

Unified Development Ordinance

Greenville County, South Carolina



Article 23: Definitions & Acronyms

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ARTICLE 23: DEFINITIONS & ACRONYMS¹

23.3 DEFINITIONS²

23.3.1 CURRENT ZONING CODE & LAND DEVELOPMENT REGULATIONS DEFINITIONS

(A)

Abattoir: A commercial facility used for the slaughtering of animals that are either raised or transported to the facility and the processing and storage of animal products and waste that results from the slaughtering process.³

ABC (Liquor Sales): Retail establishment licensed by the South Carolina Department of Revenue for the sale of alcoholic beverages in containers for off-premise consumption.

Accessory Building: An incidental, subordinate building customarily incidental to and located on the same lot occupied by the principal use or building, such as a detached garage.

Accessory Dwelling: A secondary dwelling established in conjunction with, and clearly subordinate to, a primary dwelling unit on the same lot, whether a part of the same structure as the primary dwelling unit or in a detached structure.⁴

Accessory Living Quarters: An accessory building used solely as the temporary dwelling for guests of the occupants of the premises; such dwelling having no kitchen facilities and not rented or otherwise used as a separate dwelling unit.

Accessory Outdoor Storage: The storage of any equipment or commodity outside of a building for more than 24 hours. Outdoor storage does not include outdoor storage uses that are specifically addressed as a principal or accessory use, such as, but not limited to, salvage yards and junkyards; vehicle and manufactured home repair and storage uses; vehicle and manufactured home sales and rental uses; laydown yards; outdoor retail displays; and recycling drop boxes.⁵

¹ This Article is a working draft that will continue to be updated throughout the UDO drafting process.

² This Section consolidates definitions from the Zoning Code and Land Development Regulations. The changes tracked here reflect revisions to current ordinance text.

³ This definition was added to the Zoning Ordinance in conjunction with adoption of the Agricultural Preservation District (November 2021).

⁴ This definition was added to the Zoning Ordinance in conjunction with adoption of the Agricultural Preservation District (November 2021).

⁵ This definition was added to the Zoning Ordinance in conjunction with adoption of the Agricultural Preservation District (November 2021).

Accessory Use: A use of land or of a building or portion thereof customarily incidental to the principal use of the land or building and located on the same lot with such principal use. For the purpose of this Ordinance, accessory uses include, but are not limited to, swimming pools and game courts and shall meet the requirements of Article 6.

Adult Entertainment Establishments (Sexually Oriented Businesses): An establishment defined by the current provisions of the Greenville County Adult Oriented Business Ordinance No. 2673, which is codified as Greenville County Code of Ordinances, Chapter 2.5, [Article Three: Adult-Oriented Entertainment Establishments](#).

Agriculture, Farming: The science or art of cultivating the soil, producing crops, plants, trees, or shrubs, and/or raising livestock or fowl which does not require a tax license by the state of South Carolina.

Agricultural Processing, Storage, and/or Support Services: Establishments employed by the agriculture and forestry industries that perform activities associated with the processing, storage, production, and distribution of forest and agricultural products. Use examples include abattoirs; establishments where crops are cleaned, shelled, fumigated, cured, sorted, packed, cooled, or stored; distribution hubs for locally and regionally-produced food; and establishments that perform crop-related services, such as dusting, spraying, plowing, fertilizing, seed bed preparation, planting, and cultivating.⁶

Agricultural/Horticultural Production, Indoor: A land use for the production of fruits, vegetables, tree nuts, crops, plants, trees, or shrubs that occurs entirely within a building.⁷

Agricultural/Horticultural Production, Outdoor: A land use for the production of fruits, vegetables, tree nuts, crops, plants, trees, or shrubs that occurs primarily outdoors.⁸

Agritourism: Activities conducted on a working farm, ranch, or other agricultural facility that offer opportunities to the general public or invited groups for education, entertainment, recreation, and/or active involvement in the farm operation.⁹

Airport Elevation: The highest point of an airport's usable landing area measured in feet above mean sea level (MSL).

⁶ This definition was added to the Zoning Ordinance in conjunction with adoption of the Agricultural Preservation District (November 2021).

⁷ This definition was added to the Zoning Ordinance in conjunction with adoption of the Agricultural Preservation District (November 2021).

⁸ This definition was added to the Zoning Ordinance in conjunction with adoption of the Agricultural Preservation District (November 2021).

⁹ Adapted from Horry County's definition of "agriculture tourism" and Lancaster County, Pennsylvania's definition of "agritourism enterprise" in its Agritourism Guidelines. This definition was added to the Zoning Ordinance in conjunction with adoption of the Agricultural Preservation District (November 2021).

Alley: Any public or private way or thoroughfare through a continuous row of houses, 10 feet to 16 feet in width, permitting access from the street to backyards, garages, etc. [ZO]

Alley: A minor, permanent private service-way that is used for secondary vehicular access to the back or the side of properties that otherwise have primary vehicular access to a public street. [LDR]

Alteration: Any change, addition or modification in construction, occupancy or use.

Amusement/Theme Park: A commercially operated park with a predominance of outdoor games and activities for entertainment, including motorized rides, water slides, miniature golf, batting cages, and the like.

Animal Production Facility: An agricultural facility that produces animals or animal by-products for commercial sale.¹⁰

Animal Shelters: A facility used to house or contain domesticated animals that is owned, operated, or maintained by a duly incorporated humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit or public organization devoted to the welfare, protection, and humane treatment of animals.

Apartment: A dwelling unit located in a triplex, quadplex, or multi-family dwelling, or a dwelling located in a mixed-use building.

Arcade: An area contiguous to a street or plaza that is open and unobstructed, and that is accessible to the public at all times. Arcades may include building columns, landscaping, statuary, and fountains. Arcades do not include off-street loading/unloading areas, driveways, or parking areas.

Area Plan: A plan for a specific, defined area of any size of Greenville County. An Area Plan is considered an amendment to the County Comprehensive Plan in order to address specific needs limited to: growth management, land use, economic development, and/or natural resource management.

Arena, Stadium, Exhibition Hall: A facility used for exhibitions of live performances of music, dance, sporting events, and other entertainment events, as well as for trade shows, meetings, and private events.

Art Gallery, Artisan Workshop, or Studio: An establishment for the preparation, display, and sale of individually crafted artwork, jewelry, metal work, furniture, sculpture, pottery, leathercraft, hand-woven articles, and related items.

¹⁰ This definition is derived from [SCDHEC Regulation 61-43: Standards for the Permitting of Agricultural Animal Facilities](#). This definition was added to the Zoning Ordinance in conjunction with adoption of the Agricultural Preservation District (November 2021).

Articulate: To give emphasis to or distinctly identify a particular element. An articulated facade would be the emphasis of elements on the face of a wall including a change in setback, materials, roof pitch or height.

Assembly: Includes the use of a building or structure, or a portion thereof, for the gathering together of persons for purposes such as civic, social or religious functions, recreation, food or drink consumption or awaiting transportation.

Assembly Operations: Companies engaged in value-added processing and light manufacturing.

Athletic Facility: An indoor or outdoor facility used strictly for athletic-related events.¹¹

Auction House/Auction Lots: An establishment primarily engaged in the merchant wholesale distribution of new and used products and goods, such as vehicle, equipment, furniture, art and antiques, agricultural commodities, and memorabilia. Auction house use includes the storage of the products to be offered for sale.

Authorized Representative: For each submittal, the specific, single project agent to whom all questions, comments, and discussion will be directed during processing. The Authorized Representative will be responsible for attending pre-submittal meetings, the Subdivision Advisory Committee meeting, the Planning Commission, and all other meetings, as applicable.

Auditorium: An indoor building/facility used by the public for viewing events such as concerts, plays, indoor sports, and public gatherings etc.

Automobile Service Facility: A building or part thereof, which is used for minor repairs, such as, oil changes, tune-ups, brake jobs, engine and transmission repair, replacing mufflers, etc. These facilities may dispense flammable and combustible liquids.

Automobile Wash, Automated: Any automobile cleaning facility which provides exterior washing and cleaning on a drive-through or roll-over basis.

Automobile Wash, Full-Service: Any automobile cleaning facility which provides exterior and interior washing and cleaning services for automobiles and other motor vehicles.

Automobile Wash, Self-Service: Any automobile cleaning facility where equipment and/or facilities are provided for the self-service cleaning of automobiles and other motor vehicles.

(B)

Bakery: An establishment primarily engaged in the production and retail sale of baked goods.

¹¹ This definition was added to the Zoning Ordinance in conjunction with adoption of the Agricultural Preservation District (November 2021).

Bank or Financial Institution: An establishment that provides retail banking services, mortgage lending, or similar financial services to an individual or business.

Banquet Hall: See Special Event Facility.

Barn or Stable: A structure used to house animals, farm equipment, feed, storage, or other farm related items.¹²**Basement:** Any floor level below the first story in a building, except that a floor level in a building having only one floor level shall be classified as a basement unless such floor level qualifies as a first story as defined herein.

Bed and Breakfast: Private home offering lodging and breakfast to guests. This type of establishment is primarily a private home offering lodging and breakfast to guests.

Berm: An earthen mound formed to shield undesirable views, decrease noise, and/or add topographical interest. The slope of a berm should not exceed a rise of one (1) foot in two (2) horizontal feet.

Berm (Big Box Retail): An earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise or provide a buffer from adjoining uses.

Big Box Retail or Development: A shopping center, mall or free standing site whose primary use is or was a retail sales facility with at least one tenant or occupant located in a forty thousand (40,000) square foot or larger building or structure. (Consistent with the terms of the “SC Retail Facilities Revitalization Act” originally House Bill H.3841, codified in Chapter 34, Title 6 of the S.C. Code of Laws, as amended.

Block: A piece or parcel of land entirely surrounded by public streets.

Blue Line Stream: Any stream shown as a solid or broken blue line on 7.5 Minute Series quadrangle maps prepared by the U.S. Department of the Interior Geological Survey (USGS).

Boat and Recreational Vehicle Sales, Service, and Rental: Establishments engaged in the sale or rental of boats and recreational vehicles, with or without ancillary repair and service operations.

Boathouse: A structure designed and constructed for the purpose of storing a boat(s) in a body of water.

Board: The Greenville County Board of Zoning Appeals.

Board of Zoning Appeals: A quasi-judicial board consisting of nine members appointed by County Council, as provided in Article 17: *Agencies*.

¹² This definition was revised in conjunction with adoption of the Agricultural Preservation District (November 2021).

Bookstore/Newsstand: An establishment for the retail sale of books, magazines, periodicals, newspapers, or other printed matter, audio recordings, motion pictures, and other digital materials. Bookstore/Newsstand does not include adult entertainment establishments.

Breezeway: A structure for the principal purpose of connecting a principal building or structure on a property with other buildings.

Brewpub: A restaurant that produces on the permitted premises a maximum of 2,000 barrels a year of beer for sale on the premises.¹³

Buffer: An area of land that acts as a separation between two land uses of different intensity or that protects water features from pollutants.

Buffer Strip: A portion of a lot or property used to visually separate one use from another through the use of vegetation, distance, or other approved method.

Building: Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any person, process, equipment, or goods.

Building, Accessory: A structure attached to or detached from a principal building on the same lot and customarily incidental to the use of the principal building.

Building Code: The current codes adopted by Greenville County Council as established by the South Carolina Building Code Council.

Building Face, Front: Any building face, which can be touched by a line, drawn perpendicular to street (public or private).

Building, Mixed Use: A building that contains at least one dwelling unit and one or more non-residential uses allowed in the zoning district in which the mixed use building is located.

Building Face, Public: Any building side that is visible from public or private rights-of-way and/or the faces that contain public entry.

Building Permit: A certificate which has been endorsed by the Zoning Administrator that a proposal to use or occupy a building; or to erect, install, or alter a structure, building, or sign that fully meets the requirements of this Ordinance.

Building Setback Line: A line establishing the minimum allowable distance between the nearest portion of any building excluding steps, gutters, and similar fixtures, and the property line when measured perpendicularly thereto.

¹³ This definition is derived from the definition of “brewpub” in SC Code Chapter 61, [Section 61-4-1700\(1\)](#).

Building, Temporary: A building used temporarily for construction-related activities, such as offices and storage of construction materials and equipment incidental and necessary to construction of utilities, buildings, or other community facilities or used temporarily as a Subdivision Sales Center in a subdivision under construction.

