

AN ORDINANCE

TO AMEND ARTICLE 4 (DEFINITIONS); ARTICLE 6, TABLE 6.1 (USES PERMITTED, USES BY SPECIAL EXCEPTION, AND CONDITIONAL USES); AND ARTICLE 8, SECTION 8:5 (ESD-PM, ENVIRONMENTALLY SENSITIVE DISTRICT-PARIS MOUNTAIN) OF THE GREENVILLE COUNTY ZONING ORDINANCE TO STRENGTHEN ENVIRONMENTAL PROTECTIONS FOR THE ESD-PM.

BE IT ORDAINED BY GREENVILLE COUNTY COUNCIL:

Section 1 - Amendment. Amend Section 8:5, by deleting 8:5.1 and replacing it with the following:

8:5.1 Intent

The intent and purpose of this district is to:

- protect the environmentally sensitive nature of Paris Mountain;
- encourage the proper and safe placement of structures in conformance with the natural landform;
- provide for detached single-family residential dwellings which are well integrated with the natural environment;
- preserve open space and natural resources, especially those areas containing sensitive or unique features such as steep slopes, streams or specimen trees;
- mitigate hazards to life and structures which may be caused by wildfire, erosion, or construction on or use of land which is unsafe or unsuitable for development;
- maintain and protect the natural landscape, significant tree coverage, native plants, endangered species and scenic views;
- preserve wildlife habitats, sanctuaries and migration corridors;
- promote motor vehicle, pedestrian and bicycle safety;
and prohibit any use that would interfere with or be detrimental to the environmentally sensitive nature of the area in the district.

Section 2 - Amendment. Amend Table 6.1 Uses Permitted, Uses by Special Exception, and Conditional Uses by removing certain uses as permitted uses, conditional uses, or uses by special exception in the ESD-PM as follows:

Permitted Uses: Dwelling – zero lot line.

Conditional Uses: Care Facilities – Child/Adult Group Homes; Community Center; Home Occupation; Recreation - (community area); Recreation - private, game courts and swimming pools on single family lots; Storage Units (temporary, portable).

Uses by Special Exception: Church; Governmental Facilities and Operations; Public Utility; Schools - primary, secondary; Special Event Facility.

Section 3 - Amendment. Amend Section 8:5 by deleting 8:5.3 and adding the following:

8:5.3-Dimensional Standards Table

Table	ESD-PM Dimensional Standards
Lot Area (min)	1 ac
Lot Frontage (min)	75ft
Front Setback (min)	30 ft
Side Setback, Interior (min)	15 ft
Side Setback, Corner Lot (min)	Same as Front Setback
Rear Setback (min)	15 ft
Height (max)	35 ft
Key: min = minimum required max = maximum allowed ac = acres ft = feet	

¹ SCDOT may require a minimum lot width on State-owned roads.

Section 4 - Amendment. Amend Section 8:5 by deleting 8:5.5 and replacing it with the following:

The allowable density of the land shall be no greater than one dwelling unit per 1 acre. If a parcel is being subdivided, the allowable density shall be calculated using the total original site area (acreage) less the undevelopable portion of the land and shall not include streets planned or contained within a development, rights-of-way, perimeter buffers, riparian buffers, wetlands, or utility easements.

Section 5 - Amendment. Amend Section 8:5 by adding 8:5.10 Tree Save and Preservation, which shall read as follows:

8:5.10 Tree Save and Tree Preservation

- A. Tree Save Requirement - Clear-cutting is prohibited and topsoil shall be preserved on-site. Furthermore, no lot shall be cleared to an extent exceeding thirty-five (35) percent of the lot area, thereby preserving trees on at least 65% of the lot area. In addition, within the protected ridgeline area, clearing is limited to no more than 25% of that protected area, and at the ridgeline, clearing is limited to no more than 25% of the width of the lot at the ridgeline.
- B. Heritage Tree Preservation – Heritage Trees are trees which are healthy and disease-free and are
 - a. 20 inches or greater in diameter measured at 4.5 feet above the ground (DBH), located within the setback or buffer area of any property, or
 - b. 40 inches or greater DBH, located anywhere within the property.

Heritage Trees may not be cut, removed, pushed over, killed, harmed or destroyed without written approval from Greenville County.

Section 6 - Amendment. Amend Section 8:5 by adding 8:5.11 Outdoor Lighting, which shall read as follows:

8:5.11 Outdoor Lighting

All outdoor lighting shall conform to the lighting standards of Section 12:1. In addition:

- A. Indirect light trespass onto adjoining properties shall measure no greater than 0.01 Lux (“half moon” standard).
- B. Outdoor light fixtures must direct light downward and create no light spillage above the tree canopy to minimize sky glow, glare, and light pollution.
- C. The maximum allowable correlated color temperature for outdoor lighting is 3000K.
- D. Non-essential outdoor lighting, including, but not limited to, landscape and decorative lighting elements, shall be extinguished during nighttime hours of midnight to sunrise.
- E. Outdoor lighting fixtures must conform to the Illuminating Engineering Society of North America (IESNA) Technical Memorandum 15 BUG rating of B0 U0 G0.

Section 7 - Amendment. Amend Section 8:5 by deleting 8:5.8:

Section 8 - Amendment. Amend Section 8:5 by adding 8:5.12 Short-Term Rentals, which shall read as follows:

8:5.12 Short-term Rentals

Short-term Rental - Rentals of less than 30 days can only operate when the property owner resides on-site and occupies the property during the short-term rental period.

If a short-term rental allows household trash or garbage to be placed outside the house, the operator must install, maintain, and use a bear-proof container for all trash and garbage.

GUEST PARKING - Guests must park all vehicles in the provided and designated off-street driveway and/or parking area and are PROHIBITED from parking vehicles on the street or shoulder.

Section 9. Amendment. Amend Section 8:5, by deleting 8:5.9 and replacing it as follows:

8:5.9 Special Provisions.

- A. Transfer of Development Rights is not allowed into, from, or within the ESD-PM.
- B. If a property within the ESD-PM bordering on Altamont Road is developed by providing vehicular access from another source and not utilizing Altamont Road, the development must maintain a 30 ft setback from Altamont Road as a buffer zone.
- C. Variances – No zoning variance or waiver shall be approved that will violate or be contrary to the intent of ESD-PM or any development restriction or easement previously placed on a property within the ESD-PM.

Section 10. Amendment. Amend Section 4 *Definitions* to add the following:

Canopy tree - A tree that normally attains a DBH in excess of 25 inches and a height in excess of 45 feet at maturity.

DBH - Diameter at Breast Height (DBH). The diameter of a tree measured at 4.5 feet above the ground.

Low Impact Development - Land planning and engineering design approach that minimizes the environmental impacts of development, particularly on water resources, by mimicking natural hydrologic processes.

Lux - Lux measures the amount of light that reaches a surface. Example: Nighttime with a full moon and clear sky is about 0.1 lux.

Protected Ridgeline Area - All land within fifty feet, measured downslope, from the Ridgeline down each slope.

Ridgeline – The line formed along the highest points of a mountain ridge between two opposite slopes or sides of a mountain.

Section 11. Severability.

Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional by a court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

Section 12. Effective Date. This Ordinance becomes effective 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

First Reading:
Second Reading:
Public Hearing:
Third Reading: