

AN ORDINANCE

AN ORDINANCE AMENDING SECTION 10.3 (DESIGN STANDARDS) OF THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS TO REQUIRE NEW BUSINESS, OFFICE, MERCANTILE, ASSEMBLY (GATHERING), EDUCATIONAL, OR STORAGE USES, STRUCTURES, OR DEVELOPMENTS BE DESIGNED AND CONSTRUCTED COMPATIBLE WITH THE SURROUNDING AREA AND CONFORM WITH THE UNIQUE CHARACTER AND ARCHITECTURAL HIGHPOINTS OF SURROUNDING BUILDINGS.

BE IT ORDAINED BY THE GREENVILLE COUNTY COUNCIL THAT SECTION 10.3 (DESIGN STANDARDS) OF THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS A OF THE GREENVILLE COUNTY ORDINANCES IS AMENDED AS FOLLOWS:

10.3 Commercial Design Standards

(A) These standards shall apply to all new business, office, mercantile, assembly (gathering), educational, institutional, or storage uses, structures, or developments; excluding industrial, governmental, quasi governmental, and utility uses, structures, or developments.

(B) Definitions.

- (1) “Aesthetically pleasing” buildings not only enhance their surroundings but also contribute to the well-being of their inhabitants. The elements of aesthetics, including form and shape, color, texture, lighting, materials, and landscape, all contribute to creating a beautiful and functional structure.
- (2) “Compatible with the surrounding area” means new structures that are similar in the quality of appearance, composition of similarly interesting façades, similarity of patterns and proportion of building scale, windows, doors, and outside elements, and integration with the natural topography.
- (3) “Architectural highpoints” are those nearby and area buildings, structures, gardens, and landscaping that help define the area’s character and livability and desirability. For instance, architectural highlights around a college like North Greenville University are new buildings of generally similar construction and features so as to further a cohesive and pleasing broader area.
- (4) “Unique character” means generally compatible landscapes, buildings, views and culture unique to the area of the proposed site. Buildings that have the same architecture

and exterior features as other buildings of the same type of retail store or business as in other areas of the county, state, and country are not of unique character.

(C) Greenville County Planning Staff shall require all new business, office, merchantile, assembly (gathering), educational, or storage uses, structures, or developments be designed and constructed to be aesthetically pleasing and compatible with the surrounding area and conform with the unique character and architectural highpoints of surrounding buildings.

(D) Appeals of the decision of the Greenville County Planning Staff shall be heard and voted on before the Greenville County Council.

Severability. Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

Effective Date. This amendment ordinance shall take effect upon adoption.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2025.

ATTEST:

Regina McCaskill
Clerk to Council

Benton Blount, Chairman
Greenville County Council

Joseph M. Kernell
County Administrator