Business and Facilities Support Services: Establishments offering specialized sales and support services used in the conduct of commerce. These services may include employment services, copying and printing services, advertising and mailing services, building maintenance services, management and consulting services, protective services, equipment rental and leasing, and sales of office equipment and supplies.

Business Incubator Centers: Retail, office, or industrial space that is affordable to new, low-margin businesses and frequently includes professional advice on business operations and general facilities support, such as clerical support and access to copy machines, facsimile machines, and computers. This definition includes co-working facilities.

Butcher Shop: A retail establishment that supplies meat and poultry products but where meat processing is limited to making cuts of meat from preprocessed carcasses.

(C)

Caliper: A unit of physical measure for defining the diameter of a tree. For trees with calipers of four inches or less, the diameter of the trunk is measured six inches above the ground. For trees between four and 12 inches caliper, the diameter of the trunk is measured 12 inches above the ground. For trees larger than 12 inches caliper, see Diameter at Breast Height. [See Article 21, [Section 21.10: How to Measure the Diameter of a Tree.](#)]

Campground: A site with temporary or permanent campsites, shelters, cabins, or other structures designed or intended for overnight occupancy that is operated for recreation, religious, education, or vacation purposes. A campground includes residential camps (“summer camps”) and primitive campgrounds. A campground does include the non-commercial use of private property for camping activities by the property owner or one or more people authorized by the property owner.

Canopy: A roof-like, unenclosed (except when connected to a building) shelter having various means of support and generally used for protection from weather for pedestrians.

Care Facilities Child/Adult:

Care Center: A facility that provides personal care service for **6 or more persons on a 24-hour basis.** (*Personal care service* - The care of residents who do not require chronic or convalescent medical or nursing care. Personal care involves responsibility for the safety of the residents while at the facility.)

Day Care Center: A facility that provides personal care service for **more than 6 persons and less than 24 hours.** (*Personal care service* - The care of persons who do not require chronic or

convalescent medical or nursing care. Personal care involves responsibility for the safety of the person while at the facility.)

Day Care Center in a Religious Facility: A facility operated by a religious facility that provides personal care service for more than 6 persons and less than 24 hours. (Personal care service - The care of persons who do not require chronic or convalescent medical or nursing care. Personal care involves responsibility for the safety of the occupants while at the religious facility.)

Day Care Home: A residential home that serves as a personal care facility for 6 or less persons. Only those residing in the home may be involved in the day-to-day operation of the adult / childcare home. (*Personal care service* - The care of persons who do not require chronic or convalescent medical or nursing care. Personal care involves responsibility for the safety of the persons while at the home.)

Group Home: A residential home that serves as a personal care facility for 6 or less persons on a 24-hour basis. Only those residing in the home may be involved in the day-to-day operation of the adult / childcare home. (*Personal care service* - The care of residents who do not require chronic or convalescent medical or nursing care. Personal care involves responsibility for the safety of the resident while at the home.)

Nursing Care Facility: A facility that serves as a personal nursing care facility for more than 6 persons on a 24-hour basis.

Nursing Care in Home: A residential home that serves as a personal nursing care facility for 6 or less persons on a 24-hour basis. Only those residing in the home may be involved in the day-to-day operation of the adult / childcare nursing home.

Caretaker/Watchman's Quarters: An accessory dwelling on a nonresidential premises, occupied by a person who oversees the nonresidential operation 24 hours a day, and his or her family.

Catering Establishment: An establishment in which the principal use is the preparation of food and meals on the premises for delivery to another location for consumption.

Cemetery: Land used or intended to be used for the burial of the dead, including columbaria, mausolea, and chapels when operated in conjunction with and within the boundaries of such cemetery. [ZO]

Cemetery: A cemetery is a spatially defined area where the remains of dead people are buried or otherwise interred. The term cemetery implies that the land is specifically designated as a burial ground. Cemeteries can be privately, publicly, or family owned. A cemetery also can be a Historic Site. [LDR]

Certificate of Occupancy: A statement signed by the Building Official setting forth that the building, structure, or use complies with the adopted building codes.

Certificate of Use: A statement signed by the Zoning Administrator setting forth that the building, structure, or use complies with the Zoning Ordinance and that the same may be used for the purpose stated herein.

Change of Tenancy/Ownership: Taking possession or occupancy of land or premises under lease and/or purchase from a previous tenant or owner.

Chickens: Any member of the species *Gallus gallus domesticus*, regardless of sex. Chickens kept, raised, or used in accordance with Use Condition 29 are not considered farm animals as defined by the Greenville County Zoning Ordinance, as amended.

Clean Manufacturing: Clean Manufacturing in which waste minimization and prevention practices are continuously applied. These practices include conservation of raw materials and energy, elimination of toxic inputs, and reduction in toxic outputs.

Clear Cutting: The removing of all trees and other vegetation from an area during land development.

Collection Center for Recyclable Consumer Items: A facility designed to receive household consumer items for recycling, such as metal food containers and cans, glass food containers, beverage bottles, discarded newspapers, magazines, card board and flat paper.

Collocate or Collocation: A situation in which two or more antennas are placed on a common communication tower or pole or the addition or the replacement of antennas on an existing communication tower or pole. Collocation includes combined antennas but does not include roof- or surface-mounted small wireless facilities, or the placement of any personal wireless service antenna on an amateur radio antenna within a residential district.

Columbaria: A building or structure designed with niches for the location of urns to hold the ashes of cremated persons. Columbaria shall be operated only within the boundaries of cemeteries and churches.

Commercial Incinerator: A facility that processes waste using controlled flame combustion to break down the waste.

Common Open Space: Land and/or water within or related to an open space residential development, not individually owned, which is designed and intended for the common use or enjoyment of the residents of the development or the public, which may contain such accessory structures and improvements as are necessary and appropriate for passive recreational purposes.

Communication Antenna: An antenna operated by a communications provider to transmit or receive radio or electromagnetic waves.

Communication Provider: Any entity required to be licensed or whose radio or electromagnetic waves are regulated by the Federal Communications Commission.

Communication Tower: A freestanding structure taller than 60 feet in height which supports at least one communication antenna and a similar structure affixed to a building that extends more than 20 feet above the roof of the building operated by commercial, governmental, or other public and quasi-public users. This use does not include communication equipment operated by a public service agency, private home use of satellite dishes and television antennas, or amateur radio operators licensed by the Federal Communications Commission. The height limitation for towers includes any attached antennas.

Communications and Information: A use classification for establishments that produce or distribute information, including publishing, motion pictures and sound recording, telecommunications and broadcasting, and information services and data processing industries.

Community Center Area: The social center of the Traditional Neighborhood Development (TND), containing a central public space and the most intense and mixed development.

Community Garden: A non-commercial private or public facility for the cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family.

Composting Facility: A facility where organic matter that is derived primarily from off-site is to be processed by composting and/or is processed for commercial purposes but does not include composting of material produced on the same lot or multiple lots under the same ownership or control. Activities of a composting facility may include management, collection, transportation, staging, composting, curing, storage, marketing, or use of compost.

Concert Hall: See Auditorium.

Condominium: A multiple-family dwelling or other development containing individually owned dwelling units or non-residential units with jointly owned and shared areas and facilities, and where the dwelling or development is subject to the provisions of S.C. Code Title 27, [Chapter 31: Horizontal Property Act](#).

Connectivity Ratio: The number of street links divided by the number of nodes or link ends, including cul-de-sac heads.

Conservation Subdivision: A residential development where 50% percent or more of the developable land area is designated as permanent open space; thereby permanently protecting significant open space within the parcel. The remaining developable land is subdivided into buildable lots.

Conventional Development: A conventional development is a nonresidential development or residential development in which all land area within the development is devoted to building lots that comply with minimum lot size and maximum density/intensity limits of the underlying zoning district.

Corner Store: A small retail or service business located on a corner lot at the street level. Corner store businesses are limited to newsstands, bookstores, barbershops, beauty salons, bakeries, ice cream and yogurt shops, coffee shops, delis, food and convenience markets, and art galleries.

Corporate Headquarters: Corporate headquarters is the part of a corporate structure that deals with important tasks such as strategic planning, corporate communications, taxes, law, finance, human resources and information technology.

Correctional Facilities and Prisons: Publicly or privately operated facility for the custodial occupancy of persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense.

County Engineer: The administrative head of the Greenville County Engineering Department, or the Engineer's authorized representative.

County Pole: A pole owned, managed, or operated by or on behalf of the County; provided, however, county pole shall not include any pole, support structure, electric transmission structure, or equipment of any type that is part of a County owned or controlled electric plant or system for furnishing of electricity to the public for compensation. The term county pole shall include, without limitation, poles that the County leases, rents, licenses, or otherwise compensates the owner thereof for the provision of street lighting.

Craft Brewery: A facility that commercially produces beers and similar beverages on site. Such facilities include all aspects of production as well as administrative offices and a tap room. A craft brewery is classified as one of the following:

1. **Microbrewery:** A brewery that produces less than 15,000 barrels of beer per year and sells 75% or more of its beer off-site.¹⁴
2. **Regional Brewery:** A brewery that produces between 15,000 and 6,000,000 barrels of beer per year.¹⁵

Crematorium: A facility containing properly installed, certified apparatus intended for use in the act of cremation.

Cropland: Land suitable for or used for the cultivation of crops.

Cul-de-sac: A street having one end open to traffic and being permanently terminated by a vehicular turnaround.

Cultural Facilities: Buildings, structures, sites, and places that tell the story of the community. For the purposes of this UDO, cultural facilities include museums; historic buildings and structures; historic cemeteries; unique, natural, or scenic resources; and archaeological sites that are open to the public.

¹⁴ This is how the [Brewers Association](#) defines the craft beer industry market segment "microbrewery."

¹⁵ This is how the [Brewers Association](#) defines the craft beer industry market segment "regional brewery."

(D)

Dance Studio: An commercial or nonprofit establishment where classes in the performing arts are taught to four or more persons at a time.

Data Centers: A large group of networked computer servers typically used by organizations for the remote storage, processing, or distribution of large amounts of data where the majority of the space is occupied by computers and/or related equipment and where information is processed, transferred, or stored.

Decorative Pole: A pole that is specifically designed and placed for aesthetic purposes and may have attached informational or directional signage and/or pole banners.

Dedication: A deeded, prescriptive, or acknowledged proof by maintenance activity of the right of way, unless otherwise stated, grants an easement to the traveling public and does not convey the fee.

Density: The number of dwelling units that are allowed on an area of land, and that area of land shall be permitted to include dedicated streets contained within the development.

Developable Land: Land that is suitable as a location for structures.

Diameter at Breast Height (DBH): The DBH of a tree is the total diameter in inches of a tree trunk or trunks measured at a height of 4.5 feet above existing grade (at the base of the tree). Diameter at Breast Height is used for measuring all trees greater than 12 inches caliper. [See Article 21, [Section 21.10: How to Measure the Diameter of a Tree.](#)]

District, Zoning: Any section of Greenville County in which zoning regulations are uniform.

Dormer: A window set vertically forming a gable projecting from a sloping roof.

Dormitory: A housing facility that provides residence to individuals unrelated by blood, marriage, or adoption that is owned or operated by a public or private school for the occupancy of its students.

Drainage Plan: A site plan showing contours, drainage structures (including, but not limited to pipes, ponds, ditches, etc.), anticipated flow calculations, destination of run-off to nearest identifiable drainage way, and any other data required to clearly define the proposed drainage system.

Dry Cleaning/Laundry Establishment: Pick-up and delivery stations where limited cleaning is done on site including self-service laundries open to the public.

Dry Cleaning/Laundry Establishment (Institutional): A production facility in which commercial laundering and dry cleaning are conducted that is not open to the public. Solvent quantities and classifications will determine the occupancy as either Factory Industrial or Hazardous.

Dwelling: Any building used exclusively for human habitation including any permitted home occupation but excluding hotels, motels, and rooming and boarding houses.

Dwelling Unit: One or more rooms with a kitchen and toilet facilities used as a place of residence for one family.

Dwelling, Multi-Family: A residential building containing five or more individual dwelling units located on a single lot. . See also Use, Multi-Family.

Dwelling, Quadplex: A residential building located on single lot that contains four dwelling units. A quadplex generally has a common outside entrance(s) for all the dwelling units.

Dwelling, Single-Family: A residential building containing only one dwelling unit and not occupied by more than one family.

Dwelling, Single-Family Attached: Two or more single-family dwelling units, each with its own outside entrance, which are generally joined together by a common party wall or connecting permanent structures such as breezeways, carports, or garages, whether or not such a group is located on a single lot or on adjoining individual lots.¹⁶ Townhouses are a type of single-family attached dwelling.

Dwelling, Single-Family Detached: A single-family dwelling unit that is entirely surrounded by open space or yards on the same lot.

Dwelling, Triplex: A residential building located on single lot that contains three dwelling units. A triplex generally has a common outside entrance(s) for all the dwelling units.

Dwelling, Two-Family (Duplex): A residential building containing two individual dwelling units located on a single lot.

Dwelling, Zero Lot Line: A single-family dwelling that has a zero-foot setback from one side property line. For the purpose of this Ordinance, a zero lot line dwelling shall be treated as a single-family detached dwelling.

(E)

Easement: A grant, by the property owner of a portion of land, for use by the public, a utility, a corporation, or person for specified purposes. Drainage and utility easements are intended to be reciprocal easements among the property owners and not a dedication to the County.

Electronics and Home Appliance Repair: An establishment primarily engaged in the provision of repair services for small electronics, such as computers and televisions, and appliances, such as dishwashers and refrigerators, to individual and households.

¹⁶ The proposed revision limits “single-family attached dwellings” to townhouse dwelling types. Duplexes are a separate (two-family) dwelling type. Triplexes and quadplexes are types of multiple-family dwellings. “Condominium” is removed, as the term refers to a form of ownership, not a type of dwelling.

Emergency Service, Fire, Police, EMS: A facility operated by a governmental agency for the purposes of protecting the safety of the public and providing services in emergency situations. Such facilities may include administrative offices, sleeping and cooking areas for employees, storage of equipment, temporary detention facilities, and the open or enclosed parking of patrol vehicles, fire apparatus, ambulances, and similar vehicles.

Emergency Vehicle: Any vehicle designated and authorized to respond to an emergency. Such vehicles can be part of a governmental agency, but also include those run by charities, non-governmental organizations and other commercial companies.

Endangered Species: An endangered species is identified as endangered by the U.S. Fish & Wildlife and Fisheries Service.

Endangered Species Act: The Endangered Species Act (ESA) was enacted by Congress in 1973. Under the ESA, the U.S. Fish & Wildlife Fisheries Service has the responsibility to protect endangered species (species that are likely to become extinct throughout all or a large portion of their range), threatened species (species that are likely to become endangered in the near future), and critical habitat (areas vital to the survival of endangered or threatened species).

Engineer of Record: The professional licensed by the State to practice engineering who certified an applicable plan or plat. **Equipment Sales and Rental:** An establishment primarily engaged in the sale or rental of tools, lawn and garden equipment, power equipment, party supplies, and similar goods and equipment, including storage and incidental maintenance. This term does not include a motor vehicle sales and rental facilities.

Evergreen Shrub: Any self-supporting woody plant with several stems, retaining leaves throughout the year, easily maintained at 30 to 40 inches in height.

Eyebrow: The arc of a cul-de-sac covering the outer ridge of a tangent street section.

(F)

Façade: The portion of any exterior elevation on the building extending from grade to the top of the parapet, wall or eaves and extending the entire length of the building.

Fairgrounds: A facility that includes buildings and outdoor areas for animal shows and judging, carnivals, circuses, community meetings, concerts, food booths and stands, games, rides, rodeos, sales and auctions, storage, and theaters, but does not include racetracks or motorized contests of speed.

Family: One or more persons living together as a single housekeeping unit. For the purposes of this Ordinance, such persons may include gratuitous guests, foster children, and domestic employees employed in the same.

Family Subdivision: The division of land into two or more new lots at one time or over a period of time where conveyance may only be to members of the immediate family of the property owner.

Immediate Family: Any person who is a natural or legally defined offspring, stepchild, spouse, sibling, aunt, uncle, niece, nephew, grandchild, grandparent, or parent of the owner.

Farm Animals: Animals that are specifically kept or raised, including cattle, livestock, poultry or fowl commonly used for pleasure or marketed in agricultural operations.

Farm Labor Dwelling: Single-family dwelling located on and used in direct connection with a farm, or where the agricultural activity provides income to the occupant(s) of the dwelling. A farm dwelling includes employee housing for that farm.¹⁷

Farmers' Market: A temporary or permanent retail facility that is open to the public; that is operated by a governmental agency, a non-profit corporation, or one or more farmers' market vendors; and at which at least 75% of the vendors sell farm products or value-added farm products.

Farmstand: A small, typically open-air structure from which agricultural and value-added agricultural products are sold. Farmstands may be located on the same lot as a farm and situated close to a road. A farmstand may be temporary or permanent.¹⁸

Fire Apparatus Access Way: An access way that provides fire apparatus access from a fire station to a facility, building, or portion thereof.

Fireworks Stands, Temporary: This facility consists of a temporary structure for the purpose of the retail sales of fireworks in accordance with the Rules and Regulations of the State Board of Pyrotechnics Safety Board and shall be located in such a manner as to make it immobile and to prevent it from shifting or blowing over. Tie down devices shall be affixed and wheels shall be removed.

Fishing Lakes and Ponds: Lake or pond where patrons pay a fee for access to fishing.¹⁹

Fitness Center (Private): A private gym or fitness facility that has restricted membership or access that offers the ability for exercise, weight training, personal/one-on-one training, etc. in an establishment with a maximum square footage not to exceed 3,000 sq. ft. of gross floor area.²⁰

Flea Market: An occasional or periodic market held in an open area or structure where groups of individual sellers offer goods for sale to the public.

Flex Space: A building designed and constructed to accommodate a variety of office, warehousing, distribution, and manufacturing operations.

¹⁷ This definition was added to the Zoning Ordinance in conjunction with adoption of the Agricultural Preservation District (November 2021).

¹⁸ This definition was added to the Zoning Ordinance in conjunction with adoption of the Agricultural Preservation District (November 2021).

¹⁹ This definition was added to the Zoning Ordinance in conjunction with adoption of the Agricultural Preservation District (November 2021).

²⁰ Added pursuant to text amendment CZ-2021-74 (adopted October 2021).

Flood Insurance Rate Map (FIRM): An official map of a community, on which the Department of Homeland Security-FEMA, National Flood Insurance Program, has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Floodplain: A relatively flat or low area adjoining a river, stream, or watercourse which is subject to partial or complete inundation, or an area subject to the unusual and rapid accumulation of runoff of surface areas.

Forestry and Logging Activities: The use of land for the raising and harvesting of timber, pulp woods, and other forestry products for commercial purposes, including the cutting and removal of trees from their growing site and the related operation of cutting and skidding machinery. Forestry and logging activities do not include the construction or creation of roads or the clearing of land for construction approved under this Ordinance, which is considered accessory to the development of the property.²¹

Fraternity/Sorority House: A house or structure occupied by a college or university fraternity or sorority containing sleeping rooms, bathrooms, common rooms, and a central kitchen and dining area maintained exclusively for members of the fraternity or sorority and their guests or visitors.

Funeral Home, Mortuary: An establishment in which the dead are prepared for burial or cremation. The facility may include a chapel for the conduct of funeral services and spaces for funeral services and informal gatherings, and/or display of funeral equipment.

Furniture & Upholstery Shops: A retail establishment primarily engaged in the sale of household and office furnishings, such as sofas, chairs, and mattresses, and/or the sale of fabric used to cover furniture. Such establishments may engage in the repair and replacement of upholstery for household and office furnishings.

(G)

Gable: A triangular wall section at the end of a pitched roof, bounded by the two roof slopes.

Game Court: An area of ground defined by surfacing, fencing, or other techniques and used for the purpose of playing tennis, basketball, handball, and similar recreational activities. A driveway or patio associated with a residential use is not considered a game court.

Garden Center: Generally a retail business engaged in the sale to the public of garden related items to include but not limited to, bedding plants, potted trees, potted shrubs, annual flowers and vegetable plants, seed, outdoor furniture, lawn ornaments, fertilizers, mulches, gardening implements and that buys goods or products in quantity from manufacturers and importers either directly or through a wholesaler, and may also include provisions for landscape design and installation services.

²¹ This definition was added to the Zoning Ordinance in conjunction with adoption of the Agricultural Preservation District (November 2021).

Gas Station. A retail establishment where gasoline, motor oil, lubricants, or other minor accessories are sold to the public in combination with the retailing of items typically found in a convenience market or supermarket.

Gas Sales, Bulk: The storage and wholesale or retail sale of large quantities of flammable and combustible liquids, compressed gases, or liquefied petroleum gas.

Go-Kart Facilities, Outdoor: An outdoor facility, track, or course upon which racing or timed events are conducted with go-karts. Go-karts are miniature, self-propelled vehicle designed to be independently operated by the person riding therein and includes the terms "cart," "go-cart," or "kart." For purposes of this Ordinance, go-karts are vehicles that have operating engines rated below 20 horsepower.²²

Golf Course: An outdoor area designed for playing golf, which frequently includes a clubhouse, restrooms, and locker rooms. A golf course may provide retail sales and services customarily related to golf and food and beverage facilities. This definition excludes miniature golf courses, which are classified as a recreation and amusement use.

Government Facilities and Operations: A building or facility owned, leased or operated by the State, County or political sub- division of the State, or other public agency.

Greenhouse: A glassed or plastic enclosure used for the cultivation or protection of tender plants.

Grocery Store: A retail establishment in which the majority of the building's floor area is devoted to the sale of food products, including fresh fruits and vegetables, dairy products, and meats, for home preparation and consumption. A grocery store is substantially larger and carries a broader range of merchandise than a convenience store.

Gross Floor Area (GFA): The total horizontal area of all floors of a structure, including interior balconies and mezzanines, measured from the exterior faces of the exterior walls of the structure.²³

Gross Leasable Area (GLA): The total floor area designed for tenant occupancy and exclusive use including basements, mezzanines, and upper floors, if any, expressed in square feet and measured from the center line of joint partitions and from outside wall faces.

Group Commercial Development: A development consisting of two (2) or more commercial, retail, office or industrial buildings located on two or more parcels, developed with a common plan for the protection, maintenance and improvement of the parcels and stormwater facilities, and with access easements and rights in one or more of the parcels and governed by an owner's association or developed as a horizontal property regime. [LDR]

Group Non-Residential Development: A building or group of buildings which consists of more than one office, commercial, retail or industrial structure erected on one or more parcels of ground developed

²² This definition is from Greenville County Code Chapter 3, [Article III: Outdoor Go-Kart Tracks](#).

²³ This definition is borrowed from Richland County, SC.

with a common plan for the protection, maintenance and improvement of the parcels with reciprocal easements and rights in one or more of the parcels and governed by an Owner's Association or developed as a horizontal property regime. [ZO]

Group Residential Development: A building or group of buildings containing three (3) or more dwellings units located on one or more parcels of ground developed with a common plan for the protection, maintenance and improvement of the parcels with reciprocal easements and rights in one or more of the parcels and governed by an Owner's Association or developed as a horizontal property regime.

Gunsmith: An establishment engaged in production, sale, and repair of small firearms.

(H)

Half Street: A portion of the width of a street, usually along the edge or boundary of a development, where the remaining portion of the street is to be provided by the development of an adjacent property.

Height: The vertical distance from grade plane to the average height of the highest roof surface.

Highway: A street or traffic way serving as and designated as a State or United States route.

Hip Roof: Roof without gables.

Historic Site: Historic site is an official location designated by a federal or state government as a historic site where pieces of archeological, architectural, political, military, cultural, or social history have been preserved due to their cultural heritage value. For the purposes of this ordinance, a site is considered a Historic Site if it is properly listed on the National Register of Historic Places by the U.S. Department of Interior.

Home Occupation: Any use of principal and accessory buildings clearly incidental to their uses for dwelling purposes and conducted for compensation by a resident thereof within a residential district and meeting the requirements of Section 3.4: *Accessory Uses*.

Homeowners Association (HOA): A private or non-profit association that is organized by the developer and/or owners of a development in which individual owners share common interests in open space and/or facilities and are in charge of preserving, protecting, managing, and maintaining the common property and enforcement of the protective covenants, easements, and/or restrictions.

Horses in Residential Zones: Keeping and raising of horses for private use only. This does not include boarding of horses.²⁴

²⁴ This definition was added to the Zoning Ordinance in conjunction with adoption of the Agricultural Preservation District (November 2021).

Hospital: An institution designed for the diagnosis, treatment, and care of human illness or infirmity and providing health services, primarily for inpatients, and including as related facilities, laboratories, outpatient departments, training facilities and staff offices.

Hotel or Motel: A building or group of buildings containing individual sleeping or living units designed for the temporary occupancy of transient guests and which has conveniently located parking.

(I)

Illegal Use: Those uses that are illegally established in a particular zoning district in which the use may not be conducted, and was established after the inception of zoning for that particular parcel of land.

Impervious Surface: Any hard-surfaced, humanmade area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreation areas.

Industrial Service: A use classification that includes enterprises engaged in the processing, manufacturing, compounding, assembling, packaging, treatment, or fabrication of materials and products from processed or previously manufactured materials. Examples include assembly of electrical appliances; bottling of beverages and foodstuffs; printing plants; the manufacturing of paint, oils, pharmaceuticals, cosmetics, solvents, and other chemicals; the production of items made of stone, metal, or concrete; enterprises that provide linen, clothing, and/or laundry services to industrial, medical, or other business clients; dry cleaning plants; and tire recapping and retreading plants. These types of enterprises typically do not produce direct emissions²⁵ or generate dust, heat, glare, noise, or odors that can be detected beyond the lot lines.

Industrial, Heavy: An establishment that has the potential to be dangerous or extremely obnoxious. Examples include uses where explosives are stored, petroleum is refined, natural and liquid gas and other petroleum derivatives are stored and/or distributed in bulk, radioactive materials are compounded, pesticides and certain acids are manufactured, natural resources are mined or quarried, and hazardous waste is treated or stored as the establishment's principal activity.

Industrial, Light: Enterprises in which goods are generally mass produced from raw materials on a large scale through use of an assembly line or similar process, usually for sale to wholesalers or other industrial or manufacturing uses. Included in this use type are industries involved in processing and/or refining raw materials such as chemicals, rubber, wood or wood pulp; forging, casting, melting, refining, extruding, rolling, drawing, and/or alloying ferrous metals; and the production of large durable goods such as automobiles, manufactured homes, or other motor vehicles.

²⁵ According to the [EPA](#), “direct emissions” “are produced by burning fuel for power or heat, through chemical reactions, and from leaks from industrial processes or equipment;” “indirect emissions” “are produced by burning fossil fuel at a power plant to make electricity, which is then used by an industrial facility to power industrial buildings and machinery.”

(J)

Junkyards: Any property which is used in part or in whole for the storing, keeping, buying, or selling of items defined as “junk”, excluding properly licensed landfills, but including but not limited to abandoned barrels or drums, dismantled or inoperable industrial or commercial equipment or machinery being salvaged for parts, and the following old, scrap, or used items: metal; rope; rags; batteries; paper; cardboard; plastic; rubber; pallets; appliances; motors; industrial or commercial fixtures; rubbish; debris; wrecked, dismantled, or disabled motor vehicles or parts thereof.

(K)

Kitchen: Any room or portion of a room within a building designed and intended to be used for the cooking or preparation of food.

(L)

Laboratories: Establishments primarily engaged in performing research or testing activities into technological matters. Typical uses include engineering and environmental laboratories, medical, optical, dental and forensic laboratories, x-ray services, and pharmaceutical laboratories only involved in research and development. Excluded are any laboratories that mass produce one or more products directly for the consumer market.

Land Development: The changing of land characteristics through redevelopment, construction, subdivision into parcels, condominium complexes, apartment complexes, commercial parks, shopping centers, industrial parks, mobile home parks, and similar developments for sale, lease, or any combination of owner and rental characteristics.

Landfill: A disposal facility or part of a facility where solid waste is placed in or on land, and which is not a land treatment facility, a surface impoundment, or an injection well.²⁶ Landfills are classified as one of three types:²⁷

1. *Class I:* A solid waste landfill used solely for the disposal of trees, stumps, wood chips, and yard trash that is generated from land-clearing activities, excluding agricultural and silvicultural operations when generation and disposal are on site.
2. *Class II:* A landfill that accepts the types of waste designated as acceptable by [SCDHEC Regulation 61-107.19](#) that are generated by construction, demolition, land-clearing, industrial, or manufacturing activities; or obtained from segregated commercial waste.

²⁶ This definition is from [SC Code § 44-96-40\(22\)](#).

²⁷ The definitions of the landfill classifications are derived from [SCDHEC Regulation 61-107.19](#).

3. *Class III*: A landfill that accepts municipal solid waste, industrial solid waste, sewage sludge, non-hazardous municipal solid waste, incinerator ash, and other non-hazardous waste.

Landscape Business: A commercial establishment primarily engaged in the decorative or functional alteration, planting, and maintenance of grounds for others. A landscape business may engage in the installation and construction of underground improvements but only to the extent that such improvements, such as drainage and irrigation systems, are necessary to support or sustain the landscaped surface of the ground.

Landscaping: The improvement of the appearance of an area by the planting of trees, grass, shrubs, or other plant materials, or by the alteration of the contours of the ground.

Laydown and Storage Yard: Land used temporarily for the storage of equipment, vehicles, machinery, and building materials that is intended to be used in an associated active construction site.

Legislative Body: Greenville County Council.

Library: A public, non-profit facility in which literary, musical, artistic, or reference materials such as, but not limited to, books, manuscripts, computers, recordings, or films are kept for use by or loan to patrons of the facility. Libraries do not typically sell materials to patrons, but may conduct periodic used book sales or other events intended to raise money for the facility.

Light Fixture: The assembly housing the lamp(s), which may include some or all of the following components: housing, mounting bracket, pole socket, lamp holder, ballast, reflector, mirror, refractor, or lens.

Light Trespass: Light falling where it is not intended or needed, typically across lot boundaries.

Link: That portion of a street defined by a node at each end or at one end. Approved stubs to adjacent property are considered links. However, alleys are not considered links.

Link: A segment of road between two intersections or from an intersection to a cul-de-sac/stub-out. This includes road segments leading from the existing adjoining road(s). [LDR]

Loading Space, Off-Street: Space for bulk pick-ups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when required off-street parking spaces are filled.

Lot: A parcel of land designated by number or other symbol as a part of a legally approved and recorded subdivision or as described by metes and bounds and recorded in the office of the Greenville County Register of Deeds.

Lot of Record: A lot existing before the adoption of the Zoning Ordinance and as shown or described on a plat or deed in the records of the Greenville County Register of Deeds.

Lot, Corner: A lot abutting upon two or more streets at their intersection or upon two parts of the same street forming an interior angle of less than 135 degrees. The point of intersection of the street lines or of the street lines as extended is the corner.

Lot, Depth: The horizontal distance between the front and rear property lines of a lot.

Lot, Double Frontage: A lot which extends through a block having frontage on two roads. [ZO]

Lot, Double Frontage: A lot, other than a corner lot, abutting upon two or more streets. A corner lot shall be considered having double frontage if it has access on three or more sides or shows access to two streets parallel to one another. [LDR]

Lot, Flag: An interior lot, located behind another lot, that has a narrow strip of land not less than 20 feet in width for its entirety that runs along one side of the front lot to provide access to the public street. A panhandle or pipe stem lot is considered a flag lot.

Lot, Through: A lot that has access to more than one Public or Private Road.

Lot, Width: The distance between the side lot lines at the front setback line as measured along a straight line parallel to the front line or parallel to the chord thereof.

Lot Line, Front: That line which separates the lot from a street right-of-way.

Lot Line, Rear: Ordinarily that lot line which is opposite and most distant from the front lot line.

Low Impact Development (LID): An approach to land development (or re-development) that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional site drainage that treats stormwater as a resource rather than a waste product.

Lumber Yard: A facility where building materials such as lumber, plywood, drywall, paneling, cement blocks and other cement products, and other building products are stored and sold. Lumberyards may also process lumber by performing millwork, planing, cutting, and other customizing processes. Lumberyards may provide for the sale of associated products including tools and fasteners.

(M)

Major Subdivision: The division of land into seven or more lots at one time, or over a period of time, or any subdivision of land that includes the construction of new street or new right of way, extension of a public water or sewer system or the installation of drainage improvement to facilitate residential lot construction. Applications for Major Subdivisions must follow the schedule for submittals of Preliminary Subdivision for Planning Commission review and approval.

Manufactured Home: *See Manufactured Single-Section and Multi-Section Homes.*

Manufactured Home Park: Any place, area, or tract of land maintained, offered, or used for parking of two or more manufactured homes used or intended to be used for living or sleeping purposes regardless of whether or not a charge is made for such accommodations. [ZO]

Manufactured Home Park: Any lot or parcel of land maintained, offered, or used for parking of more than three manufactured homes used or intended to be used for living or sleeping purposes regardless of whether or not a charge is made for such accommodations. [LDR]

Manufactured Home Park Office: A building or portion thereof located in a manufactured home park used by the park operator for activities involved in the day-to-day management of the park.

Manufactured Home Sales: An establishment primarily engaged in the retail sale of new and used manufactured homes and may also provide ancillary installation and repair services.

Manufactured Home Space: That portion of land in a manufactured home park allotted to or designed for the accommodation of one manufactured home.

Manufactured Multi-Section Home: A portable unit designed and built to be towed on its own chassis, comprised of frame and wheels, connected to utilities, and designed to be used without a permanent foundation for a permanent residence. It contains two or more separately towable sections designed to be joined into one integral unit capable of being again separated into components. Either or both units may contain parts that may be folded, collapsed, or telescoped when being towed and expanded later to provide additional cubic capacity. These units may only be used for residential purposes. Travel trailers, travel motorized homes, pick-up coaches, and camping trailers are excluded from this definition. This definition includes units referred to as double-wide manufactured homes built prior to the enactment of the Federal Manufactured Home Construction and Safety Standards Act of 1974, which became effective June 15, 1976.

Manufactured Single-Section Home: A portable unit designed and built to be towed on its own chassis, comprised of frame and wheels, connected to utilities, and designed to be used without a permanent foundation for a permanent residence. A single-section unit may contain parts that may be folded, collapsed, or telescoped when being towed and expanded later to provide additional cubic capacity. These units may only be used for residential purposes. Travel trailers, travel motorized homes, pick-up coaches, and camping trailers are excluded from this definition. This definition includes units referred to as single-wide manufactured homes built prior to the enactment of the Federal Manufactured Home Construction and Safety Standards Act of 1974, which became effective June 15, 1976.

Manufacturing Facility: A building/plant that uses raw materials and converts, compounds, processes, assembles, or packages them to a useful product such as petroleum products converted to plastics, rubber and petroleum products and carbon black converted to tires, wheat converted to flour etc.

Marina: A docking and storage facility for boats that may retail fuel and marine supplies and may also repair, maintain, or rent boats.

Mausoleum: A building or structure designed with vaults to hold caskets or crematory urns. Mausoleums shall be operated only within the boundaries of approved cemeteries.

Medical Offices & Clinics: A use classification that includes doctor offices, dentist offices, urgent care facilities, medical and diagnostic laboratories, and similar facilities concerned with the diagnosis, treatment, and care of human beings

Micro-Distillery: A facility for the distilling, blending, and bottling of alcoholic liquors with an alcohol content greater than 17% that produces a maximum quantity of 125,000 cases per year.²⁸ Such facilities include all aspects of production as well as administrative offices and a tasting room.

Micro Wireless Facility. A small wireless facility that meets the following criteria: (i) is not larger in dimension than 24 inches in length, 15 inches in width, and 12 inches in height; and (ii) any exterior antenna is no longer than 11 inches.

Minor Subdivision: The division of land into six or fewer lots, at one time or over a period of time, that does not require construction of a new street with new right of way, the extension of a public water or sewer system, or the installation of drainage improvement to facilitate residential lot construction. Applications for Minor Subdivisions must follow the Summary Plat process.

Mixed Use Building: A building that contains at least one dwelling unit and one or more non-residential uses allowed in the zoning district in which the mixed use building is located.

Mixed Use Development: A parcel of land or portion thereof containing two or more uses. [ZO]

Mixed Use Development: A development containing two or more different uses on one or more parcels such as, but not limited to, residential, office, retail, public, or entertainment that are integrated within the development and are reliant on common facilities such as vehicular access roads or drives and stormwater facilities. [LDR]

Modular Building: Any building of closed construction, regardless of type of construction or occupancy classification, other than a mobile or manufactured home, constructed off-site in accordance with the applicable codes and transported to the point of use for installation or erection.²⁹ A modular building meets the requirements of the South Carolina Modular Buildings Construction Act ([S.C. Code § 23-43](#)).

Motor Sport/ Race Track: See Greenville County Code of Ordinances, Chapter 3, [Article II: Motor Sports Facilities](#).

Mountainous Road: A roadway having a slope greater than 11%.

²⁹ This sentence is the statutory definition of “modular building unit” ([S.C. Code §23-43-20](#)).

Mulch: A protective covering (such as pine straw, shredded bark, or other materials) spread evenly around trees, shrubs, and ground covers to reduce evaporation, maintain even root temperatures, prevent erosion, and control weeds.

Multi-Dwelling Development: A residential development consisting of three or more single-family, two-family or multi-family dwellings located on a parcel or parcels of land, not further subdivided into separate lots, and having yards, courts, or other facilities in common, with shared access easements and governed by a horizontal property regime.

Museums: See Cultural Facilities.

(N)

Nightclubs and Taverns: An establishment whose primary business is the sale of alcoholic beverages manufactured off-site for consumption on the premises. Nightclubs and taverns may either be open to the public or a private club. Nightclubs and taverns may offer dancing, musical performances, and food service. The sale of alcoholic beverages must be licensed by the South Carolina Department of Revenue.

Nonconforming Lot: A lot of record at the time of this Ordinance that does not meet the requirements for area and/or width applicable in the district in which such lot is located.

Nonconforming Structure: A structure that existed lawfully on the date this Zoning Ordinance became effective and which does not conform with the permitted uses for the zoning district in which it is situated. Nonconforming uses are incompatible with permitted uses in the districts involved. Such nonconformities are permitted to continue until they are removed or vacated.

Nonconforming Use: A use that lawfully occupied a building or land at the time this Code became effective, that has been lawfully continued and that does not now conform with the use regulations.

Node: The terminus of a street or the intersection of two or more streets, except that intersections that use a roundabout are not counted as a node.

Non-Depository Financial Services: Establishments that offers Consumer Lending Services, Check Cashing Services, or Deferred Presentment Services (Payday Loans) and require a license to operate under the South Carolina Consumer Finance Law, codified at S.C. Code Ann. § 34-29-10, et. seq., the South Carolina Deferred Presentment Services Act, codified at S.C. Code Ann. § 34-39-110, South Carolina's Check Cashing Services laws, codified at § 34-41-10, et seq., or the South Carolina Consumer Protection Code - Loans, codified at S.C. Code Ann. § 37-3-101, et seq. This definition does not include precious metals dealers or establishments that provide mortgage lending, retail banking, brokering, or similar financial services.

Non-Through Street: A street designed to be permanently closed with an approved turnaround at the end.

Nursery: An agricultural activity or location where plants, such as trees, shrubs and other plants are grown for transplanting, or for use as stocks for grafting or budding.

(O)

Obsolete District: A zoning district that was contained in the Greenville County Zoning Ordinance rescinded on January 5, 2005, and is no longer contained in the Greenville County Zoning Ordinance adopted on January 5, 2005. For the purposes of this ordinance, Obsolete District(s) will be maintained as an appendix in the adopted Greenville County Zoning Ordinance. Obsolete District(s) will continue to be designated on the Official Zoning Map and continue to be subject to the provisions of the obsolete district. No additional properties will be rezoned to the obsolete district classification.

Office: A room or group of rooms used to conduct the affairs of a business, profession, service industry, or government.

Open Channels: All overland diversions, existing and proposed, that convey storm flows through the site.

Open Space: Land areas that are not occupied by buildings, structures, parking areas, streets, alleys or required yards. Open space shall be permitted to be devoted to landscaping, preservation of natural features, and recreational areas and facilities. [ZO]

Open Space: Land areas which are set aside for landscaping, preservation of natural features, or passive recreation. [LDR]

Open Space Development: A form of residential subdivision that permits housing units to be grouped on sites or lots with dimensions, frontages, and setbacks reduced from conventional sizes, provided the density of the tract as a whole shall not exceed the density allowed by the zoning district under existing regulations and the remaining land area is devoted to common open space.

Ornamental Lighting: Lighting that does not impact the function and safety of an area but is purely decorative, or that is used to illuminate architecture and/or landscaping, and installed for aesthetic effect.

Outdoor Storage: The use of a lot or portion thereof for the keeping of goods and materials outside of a building.

Owner's Association: A private non-profit association which is organized by the developer of a development in which individual owners share common interests in open space and/or facilities and are in charge of preserving, protecting, managing, and maintaining the common property, and enforcement of any protective covenants, easement and/or restrictions.

(P)

Parapet: The portion of a wall that extends above the roofline.

Parcel: An individually taxable piece or portion of land.

Parking Facility (Indoor/Outdoor): Use of a site for surface parking or a parking structure unrelated to a specific use which provides one or more parking spaces together with driveways, aisles, turning and maneuvering areas, incorporated landscaped areas, and similar features meeting the requirements established by this ordinance. This use type shall not include parking facilities accessory to a permitted principal use. [ZO]

Parking Lot: Land area or facility for parking or storage of motor vehicles used for business, commerce, industry, or personal use. [LDR]

Parking Space: The storage space for one automobile including the necessary access space and located outside the dedicated street right-of-way.

Parties in Interest: Those persons which include the applicant and/ or appellant, and other persons who have submitted a written statement to the Board of Zoning Appeals or Zoning Administrator indicating their interest in the matter before the Board.

Passenger Transportation Station or Terminal: A facility used for the purposes of providing regular, continuing shared-ride surface transportation services to the public. Passenger transportation stations include bus terminals, subway terminals, taxi stands, trolley and cable car terminals, and railroad terminals.

Passenger Vehicle: A motor vehicle, except for motorcycles and mopeds, designed for carrying 10 or fewer passengers and used primarily for the transportation of people.

Pawn Broker: Any person engaged in the business of lending money on the security of pledged goods, or engaged in the business of purchasing tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time.³⁰

Pawn Shop: The location at which or premises in which a pawnbroker regularly conducts business.³¹

Pedestrian Oriented Development: Development designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and buildings/structures rather than auto access. The buildings/structures are generally located close to the public or private right-of-way and the main entrance(s) is oriented to the street sidewalk. There are generally windows or display cases along building facades. Although parking is provided, it is generally limited in size and location.

³⁰ This definition is from S.C. Code [§ 40-39-10\(2\)](#).

³¹ This definition is from S.C. Code [§ 40-39-10\(4\)](#).

Pedestrian Walkway: A surfaced walkway, separate from the traveled portion of a public or private right-of-way or parking lot/driving aisle.

Person: An individual, firm, partnership, corporation, company, association, joint stock association, or governmental entity; includes a trustee, a receiver, an assignee, or a similar representative of any of them.

Personal Motorized Vehicle Sales, Service, and Rental: Establishments primarily engaged in the sale, service or rental of motorcycles, all-terrain vehicles, mopeds, golf carts, and any motorized vehicles intended for off-road recreational use. Included in this use type are the incidental storage, maintenance, and servicing of such equipment.

Personal Services: A use category that includes establishments primarily engaged in the provision of frequent or recurrent needed services of a personal nature. Services offered by personal services establishments include treatments to improve the grooming and appearance of the human body, such as haircuts, hair styling, shaving and hair removal, manicures, pedicures, skin care, facial care, tanning, spray-tans, and spa treatments; as well as services for personal appearance and cleanliness, such as shoe repair shops, alterations shops, dry cleaning pick-up/drop-off stores, and laundromats. Personal services do not include any services or treatments that can only be administered with the supervision of a licensed physician.

Pervious Surface: A surface that presents an opportunity for precipitation to infiltrate into the ground.

Pet Day Care Services: An establishment primarily engaged in the care of household pets for less than 24 hours at a time. This use does not include veterinary services or commercial kennels.

Pet Grooming, Training, Boarding (indoor): An establishment primarily engaged in providing grooming, training, and/or daily or overnight boarding services for household pets.

Pet Supply Store: A retail establishment primarily engaged in the sale of products related to the care of household pets, such as food, toys, and medicines.

Pharmacy: An establishment primarily engaged in preparing and dispensing prescription medications.

Photography Studio: A retail establishment used for the purpose of photographing subjects and processing photographs for commercial purposes.

Planned Commercial Center: Two or more commercial, retail, or office uses planned and developed as a unit on one parcel related in location and size and are reliant on common facilities such as vehicular access roads or drives and stormwater facilities.

Planned Design Area Manual: A document prepared by the Community Planning, Development and Public Works Department staff, and made available to the general public, to illustrate the design standards of a Planned Design Area.

Planned Design Area Map: A document prepared by the Community Planning, Development and Public Works Department staff, and made available to the general public, to define the jurisdiction of a Planned Design Area. The document delineates the boundary wherein the standards of a Planned Design Area are applied.

Planned Development District: A development project comprised of housing of different types and densities and of compatible commercial uses, or shopping centers, office parks, and mixed-use developments. A planned development district is established by rezoning prior to development, and is in accordance with an approved development plan.

Planned Residential Development (Formerly Group Residential): A residential development consisting of 3 or more single-family, two family, or multi-family dwelling units located on individual lots but having yards, courts, or other facilities in common and governed by an owner's association.

Plat: A map prepared by a Registered Land Surveyor in accordance with the County's Regulations and Statutes of the State, that represents a tract or multiple tracts of land, and shows the boundaries and locations of individual properties and streets. The following are definitions intended to distinguish between different categories of plats:

1. **Final:** A plat of all or a portion of a subdivision in substantial conformance with the approved preliminary plan, in accordance with the County's regulations and the statutes of the State.
2. **Simple:** A plat that shows a division of a parcel with no more than 2 lots.
3. **Summary:** A plat that shows a division of a parcel into multiple lots that does not require construction of a Public, Private Road, or Unpaved Shared Drive.

Plat of Record: An accurate graphical representation, neatly lettered and properly dimensioned, report of a survey made by a Registered Land Surveyor of a finite piece of land property, including pertinent data and appropriate information.

Pole. A vertical pole such as a utility, lighting, traffic control, decorative, or similar pole made of wood, concrete, metal, or other material that is lawfully located, or to be located, within a right-of-way. Such term shall not include a wireless support structure or electric transmission structure. **Portable Storage Unit:** Any container designed for the temporary storage of personal or business property and that is delivered and removed by truck.

Portico: A porch or walkway with a roof supported by columns, leading to the entrance to a building.

Post Office: A facility that contains service windows for mailing packages and letters, post office boxes, offices, vehicle storage areas, and sorting and distribution facilities for mail.

Preliminary Plan: A tentative plan showing a proposed subdivision design submitted to the Planning Commission for preliminary consideration and approval.

Principal Building or Structure: A building or structure in which the primary use of the lot on which the building is located is conducted.

Principal Use: The main use of land or structures as distinguished from a secondary or accessory use.

Private Access Easement: A privately owned and maintained easement that provides vehicular access to each lot.

Private Road: Any right of way, road, street, drive, or means of vehicular access to properties that is not dedicated to or maintained by any governmental agency.

Processing of Forestry Products (Sawmills): A facility where logs or partially processed cants are sawn, split, shaved, stripped, chipped, or otherwise processed to produce wood products. This does not include the processing of timber for use on the same lot by the owner or resident of that lot.³³

Professional Offices: Establishments intended for the conduct of professional business services by a commercial enterprise. Examples include legal services; accounting, tax, bookkeeping, and payroll services; architectural, engineering, and related services; consulting services; corporate headquarters; graphic, industrial, and interior design services; research and development services; advertising services; and office and administrative services.

Property Owners Association (POA): See Homeowners' Association.

Public/Private Right of Way: Any public or private road, access easement intended to provide public access to any lot/development, but excluding any service road or internal driving aisles (i.e., within parking lots).

