width (min)	No minimum
Density (max)¹	10 du/ac
Front Setback (min)	15 ft
Side Setback, Interior (min)	5 ft / 25 ft ²
Side Setback, Corner Lot (min)	15 ft
Rear Setback (min)	5 ft / 25 ft ²
Height (max)³	45 ft

Key: min = minimum required | max = maximum allowed | du/ac = dwelling units per acre | ft = feet

¹ Maximum residential density is based on the total project area.

² The lesser setback applies when the lot line is adjacent to a lot in POD, OD, or C-N. The greater setback applies when the lot line is not adjacent to a lot in POD, OD, or C-N.

³ Any structure may exceed the specified height limit if the minimum depth of the rear yard and the minimum width of both side yards are increased by at least 1 foot for each 3 feet by which the structure exceeds the specified height limit.

2.6.3 RESIDENTIAL DUPLEX (R-D)

A. Purpose.

1. This district was established to provide for ~~one-detached house~~ and ~~two-familyduplex~~ dwellings, and the recreational, religious, and educational facilities that are normally found in residential areas.
2. The district was primarily intended for areas that represent a transition between low-density, ~~single-familydetached house~~ development and high-density, ~~multi-familymultiplex~~ development and for sites that are located in predominantly low-density areas but contain a mix of uses such as ~~single-family~~ manufactured, modular, and multi~~plexfamily~~ residential units.

B. Applicability.

1. The provisions in this Subsection apply to all R-D Districts in existence on the effective date of this Ordinance.
2. Subsection 2.6.1: *General Provisions* (Legacy Districts) prohibits the establishment of new R-D Districts and the expansion of existing R-D Districts.

C. Allowed Uses.

1. The regulations specified in **Article 3: Use Regulations**, except for **Subsection 3.2.3: Use Table**, apply in R-D.¹¹⁴
2. Table 2.6.2-1: *Allowed Uses in the R-D District* specifies the permitted, conditional, and special exception uses allowed in the district.¹¹⁵
3. Where Table 2.6.2-1 indicates an allowed use is subject to use-specific regulations, those regulations are specified in **Article 3: Use Regulations**.

¹¹⁴ ~~Note this sentence may need revision if individual accessory uses are maintained in the use table.~~

¹¹⁵ The use table in the current Zoning Ordinance excludes the R-D District. Allowed uses are specified in ZO Appendix I: *Obsolete Districts*. Since the list of uses is different than those in the use table, proposed is to carry forward the R-D uses in this Subsection.

Table 2.6.2-1: Allowed Uses in the R-D District

Use	Use Conditions (Sec.)	Permitted, Conditional, or Special Exception Use
Bed and breakfast homestays, host homes, guest homes, inns, lodges, and cottages		SE
Child care center		SE
Cluster housing, attached		P
Cluster housing, detached		P
Communication tower	3.3.11	SE
Community recreational area		P
Dwelling, single family detached house		P
Dwelling, single family attached townhouse		P
Manufactured multi-section home		P
Dwelling, single family attached (not more than 2 dwelling units attached)		P
Dwelling, two-family (Duplex)		P
Dwelling, Duplex two family (2 or more duplexes)	3.3.37	C
Family care home		SE
Fire station		SE
Golf course, including a clubhouse and other improvements		SE
Home occupation	3.4.14	C
Police station		SE
Portable or temporary classroom		P
Private recreation area		SE
Public park and/or playground		SE
Public and semi-public uses that are considered to be compatible with the aforementioned uses, unless otherwise listed		SE
Recycling drop box	3.4.18	SE
Religious institution		SE
School, public, parochial, and private		SE
Sign - identification (Subject to the requirements of the Sign Ordinance)		P

