



CITY VIEW

STEERING COMMITTEE



SEPTEMBER 19TH
2017

Meeting No. 4

An Introduction to Zoning
Creating a Future Land Use Map
The Future Land Use Map Exercise
The Future Land Use Plan

AN INTRODUCTION TO ZONING



AN INTRODUCTION TO ZONING

All land is divided into pieces, with each piece owned by a particular party. These pieces are called **Parcels**.



AN INTRODUCTION TO ZONING

A **Zoning Map** is one in which each parcel is assigned a color. Each color on the Zoning Map represents one of the zoning categories that is described in the County's Zoning Ordinance.



AN INTRODUCTION TO ZONING

A **Zoning Ordinance** is a written description about each of the zoning categories on the Zoning Map. The Zoning Ordinance describes what kind of uses can be performed on the property (residential, commercial, etc.) and how much of the property can be utilized (density, setbacks, etc.).

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Greenville County, SC Code of Ordinances

GREENVILLE COUNTY, SOUTH CAROLINA CODE OF ORDINANCES

GREENVILLE COUNTY, SOUTH CAROLINA CODE OF ORDINANCES

2016 S-21 Supplement contains:
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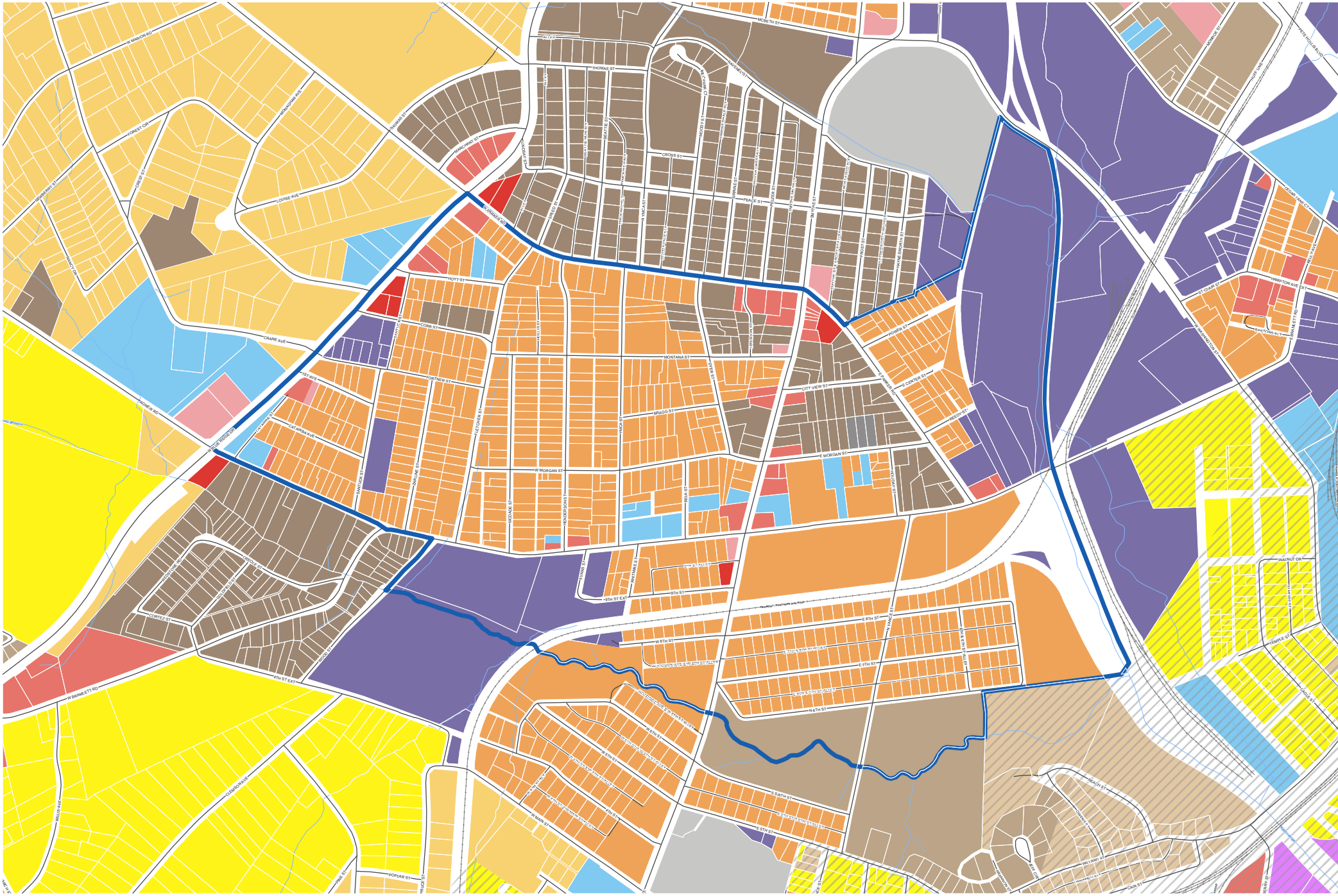
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LAND USE CATEGORIES