Public Utility: Any agency which, under public franchise or ownership, provides the general public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection, or other service. [ZO]

Public Utility: Any agency that, under public franchise or ownership, provides the general public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection, or other services and all equipment and structures necessary to provide such services. [LDR]

Public Utility Station: A structure or facility used by a public or quasi-public utility agency to store, distribute, generate electricity, gas, telecommunications, and related equipment, or to pump or chemically treat water. That does not include storage or treatment of sewage, solid waste, or hazardous waste.

³³ This definition was added to the Zoning Ordinance in conjunction with adoption of the Agricultural Preservation District (November 2021).

(Q)

Quarries: A land use for the commercial extraction of stone, sand, gravel, or topsoil from an open pit. Quarrying does not include the process of grading a lot to prepare for the construction of a building, structure, or other facilities.

Quorum: A majority of the authorized members of a board or commission.

(R)

Recreation Area (Private): An area located on a lot containing a single-family dwelling (detached or attached) used by residents of the dwelling for leisure activities, such as tennis or swimming.

Recreation & Amusements, Indoor: An establishment that provides recreational activities or games of skill where all activities take place inside a building. Accessory uses may include the preparation and serving of food and/or the sale of equipment related to the enclosed uses. Examples include bowling alleys, roller-skating or ice-skating rinks, billiard or pool halls, video games arcades, and bingo halls.

Recreation & Amusements, Outdoor: An establishment that provides recreational activities or games of skill where any portion of the activity takes place outside a building. Accessory uses and buildings may include restrooms, dressing rooms, equipment storage, maintenance buildings, open-air pavilions, and similar structures used primarily for recreational and amusement activities. Examples include miniature golf courses, bumper boats, and batting cages.

Recreation Area (Private): A recreation area maintained for members including but not limited to golf courses, swimming pools, tennis clubs, and neighborhood clubhouses any and each of which must comply with all requirements of the Zoning Ordinance.

Recreation, Neighborhood: A recreational area shown on the approved subdivision plat comprised of one or more of the following: swimming pools, picnic shelter, game courts, and neighborhood clubhouses. A community recreational area is intended to serve the residents of the subdivision in which it is located. It does not include for-profit, privately owned and operated facilities.

Recreational Vehicle (RV): A vehicular unit that is designed as a temporary dwelling for travel, recreational, and vacation use, and that is self-propelled, mounted on, or pulled by another vehicle. Examples include but are not limited to a travel trailer, camping trailer, truck camper, tiny home on wheels, motor home, fifth-wheel trailer, or van.

Recreational Vehicle Park (RV Park): Any lot of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy as temporary living quarters for purposes of recreation or vacation. This term does not include any premises on which unoccupied recreational vehicles, whether new or used, are parked for the purposes of inspection, sale, storage, or repair.

Recyclable Materials: Reusable material including, but not limited to, glass, clothing, plastics, paper products (e.g., newspapers, stationary, scrap paper, computer paper and corrugated cardboard)

rubber, batteries, ferrous and non-ferrous metals, concrete asphalt, wood, building materials, and yard wastes.

Recycling Collection Center: A facility located within an enclosed building that accepts recyclable materials by donation, redemption, or purchase. May allow sorting, limited compacting, and/or crushing of recyclable materials for shipment to other locations. This type of facility is considered to be the intermediate storage and hauling site, between recycling drop-off boxes and recycling processing centers, for recyclable materials.

Recycling Convenience Center: A staffed enclosed facility which receives and sorts banned materials (e.g. used oils, tires, white goods and batteries) and waste into separate weather-resistant containers. Such facilities are prohibited from processing recyclable materials on-site and are intended to provide citizens with easy and accessible solid waste and recyclable disposal services.

Recycling Drop Box: A single container with a maximum dimension of nine (9) feet by thirty-two (32) feet used for public disposal of recyclable products.

Recycling Trailer: A non-motorized trailer designed and/or maintained as a temporary or permanent use to accept donated recyclable goods. A recycling drop-off trailer may be pulled by a truck for purposes of selling or recycling the goods at a different location.

Recycling Processing Center: A facility that accepts, stores, and processes recyclable materials whether or not maintained in connection with another business. Processing includes, but is not limited to, bailing, briquetting, crushing, compacting, grinding, shredding, sawing, shearing, composting and sorting of recyclable materials, and may include the heat reduction or melting of such materials. Examples of such facilities include:

1. **Materials Recovery Facility ("MRF"):** A facility which accepts recyclable materials that have been separated from the waste stream and are delivered either by private citizens, businesses or recyclables collectors (i.e. "source separated" recyclables) to be processed in order to meet market specifications.
2. **Dirty Materials Recovery Facility ("DMRF"):** A facility which separates recyclable materials from a combined stream of household refuse and processes the recyclables in order to meet market requirements.
3. **Co-Composting Facility:** A facility which accepts yard waste, industrial process wastes, agricultural wastes, residues from agricultural products processing, or sludge, functioning as a nitrogen source, to be combined in a manner that will lead to its biological or natural degradation.

Religious Facility: A building used for public worship regardless of denomination or religious affiliation.

Religious Facility, Large: A religious institution that has a seating capacity of more than 1,750 persons in the sanctuary, and that may include such non-traditional accessory uses as retail sales, residential

sales, amusements parks, and sport and entertainment facilities, as an integrated part of the development.

Research and Development: Research and Development is the investigative activities a business conducts to improve existing products and procedures or leads to the development of new products and procedures.

Reserve Strip: A strip of land adjacent to a public street or similar transportation right of way which has been reserved for the purpose of controlling access to the public way.

Residential Area: As it relates to Traditional Neighborhood Development (TND), the less intense portion of the development primarily reserved for residences.

Restaurant: An establishment that sells prepared food for consumption. Restaurants shall be classified as follows:

1. **Drive-Through or Fast Food:** An establishment that sells food already prepared for consumption, packaged in paper, styrofoam, or similar materials, and may include drive-in or drive-up facilities for ordering.
2. **General:** An establishment that sells food for consumption on or off the premises. Restaurants have a designated full-service kitchen, dining room equipment, and staff to prepare and serve meals. The sale of alcoholic beverages, beer, and wine must be licensed by the State Alcoholic Beverage Licensing Board.
3. **Take-Out:** An establishment that sells food only for consumption off the premises.

Retail Sales of Agricultural Products: An establishment engaged in the sale of goods or merchandise related to farming directly to the ultimate consumer.

Retail/Mercantile: An establishment engaged in the sale of goods or merchandise directly to the ultimate consumer.

Riding Academy: Land used for the purpose of giving instruction or offering classes, whether public or private, on horsemanship. This use may also include the boarding of horses on-site.³⁴

Right-of-Way: A legally established area or strip of land, either public or private, on which an irrevocable right of passage has been recorded, and which is occupied or intended to be occupied by a street, utility service, water main, sanitary or storm sewer main, or other similar use.

Right-of-Way Line: The dividing line between a lot, tract, or parcel of land and a contiguous street, railroad, or public utility right-of-way.

³⁴ This definition was added to the Zoning Ordinance in conjunction with adoption of the Agricultural Preservation District (November 2021).

Riparian Buffer: An area of trees and other vegetation adjacent to a watercourse that forms a transition area between the aquatic and terrestrial environment. The riparian buffer is designed to intercept runoff from upland sources for the purpose of mitigating the effects of nutrients, sediment, organic matter, pesticides, or other pollutants prior to entry into surface waters.

Right of Way: A strip of land that is dedicated for public use or private use to accommodate a street, trail, waterline, sanitary sewer, power line, gas line, rail line, and/or other public utilities or facilities.

1. **Public:** A right of way dedicated, deeded, or granted for public use and under the control of a public agency.
2. **Private:** A right of way intended for vehicular traffic providing access to lots or units over a common parcel, primarily by the owners or occupants of the common parcel, and necessary service and emergency vehicles, but from which the public may be excluded and that are not maintained by a public agency.

Right-of-Way Buffer: The designated area between the road right-of-way and a land use used to soften the impact of dissimilar land uses and provide screening to satisfy the requirements of this Ordinance.

Riparian Buffer: A natural or vegetated area adjacent to or bordering a body of water such as a stream, lake, pond, or other water course through which stormwater runoff flows in a diffuse manner so that the runoff does not become channeled and which provides for the infiltration of pollutants while protecting the water body.

Roadway: That portion of a street intended for the use by vehicular traffic.

Roadway Culverts: Structures installed under the roadway that convey flows from existing creeks, live streams, or drainage channels that originate upstream of the site and carry off-site flows through the site.

Runway: A defined area on an airport prepared for landing and take-off of aircraft along its length.

Rural Estate Lot Development: A residential development of large lots that are developed consistent with the preservation of rural character.

(S)

Sales/Service of Agricultural Equipment: This use includes establishments primarily engaged in retail sales of new outdoor power equipment designed for agricultural use, and may include related activities, such as repair services and sales of replacement parts.

Salvage Yard: Any land or area used, in whole or in part, for salvaging or processing scrap metal, motor vehicle parts, or machinery parts. Salvage yards are subject to the requirements of the Greenville County Storm Water Utility Program and the requirements of the EPA/DHEC National Pollutant Discharge System (NPDES).

Sand and Gravel Pits: A type of quarry from which only sand or gravel is excavated.

Schools, Colleges, Universities: An institution other than a commercial school that provides full-time or part-time education beyond high school.

School, Commercial: An establishment that provides for the teaching of industrial, clerical, managerial or artistic skills. This definition applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum (*e.g., beauty school, modeling school, karate, or dance school).

Schools, Primary, Secondary: A public, private, or parochial school offering instruction at the elementary, middle, and high school levels in the branches of learning and study required to be taught in the public schools of the state.

Scrap Processor: See Salvage Yard.

Screening: The method by which a view of one site from another adjoining site is shielded, concealed, or hidden.

Seasonal Lighting: Temporary lighting installed and operated in association with holidays or traditions.

Self-Storage Facility: A facility composed of one or multiple structures designed and used for the purpose of renting or leasing individual storage space to occupants who have access to the space for the purpose of storing and removing personal property.³⁵

Service Provider: A legally constituted governmental jurisdiction, such as a municipality or water and/or sewer district, that maintains the infrastructure and provides a service using that infrastructure within a defined service area.

Setback: The minimum distance by which any building or structure must be separated from a street right-of-way or lot line.

Setback Line: That line which is parallel to and a given distance from the right-of-way or lot line of a lot or parcel of land at such distance as is required in this Ordinance.

Sewage Pumping Station: An indoor or outdoor facility for the operation of pumps used to transmit waterborne sewage through the sewage system.

Sewage Treatment Facility: A facility designed for the collection, removal, treatment, and disposal of waterborne sewage generated within a given service area.

³⁵ This definition is from S.C. Code Title 39, Chapter 20: Self-Service Storage Facilities, [Section 39-20-20\(f\)](#).

Shade Tree: Any tree, evergreen or deciduous, of a species which normally reaches a height of 30 feet or more and a crown spread of 20 feet or more at maturity.

Shooting Range, Outdoor: The use of land for archery and the discharging of firearms for the purposes of target practice, skeet and trap shooting, mock war games, or temporary competitions, such as a turkey shoot. Excluded from this use type shall be general hunting, and unstructured and non-recurring discharging of firearms on private property with the property owner's permission.

Shooting Range, Indoor: An area located entirely within an enclosed structure specially designed for the safe discharge and use of rifles, shotguns, pistols, skeet, trap, or any similar firearm for the purpose of sport shooting or military/law enforcement training.

Shopping Center: A group of commercial establishments planned, constructed and managed as a total entity with shared access, customer and employee parking provided on-site, and provision of goods delivery separated from customer access.

Shoreline: The area immediately adjacent to any state water, including lakes, ponds, and streams. More specifically, the line where open waters abut wetlands or dry land during non-flood and non-drought periods.

Sign: *(See County Sign Ordinance Appendix B.)*

Sign Fabrication, Painting, Manufacturing: A facility engaged in the production of signs.

Significant Trees: Any tree of at least 12 inches DBH that is healthy and not listed on the USDA Natural Resources Conservation Service South Carolina State listed Noxious Weeds and the South Carolina Exotic Pest Plant Council list.

Site Plan: A plan that outlines the use and development of any tract of land.