Table 2.6.2-1: Allowed Uses in the R-D District		
Use	Use Conditions (Sec.)	Permitted, Conditional, or Special Exception Use
Sign - occupancy (Subject to the requirements of the Sign Ordinance)		P
Sign - temporary (Pertaining to the lease or sale of a building or premises)		P
Temporary accessory residential dwelling	3.5.11	SE
Temporary building, incidental to construction and used primarily for storage of equipment, tools, building materials, and other items, located on the same site and which shall be completely removed from the site upon completion of such construction	3.5	C
Temporary sales office used exclusively for the sale of properties or dwelling units located within the same development or subdivision and contained either within a building which will be completely removed immediately after all sales are completed, or within a building which will be sold or used as a residential dwelling unit immediately after all sales are completed	3.5	C
Transportation and utility easement and rights-of-way		SE
Uses and structures customarily accessory to the permitted-principal uses		P

Key: P = permitted use | C = conditional use | SE = special exception use

D. **Dimensional Standards.**¹¹⁶ Table 2.6.2-2: *R-D District Dimensional Standards* specifies minimum lot dimensions and structure height and setbacks in R-D.

E. **Accessory Buildings.**

1. Accessory buildings may be located in the rear yard if:
 - (a) They are set back at least five feet from any lot line; and
 - (b) Occupy not more than 20% of the rear yard.

¹¹⁶ Table 2.6.2-2: *R-D District Dimensional Standards* carries forward the R-D dimensional standards and specifies the lot area and front setback requirements for non-residential uses and structures.

- 2. The rear setback may be reduced to zero feet for the express purpose of locating a boathouse along the shore of a lake or navigable body of water.

F. **Off-Street Parking.** Off-street parking shall be provided in accordance with the provisions set forth in [Article 5: Parking & Loading](#).

Table 2.6.2-1: R-D Dimensional Standards

	Dwelling Type			Non-Residential Uses & Structures
	Single-Family Detached House Dwelling	Single-Family Zero Lot Line and Garden/Patio Homes	Two-Family Duplex Dwelling or Two Single-Family Attached Dwellings on a Single Lot or on Two Adjoining Individual Lots	
Lot Size (min)	7,500 sf	6,000 sf	12,000 sf ¹	7,500 sf
Lot Width (min)	30 ft	30 ft	30 ft	30 ft
Front Setback (min)				
<i>Residential Street</i>	20 ft	20 ft	30 ft	30 ft
<i>Collector Street</i>	30 ft	30 ft	40 ft	40 ft
<i>Arterial Street</i>	50 ft	50 ft	50 ft	50 ft
Side Setback, Interior (min)	8 ft or 10% of lot width, whichever is greater	8 ft or 10% of lot width, whichever is greater	8 ft or 10% of lot width, whichever is greater	15 ft
Side Setback, Corner Lot (min)				
<i>Residential Street</i>	20 ft	20 ft	20 ft	20 ft
<i>Collector Street</i>	30 ft	30 ft	30 ft	30 ft
<i>Arterial Street</i>	40 ft	40 ft	40 ft	40 ft
Rear Setback (min)	5 ft	5 ft	5 ft	5 ft
Height (max)	35 ft	35 ft	35 ft	35 ft

Key: min = minimum required | max = maximum allowed | ft = feet | sf = square feet

¹ Minimum area for individual lots are not otherwise regulated.

2.7 TRANSFER OF DEVELOPMENT RIGHTS¹¹⁷

2.7.1 POLICY AND INTENT

The transfer of development rights (TDR) system herein established is designed, among other purposes, to:

1. Secure a fair balance between the public interest through such things as the most economic and efficient possible use of county services, and available utilities and the interests of individual landowners;
2. Secure an economically, socially, and environmentally sound balance between developed and open land;
3. Preserve the natural and scenic qualities of open land;
4. Provide for a creative and staged development of land and an orderly transition of land from vacant to occupied uses; and
5. To foster development in areas best suited to specific uses while providing economic return to owners of property restricted from further development.