There are 72 different zoning classifications. That’s a lot to keep straight, even for a planner.



LAND USE CATEGORIES

For our present discussion and exercise, I simplified the zoning categories to eight general **Land Use Categories**: *Single-family Residential, Multi-family Residential, Commercial, Office, Mixed-Use, Service, Industrial, and Recreational.*



LAND USE CATEGORIES

Single-family Residential: this is one house in which one family lives.



LAND USE CATEGORIES

Multi-family Residential: this could include multiple homes on one parcel, or multiple families in one unit.



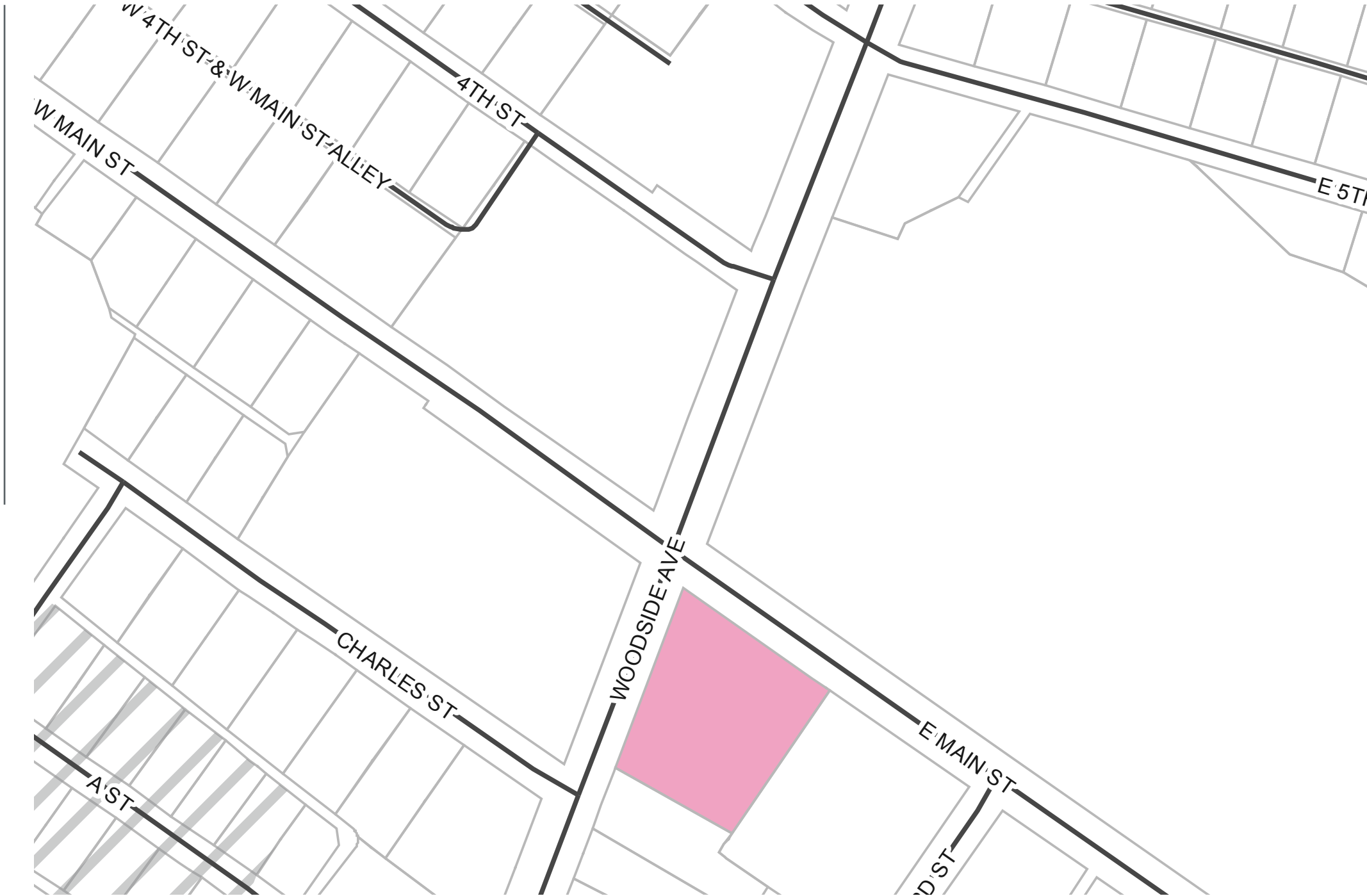
LAND USE CATEGORIES

Commercial: this zoning category includes any kind of typical business (retail, entertainment, dining, etc.).



LAND USE CATEGORIES

Office: these parcels traditionally provide high skill services (such as an office for doctors, attorneys, accountants, architects, etc.), but no goods are produced.



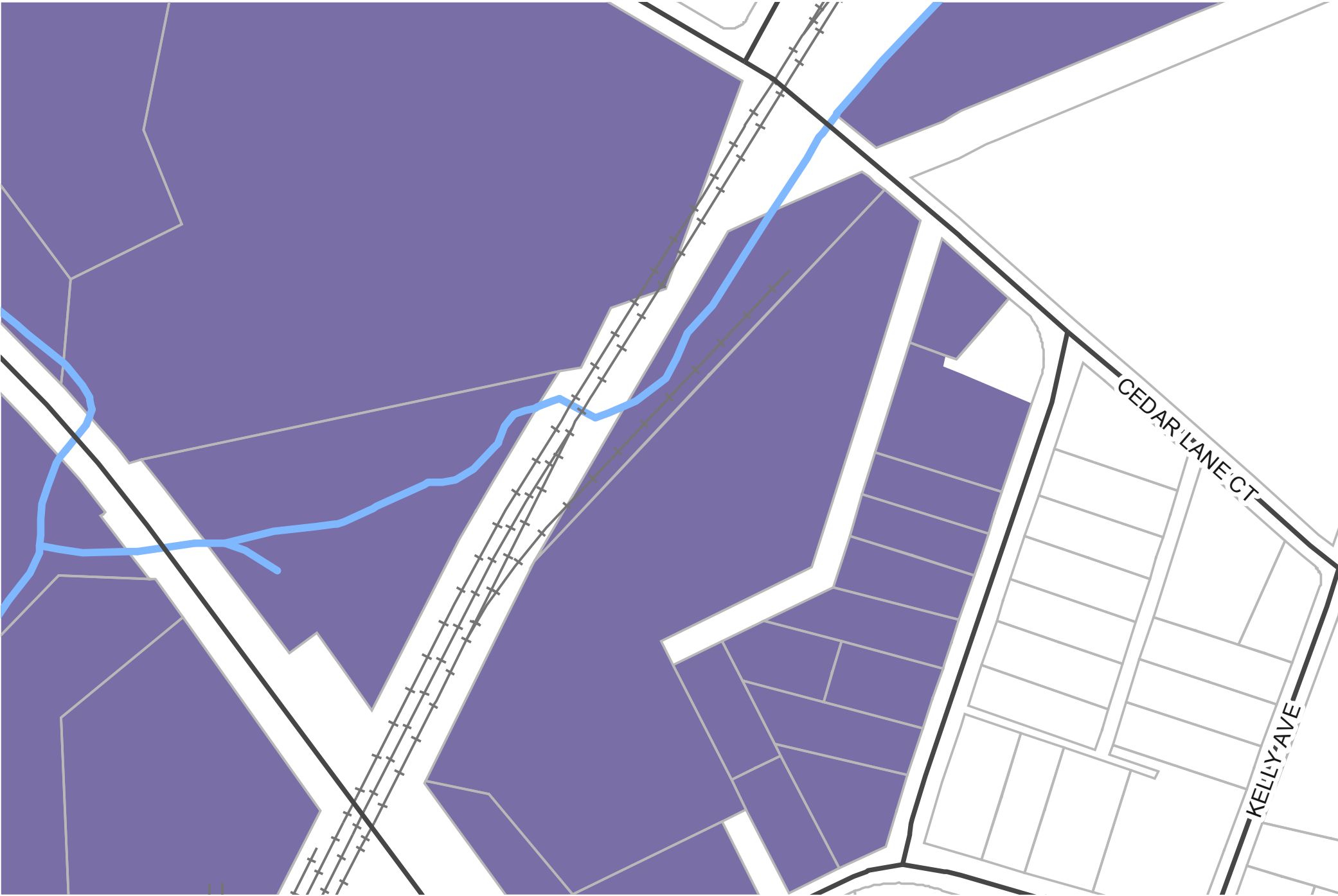
LAND USE CATEGORIES

Service: this zoning category provides space for service commercial facilities. It's commonly used to permit heavy equipment and outdoor storage (such as with a vehicle terminal or an auto repair shop).



LAND USE CATEGORIES

Industrial: this category is usually used for manufacturing plants and storage facilities.



LAND USE CATEGORIES

Mixed-Use: this is any blend of the other zoning categories, but is most often residential plus one other use (commercial being the most common).