Small Tree: A single- or multi-stem tree of a species that normally reaches a mature height between eight and 30 feet and a crown spread of less than 20 feet at maturity.

Small Wireless Facility: Radio transceivers; surface wave couplers; antennas; coaxial or fiber optic cable located on a pole or support structure, immediately adjacent to a pole or support structure, or directly associated with equipment located on a pole or support structure and within a 100-yard radius of the pole or support structure; regular and backup power supplies and rectifiers; and associated ancillary equipment, regardless of technological configuration, at a fixed location or fixed locations that enable communication or surface wave communication between user equipment and a communications network and that meets both of the following qualifications: (i) each wireless provider's antenna could fit within an enclosure of no more than six cubic feet in volume; and (ii) all other wireless equipment associated with the small wireless facility, whether ground or pole mounted, is cumulatively no more than 28 cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of the volume of all other wireless equipment associated with any such facility: electric meters, concealment elements, network interface devices, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of

power and other services. The term *small wireless facility* does not include: the pole, support structure, or improvements on, under, or within which the equipment is located or collocated or to which the equipment is attached; wireline backhaul facilities; or coaxial or fiber optic cable that is between small wireless facilities, poles, or support structures or that is otherwise not immediately adjacent to or directly associated with a particular antenna.

Special Event: A Special Event is a celebration, ceremony, wedding, reception, corporate function, circus, carnival, fair, or similar activity involving the gathering of individuals assembled for the common purpose of attending an event. Special Events are subject to a use agreement between a facility owner and another party. Uses that are accessory to a single-family residential use and are not subject to a use agreement are not defined as a special event and are not regulated under this Ordinance. These include, but are not limited to, private parties, private gatherings, and similar activities. This definition does not include the ancillary use of religious facilities for weddings, funerals, and similar events.

Special Event Facility: A facility where Special Events are permitted to occur on a regular basis under this Ordinance. Facilities may operate entirely within a structure, outside of a structure, or both inside and outside of a structure.

Specialty Trade Contractor, General Contractor, Homebuilder: The primary place of business for establishments engaged in performing activities involved in building construction. Although most work is performed at construction or building sites, contractors and builders may have shops where they perform prefabrication and other work. The work performed may include new work, additions, alterations, or maintenance and repairs. **Stadium:** An outdoor open-air facility with tiers of seats for viewing events such as sports and concerts etc.

Stealth Elements. The application of covers, decorative elements, foliage, design concepts, and faux elements for the purpose of minimizing the visual impact of a small wireless facility on a surrounding streetscape.

Steep Slope: Those areas of land where the grade is fifteen (15) percent or greater. Slopes shall be measured as the change in elevation over the horizontal distance between consecutive contour lines and expressed as a percent. For the purpose of application of these regulations slope shall be measured over three (3) or more two (2) foot contour intervals (six (6) cumulative vertical feet of slope).

Storage Buildings: An accessory building used or intended to be used by the property owner or tenant solely for the keeping of personal or business materials.

Street: A dedicated public right-of-way which affords the principal means of access to abutting property and which has been accepted for maintenance by Greenville County or the State Highway Department. For the purposes of these regulations, the term street or streets shall also mean avenues, boulevards, roads, lanes, and other public ways. [ZO]

- a) **Arterial Street:** A high-volume street that carries traffic between commercial centers or communities. For Example: Wade Hampton Boulevard.

- b) **Collector Street:** A street designed primarily to connect residential service streets with arterial streets, or to provide a direct connection between two arterial streets, with traffic having neither origin nor destination on the street.
- c) **Residential Street:** A street used primarily to provide access from major or minor collector streets to residential units. By nature of their design, these streets serve vehicles passing through the area with either origin or destination within the area. The classes of residential streets are listed in the Land Development Regulations, Section 1.2.

Street: A dedicated and accepted portion of right of way for multimodal traffic. See [Article 12: Access & Connectivity](#) for hierarchy of streets. [LDR]

Streetscape: All elements of a development or area that are in view from other points along a street.

Street, Private: Right-of-way and roadway which has not been dedicated, recorded, or officially accepted by a state or local government.

Street Width: The shortest distance between the lines delineating the traveling surface of a street. For streets with curbs, the width is measured from the edge of pavement.

Structure: Anything constructed or erected that requires permanent location above grade. For purposes of this Ordinance, "structure" does not include landscape features such as ornamental pools, planting boxes, sculpture, bird baths, open terraces, walkways, driveways, walls or fences, shelters for pets, playhouses, open stairs, recreational equipment, flagpoles, light standards, game courts, swimming pools, underground fallout shelters, air conditioning compressors, pump houses or wells, mailboxes, outdoor fireplaces, gatehouses, burial vaults, or bus shelters. [ZO]

Structure: Anything constructed or erected which requires permanent location. For the purpose of this Ordinance, "structure" does not include items such as walkways, driveways, utility lines, flagpoles, air conditioning compressors, or pump houses or wells; or mailboxes, light standards, gatehouses, or bus shelters located in street rights-of-way. This definition is not intended to apply to "stormwater structure" as used in this ordinance. [LDR]

Stub Street: A street that is designed to extend to the property line with a temporary barricade and has the intent to be extended to provide for future access and connectivity.

Subdivider: Any person, individual, firm, partnership, association, corporation, estate, trust, or any other group or combination acting as a unit, dividing or proposing to divide land so as to constitute a subdivision. This definition includes any authorized agent of the subdivider.

Subdivision: The division of a tract, lot or parcel of land into two or more lots, plats, sites or other divisions of land. [ZO]

Subdivision: All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, lease, or building development, and includes all division of land involving a new street or change in existing streets, and includes re-

subdivision which would involve the further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law; or, the alteration of any streets or the establishment of any new streets within any subdivision previously made and approved or recorded according to law, and includes combinations of lots of record; however, the following exceptions are included within this definition only for the purpose of requiring that the local planning agency be informed and have a record of the subdivisions: [LDR]

1. The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of the governing authority;
2. The division of land into parcels of five acres or more where no new street is involved and plats of these exceptions must be received as information by the planning agency which shall indicate that fact on the plats;
3. The combination or recombination of entire lots of record where no new street or change in existing streets is involved; and
4. The division of land by order of probate court or master in equity based on settlement of an estate.

SWPPP: Stormwater Pollution Prevention Plan generally means a site-specific written document that (1) identifies potential sources of stormwater pollution at the construction site; (2) describes stormwater control measures to reduce or eliminate pollutants in stormwater discharges from the construction site; and (3) identifies procedures the operator will implement to comply with the terms and conditions of this general permit.

(T)

Theater: A building used primarily for the presentation of live stage productions, performances, or motion pictures.

Theater (Outdoor), Amphitheater: An establishment for the performing arts with open-air seating for audiences. Such establishments may include related services such as food and beverage sales and other concessions.

Theater/Motion Pictures (Indoor): A building or portion thereof devoted to showing motion pictures, or for dramatic, dance, musical, or other live performances.

Theater, Drive-In: A facility where motion pictures are displayed for viewing by patrons who remain in their cars for an admission fee and may include food and beverage service.

Threatened Species: A threatened species is any species that is identified as threatened by the U.S. Fish & Wildlife and Fisheries Service.

Townhouse: A one-family dwelling unit with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, and having a totally exposed front and rear wall to be used for access, light, and ventilation.

Tract: An area, parcel, site, piece of land, or property. [ZO]

Tract: An area, parcel, site, piece of land, or property that is the subject of a development action. [LDR]

Traditional Neighborhood Design (TND): A pedestrian-oriented neighborhood, with variable lot widths and sizes, a mix of dwelling unit types, and non-residential uses generally located along a neighborhood center or fronting on a community park. [ZO]

Traditional Neighborhood Development: A compact, mixed use neighborhood that incorporates a system of relatively narrow, interconnected streets with sidewalks and alleys and offers a mixture of housing types and prices, civic or community buildings, commercial uses, and squares and greens, with pedestrian oriented design features and a recognizable center. [LDR]

Transitional Housing: A group living arrangement where individuals or families live in the facility on a temporary basis. Transitional housing facilities typically provide services for residents, such as counseling and mentoring, and may include accessory facilities including offices and dining facilities. Transitional housing can support individuals and families in a variety of circumstances, including people experiencing homelessness, victims of domestic violence, children aging out of the foster care system, and offenders released from a correctional facility.

(U)

Undevelopable Land: Land that has development constraints due to one of the following constraining factors: land with a slope greater than 30 percent, lakes, marshes, sloughs, wetlands, areas within the Area of Special Flood Hazard, defined as the land in the floodplain within a community subject to inundation by the base flood having a one percent or greater chance of being equaled or exceeded in any given year, and areas of recent or active landslides.

Undeveloped Area: Portions of a project platted for specific, community uses, such as, but not limited to: stormwater detention or water quality, common area, undeveloped area, or open space. These areas shall be identified with letters, rather than numbers, and shall be held in HOA ownership or dedicated to another agency, as applicable. Plan notes shall identify their specific purpose and ownership. These areas are not to be used as buildable lots with individual ownership.

Use, Accessory: See Accessory Use.

Use, Conditional: A permitted use that is allowed subject to the conditions specified in Article 3, [Section 3.3: Conditional & Special Exception Uses](#).

Use, Multi-Family: Five or more dwelling units in any configuration (e.g., five single-family dwellings, three single-family dwellings and one duplex, two triplexes and three quadplexes, etc.) located on a single lot. See also Dwelling, Multi-Family.

Use, Permitted: Use or activity that, because of its nature and impact, is allowed to occur within a designated zoning or regulating district as a use by right or a special use.

Use, Special Exception: A use that is not permitted by right, but may be permitted after assessing and addressing potential uses. The Zoning Ordinance lists, by zoning district, those uses that may be allowed by right or by Special Exception. Only uses contained in these lists will be considered in each zoning district. A use that is allowed, subject to any conditions specified in Article 3, **Section 3.3: Conditional & Special Exception Uses** and approval by the Board of Zoning Appeals (see Article 15: *Zoning Procedures*).

Use, Temporary: A use of land limited in both duration and the number of annual occurrences, excluding uses and events customarily associated with the principal land use (e.g., weddings at a church, sporting events at a stadium).

Utility Quasi-Public: Essentially a public use, although under private ownership or control.

(V)

Variance: A variance is a waiver of the dimensional terms of the Zoning Ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of the Ordinance would result in unnecessary and undue hardship; and does not involve a change in the use of the property.

Vegetative Buffer: Perennial vegetation established or left undisturbed adjacent to the shoreline of a watercourse intended to filter out sediment and other nonpoint source pollutants from runoff before it reaches a watercourse. Also includes vegetation along property lines.

Vehicle Repair Facility: A building or part thereof that is used for painting, body and fender work, engine overhauling, or other major repairs of motor vehicles, including automobiles, boats, motorcycles, and recreational vehicles. These repairs typically take more than one day to complete. These facilities may not dispense flammable or combustible liquids.

Vehicle Sales and Rental: Establishments engaged in the sale or rental of vehicles, including cars, trucks, vans, **motorcycles**, recreational vehicles, and boats. Secondary supporting uses may also exist upon the same site, such as maintenance, repair and service areas, parts storage areas, and financial service areas.

Vehicle Storage Facilities: A lot or facility in which vehicles, including automobiles, boats, motorcycles, and recreational vehicles are stored for periods greater than five days storage and repair. Included in this use type are the maintenance and servicing of vehicles being stored.

Vehicle Trim/Upholstery Shop: An establishment primarily engaged in the installation, repair, or replacement of interior elements in vehicles, such as seat and floor coverings.

Veterinary Office or Clinic: An indoor facility used for treatment of domesticated animals. This facility does not include outdoor kennels.

Veterinary Hospital: An indoor or outdoor facility that may contain outdoor kennels used for treatment of all animals.

Veterinary Office: A facility for diagnosis, treatment, and care of small domestic animals. Sick or injured animals may be boarded on a short-term basis. No commercial boarding is allowed in the veterinary office facility. All activities related to this facility shall be enclosed in a self-contained, free-standing building wholly occupied by activities related to the veterinary office.

(W)

Warehouse/Distribution: A distribution center for a set of products in a warehouse or other specialized building, often with refrigeration or air conditioning, which is stocked with products (goods) to be redistributed to retailers, to wholesalers, or directly to consumers.