2.7.2 APPLICABILITY

The TDR system applies in the Environmentally Sensitive District—Paris Mountain (ESD-PM).¹¹⁸

2.7.3 PRINCIPLES GOVERNING TRANSFERABLE DEVELOPMENT RIGHTS

- A. Transfer of development rights provides for greater development potential through increased density to parcels of land which may or may not be contiguous or under the same ownership.
- B. Once a parcel of land has transferred its development right, it is permanently reserved from specified development uses; except in the case of where a single parcel has been developed to

¹¹⁷ This Subsection relocates the County's Transfer of Development Rights (TDR) Ordinance from Chapter 17, [Article III](#), to the UDO. The TDR Ordinance was originally adopted in 1983. Section 17-35 *Penalty* is not carried forward since it is redundant to the proposed UDO Article 19: *Violations & Enforcement*. The TDR Program provisions are under review by County staff and the consultant team, and may be revised later in the UDO project.

¹¹⁸ As currently written, the TDR program is not solely limited to the ESD-PM District. However, ESD-PM is the only zoning district that currently allows TDR. There is value to maintaining the TDR program, and potentially expanding its applicability to other zoning districts. For this reason, the TDR provisions are proposed in their own section, which allows them to apply to other districts in the future.

less than its maximum yield, then such land may receive development rights transferred to it from other eligible property in the particular zoning classification.

- C. Transferable development rights shall be acquired only by property owners within a zoning classification which contains such rights and in no event shall a property owner own more transferable development rights than the maximum yield allocated to property owned.
- D. No development rights may be transferred from one zoning classification to another.
- E. For each zoning classification containing transfer development rights, the Planning Commission shall recommend and Greenville County Council shall adopt, the manner in which development rights are allocated to individual owners.
- F. Development of land in zoning classification which contain transfer of development rights is limited to those uses as specified In the particular zoning classification.
- G. Transferable development rights belong to the owner of the fee.
- H. If no mention is made of reserving to the grantor transferable development rights a general warranty deed conveying a fee, such rights shall pass to the purchaser of the fee.
- I. A round-off system will be used to calculate the number of transferable development rights eligible for a particular piece of property. The transferable development rights will be calculated and carried two decimal points and then rounded off accordingly (i.e., any fractional unit greater than or equal to .50 will be rounded up to the next whole number). Fractional units of development rights may be transferred.
- J. In no event shall an owner transfer more development rights than that required for a building(s) actually constructed, and no building permit may be issued for a piece of property which has less than one whole transfer development right.

2.7.4 PROCEDURE

- A. Development rights may be transferred to land within specific zoning classifications pursuant to the procedure specified in this Subsection.
- B. The Greenville County Planning Commission is responsible for the initial calculation of transferable development rights. This calculation is subject to correction upon submission of a more recent property survey that invalidates the previously recorded plat.
- C. Such allocation to property owners shall be recorded by plat in the Register of Deeds Office.
- D. The transfer of development rights must be documented through deeds that particularly describe the property from which and to which said rights are transferred.

- E. Certification of the number of development rights eligible for transfer from a particular piece of property must be obtained from the Zoning Administrator¹¹⁹ before transfer can be effected. No transfer shall be recorded in the R.M.C. Office for Greenville County without certification attached to the deed.
- F. Notification of development right transfer shall be given by the R.M.C. Office to the Zoning Administrator and the Building Safety Department within three days of said transfer.
- G. Whenever a building permit is obtained by a property owner for use within a zoning classification that contains transferable development rights, the Greenville County Building Safety Department shall notify the Zoning Administrator within three days. The Zoning Administrator will then adjust transferable development rights records accordingly.
- H. Upon the transfer of the development rights from a particular piece of property, said rights are forfeited indefinitely for such property.

2.7.5 EFFECT OF REZONING ON ALLOWABLE DENSITY

- A. In the event that property for which a development right has been conveyed pursuant to this ordinance, or for which additional development right(s) have been acquired, shall have its allowable density of development altered by amendment to the underlying zoning classification, the rules specified in this Subsection apply.
- B. If such amendment increases the allowable density of land, the owner shall be entitled to the full number of units allowed by the amendment plus the number of development rights previously obtained by conveyance.
- C. If such amendment decreases the allowable density of land, the owner may develop at the density formerly allowed if the affected land has previously obtained additional development rights prior to the effective date of the amendment.

¹¹⁹ This responsibility currently rests with the County Auditor. This Subsection proposes to reassign this responsibility to the Zoning Administrator.