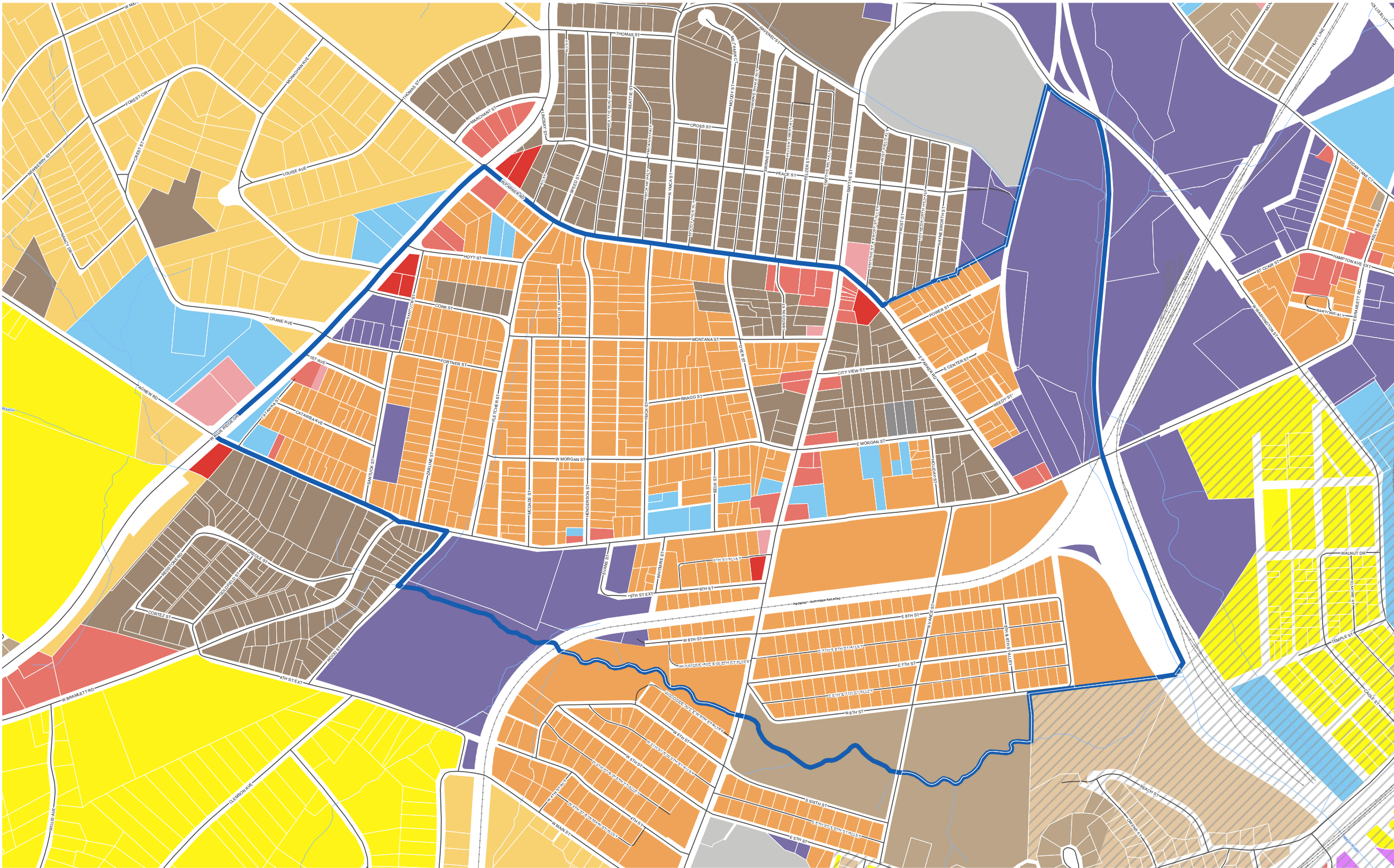


LAND USE CATEGORIES

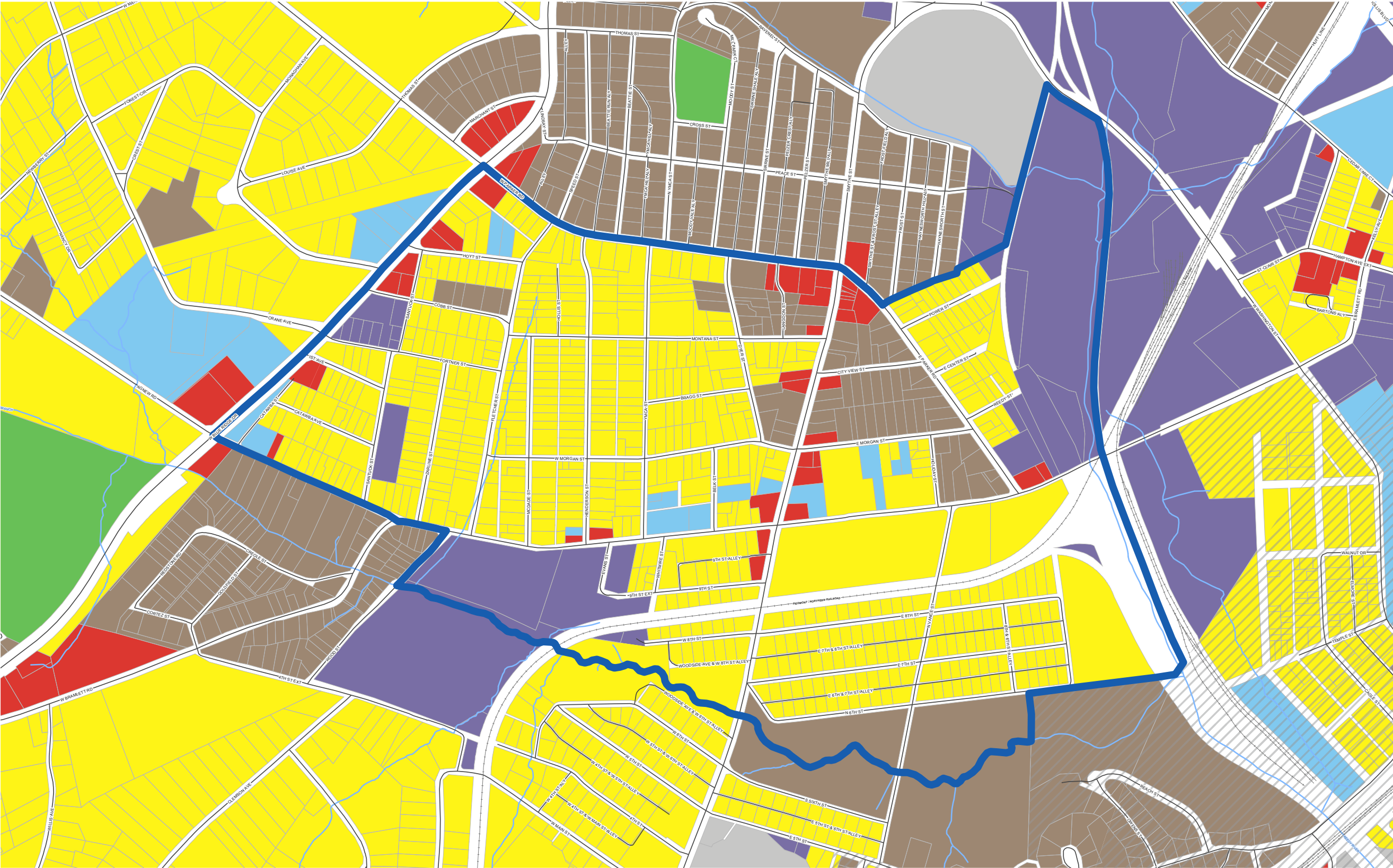
Recreational: this land use category doesn't actually represent a particular zoning classification, but it's still something that we want you to consider when you work on the exercise. Recreation can represent anything from walking trails and benches to playgrounds, open spaces, and sports fields or courts.



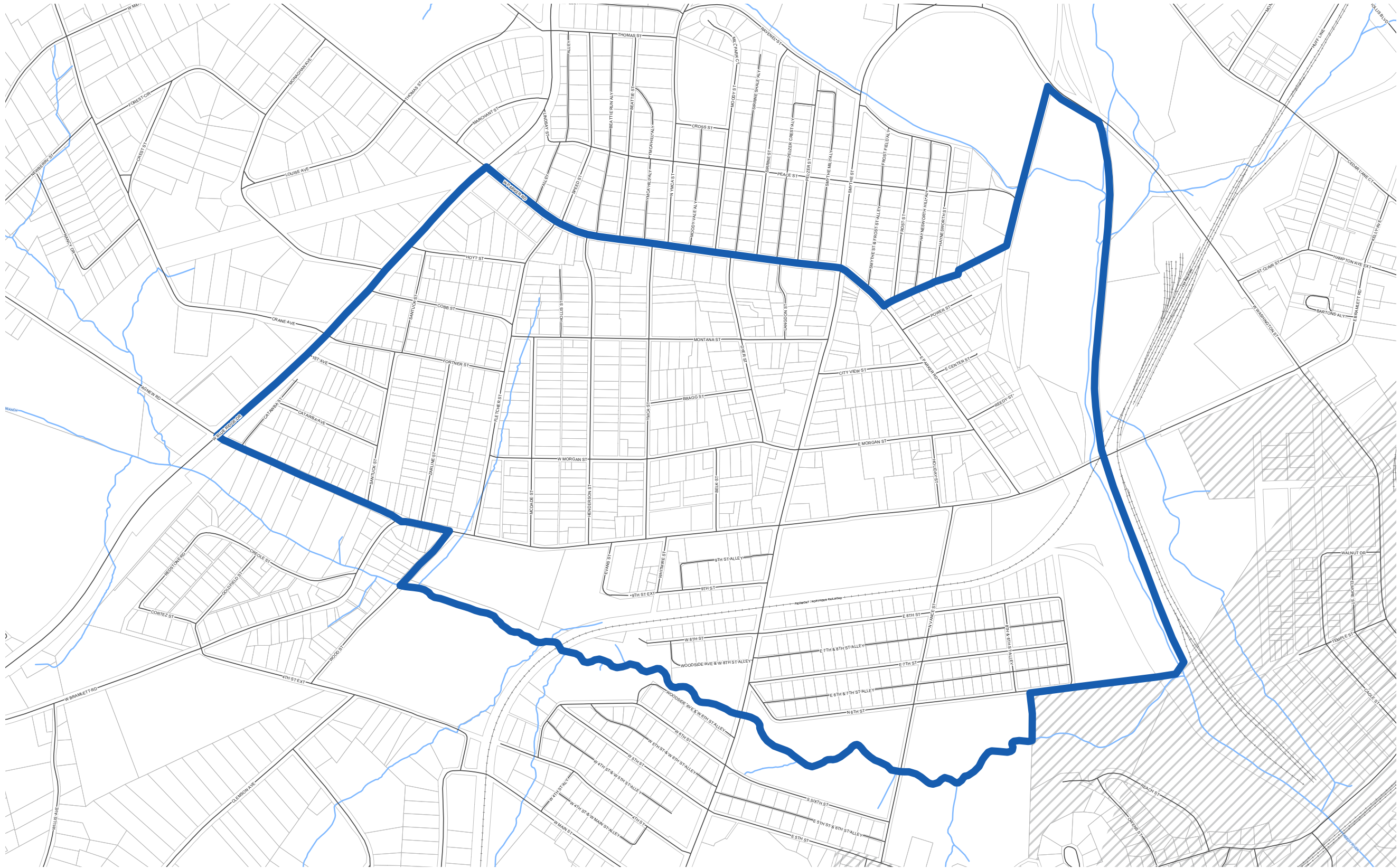
CURRENT ZONING



BASIC LAND USE CATEGORIES



SO, WHAT'S YOUR PLAN?



FUTURE LAND USE EXERCISE



THE FUTURE LAND USE PLAN

CITY VIEW