Wedding Chapel: See Special Event Facility

Welding Shop: An establishment primarily engaged in the fabrication process of joining or fusing two or more separate parts together through the use of heat.

Wetlands: Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. [ZO]

Wetlands: Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. [LDR]

Wholesaling, Warehousing, Flex Space, and Distribution: A use classification that includes facilities engaged in the storage, wholesale sales, and distribution of manufactured products, supplies, and equipment to be redistributed to retailers, wholesalers, consumers, or otherwise transported off-site. These facilities may include ancillary offices.

Winery: A facility where grapes or other fruit are processed into wine or similar spirits. Such facilities include all aspects of production, including growing, crushing, fermenting, aging, blending, bottling,

and storage, as well as administrative offices and a tasting room. A winery that produces 50,000 or more cases of wine per year is considered an industrial/service use.³⁶

Wireless Antenna. Communications equipment that transmits or receives electromagnetic radio frequency signals used in the provision of wireless services; or similar equipment used for the transmission or reception of surface waves.

Wireless Infrastructure Provider. Any person, including a person authorized to provide telecommunications service in the State, acting to build or install wireless communication transmission equipment, small wireless facilities, or support structures, but that is not a wireless services provider.

Wireless Provider. A wireless infrastructure provider or a wireless services provider.

Wireless Services. Any services provided using licensed or unlicensed spectrum, including the use of Wi-Fi, whether at a fixed location or mobile, delivered to the public using small wireless facilities.

Wireless Services Provider. A person who provides wireless services.

Wireless Support Structure. A building, billboard, water tank, or other structure to which a small wireless facility is or may be attached. Such term shall not include a pole or electric transmission structure.

Workshops for Repair and Maintenance of Agricultural Equipment: A building used primarily for the repair and maintenance of machinery used in farming and agriculture, such as tractors, planters, sprayers, and balers.

(X)

(Y)

Yard, Front: An area extending across the full width of the lot and lying between the front lot line and the setback line as required in the applicable district. The front is normally determined by the address established by the E-911 staff.

Yard, Rear: An area extending across the full width of the lot and lying between the rear lot line and the setback line as required in the applicable district.

³⁶ This definition was added to the Zoning Ordinance in conjunction with adoption of the Agricultural Preservation District (November 2021).

Yard, Required: The open space between a lot line and the buildable area within which no structure may be located except as otherwise provided in this Ordinance. All yards referred to in this Ordinance are minimum required yards.

Yard, Side: An area extending along the length of the lot between the required front yard and the required rear yard and between the side lot line and the setback line as required in the applicable districts.

(Z)

Zero Lot Line Development: A development of three or more zero lot line dwellings.

Zoning: Any existing zoning ordinance of Greenville County, South Carolina, or its municipalities.

Zoning Administrator: The administrative head of the Department of Zoning Administration, or their designee.

Zoning District: Any portion of the area of unincorporated York County in which the regulations governing the use of land, buildings, and structures are uniform for each class or kind of building, structure, or use. The Zoning Code establishes four types of zoning districts: base, special, overlay, and legacy (see [Section 2.1.2: Zoning Districts Established](#)).

23.3.2 AP, AIRPORT PROTECTIVE DISTRICT DEFINITIONS

These definitions are in the current Zoning Code Section 8:6.4. Most of these definitions are proposed to remain in the Airport Overlay regulations in Article 2: Zoning Districts.

1. **AIRPORTS:** Greenville-Spartanburg International Airport, Greenville Downtown Airport, and Donaldson Center
- 2.
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 Section 8:6.6 of this Ordinance. 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 Section 8:6.5 of this Ordinance.
- 5.

6. **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.
7. **HAZARD TO AIR NAVIGATION** - An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.
8. **HEIGHT** - For the purpose of determining the height limits in all zones set forth in this Ordinance and shown on the zoning map, the datum shall be mean sea level (MSL) elevation unless otherwise specified.
9. **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.
10. **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.
11. **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.
12. **NONCONFORMING USE** - Any pre-existing structure, object of natural growth, or use of land that is inconsistent with the provisions of this Ordinance or an amendment thereto.
13. **OBSTRUCTION** - Any structure, or other object, including a mobile object, that exceeds a limiting height set forth in [Section 8:6.6 of this Ordinance](#).
- 14.
15. **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.
16. **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 Section 8:6.5 of this Ordinance. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.
- 17.

18. **STRUCTURE** - An object constructed or installed by man, including, but without limitation, buildings, towers, smokestacks, earth formation, and overhead transmission lines.
19. **TRANSITIONAL SURFACES** - These surfaces extend outward at 90-degree angles to the runway centerline and the runway centerline extended at a slope of seven (7) 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.
20. **TREE** - Any object of natural growth.
21. **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.
22. **VISUAL RUNWAY**- A runway intended solely for the operation of aircraft using visual approach procedures.

23.3.3 CURRENT TREE ORDINANCE DEFINITIONS

These definitions are in the current Tree Ordinance. These definitions may be incorporated with other definitions in this Article or may be incorporated into the revised tree ordinance in [Article 6](#).

Affordable /Workforce Housing: Affordable Housing is housing for persons in households earning 30 to 80 percent of the area median income (AMI), while Workforce Housing is housing for persons in households earning 80 to 120 percent of the AMI.

Front Buffer: A zone of specified distance between a specified land use and a roadway fronting the land use.

Perimeter Buffer: A zone of specified distance surrounding a specified land use.

Planted Buffer: A zone of specified distance between a specified land use and other properties, streets, streams, or other geographic area in which plants are installed.

Ungraded Buffer: That portion of a lot set aside for open space and or visual screening purposes. Any such ungraded buffer shall not be graded or otherwise disturbed, and shall be left in a natural state or supplemented with additional plantings, if specified. No storage, structures, or other non-growing items may be placed in the buffer.

Clearing: Removing trees and stumps and all woody debris and other vegetation from an area of land.

Commercial: Of or pertaining to trade or production which deals with the exchange of goods and/or services from producer to final consumer, including but not limited to entertainment, mercantile trade, finance, real estate, and all other commercial services, including tourism.

Dwelling, Multiple Family: A residential building containing three or more individual dwelling units located on a single lot or parcel of ground, commonly called an apartment house.

Dwelling, Single Family: A residential building containing only one dwelling unit and not intended to be occupied by more than one family.

Dwelling, Single Family Attached: Two or more single-family dwelling units, each with its own outside entrance, which are generally joined together by a common party wall or connecting permanent structures such as breezeways, carports, or garages, whether or not such a group is located on a single lot or parcel of ground or on adjoining individual lots. For the purpose of this Ordinance, dwellings such as townhouses and condominiums shall be treated as single-family attached dwellings.

Dwelling, Single Family Detached: A single-family dwelling unit which is entirely surrounded by open space or yards on the same lot. See Dwelling, Zero Lot Line.

Dwelling, Two-family: A residential building containing two individual dwelling units located on a single lot or parcel of ground; a duplex.

Dwelling, Zero Lot Line: A single-family dwelling that has a zero-foot setback from a side and/or rear property line. For purpose of this Ordinance, a zero lot line dwelling shall be treated as a single-family detached dwelling.

Flood Plain: A relatively flat or low area adjoining a river, stream or watercourse which is subject to partial or complete inundation, or an area subject to unusual and rapid accumulation of runoff of surface areas. These areas are defined as "Special Flood Hazard Areas" in the County Flood Damage Prevention Ordinance No. 4085.

Grading: As defined by SCDHEC, grading means excavating, filling (including hydraulic fill) or stockpiling of earth material, or any combination thereof, including the land in its excavated or filled condition; and which requires a grading permit.

Grading Permit: Written authorization issued by the Public Works Land Development Division to proceed with clearing and grading activities on a site or a portion of a site. The permit may include clearing, clearing and grubbing, grading, and storm drain installation.

Simplified Grading Permit: Land disturbing activity that disturbs less than one acre of land, is not part of a larger common plan of development, does not fall under the NPDES Industrial Storm Water Permit, or does not create a peak flow increase of greater than one cubic foot per second. Development qualifying for a Simplified Grading Permit is exempt from this Ordinance.

Hazard Tree: A tree that has defects in its roots, trunk, or branches that make it likely to fall and cause personal injury or property damage.

Heritage or Historic Tree: A tree that is designated by the County to be of notable historical significance, value or interest because of its age, size, or cultural significance. As time and resources allow, a voluntary list of historic and unique specimen (extremely large, old, and/or uncommon) trees may be compiled as a matter of public record. Trees that are listed on the Historic and Specimen Tree List would not be protected from any use its owner may desire. However, if Heritage trees, and /or Specimen trees (defined below), are preserved during land development, they are given double tree density unit credits.

Historical Significance: A tree is considered to be of historical significance if it is associated with important themes or events in the County's history, such as early settlement or important events, or if it is a rare example of a species.

Impact Permit: Nationwide or individual wetlands/waters impact permit obtained from SCDHEC or USACE.

Impervious Surface: A surface that does not allow water to penetrate as opposed to a pervious surface that does allow water to filter through.

Incentives: Financial or administrative inducements, such as density bonuses and expedited permitting, that encourage and motivate the desired intent of preserving and planting trees and increasing water infiltration and reducing water run-off and soil erosion. Incentives might also be extended to non-profit and community organizations as well as private landowners who would plant additional trees if incentives were available, but do not want to develop their property.

Industrial: Enterprises engaged in any activity that is not otherwise considered to be residential, recreational, or commercial, as defined herein. Such activities include, but are not limited to: processing, manufacturing, compounding, assembling, packaging, treatment or fabrication of materials and products, from processed or previously manufactured materials. Included would be assembling electrical appliances, bottling, foodstuffs, and printing plants, and the manufacturing of paint, oils, pharmaceuticals, cosmetics, solvents and other chemicals, and the production of items made of stone, metal, or concrete.

Institutional: AH activities related to an established organization, especially one dedicated to education, public service, culture or the general care of the public and public administration.

Invasive species: Non-native or exotic species that tend to growth rapidly and out-compete and displace native species in specific habitats; e.g. kudzu.

Irrigation: To provide dry land with a regular, artificial supply of water for the purpose of supplying sufficient moisture for plant growth.

Jurisdictional Wetlands: An area that meets the definitional requirements for wetland boundaries by the U.S. Army Corps of Engineers, as required by the Clean Water Act, 33 U.S.C.A. Section 1344, as amended.

Land Development: Any land change, including but not limited to clearing, grubbing, stripping, removal of vegetation, dredging, grading, excavating, transporting and filling of land, construction, paving or the installation of impervious cover.

Land Development Project: A project that results from, or is facilitated by, land development.

Lot: A parcel of land designated by number or other symbol as a part of a legally approved and recorded subdivision or as described by metes and bounds and recorded in the office of the Greenville County Register of Deeds.

New Development: Any development, for which a grading permit is requested after the effective date of the ordinance with the exception of currently existing, platted lots where Planning Commission approval for currently existing site development was obtained prior to the effective date of the ordinance and construction is commenced within two (2) years of Planning Commission approval.

Pervious Surface: A permeable surface that allows water to percolate into the sub-strata of the land.

Public Recreation Project: Uses intended to provide viewing or participation in such activities commonly related to sports and leisure activity.

Retail: Business whose primary purpose is the sale of merchandise to consumers.

Root Protection Zone: The land area around the base of a tree in which disturbances are prohibited to protect the roots of the tree and aid the tree's survival. Root Protection Zone areas shall be the greater of a) a six foot radius around the tree or b) one foot for every inch of tree diameter measured at a point 4.5 feet above ground. Root zone protection area measurements shall be rounded off to the nearest foot.

Screen: Plant materials and landscape or architectural elements used for the purpose of obscuring views, noise, and light or glare from neighboring properties and, where required, road rights-of-way.

Site Design: A process of intervention involving the location of roadways and other travel structures, dwellings and buildings, utilities, while preserving existing natural and man-made site features. The process encompasses many steps from planning to construction, initial inventory, site assessment, alternative analysis, detailed design, and construction procedures and services.

Site Plan: A plan that outlines the use and development of any tract of land. Features on the plan may include proposed improvements, size of buildings, shape of buildings, location of buildings, location and design of roads and parking areas, refuse areas, and pedestrian and vehicular circulation on the site.

Specimen Tree: Any tree that has been determined by the County to be of high value because of its type, size, age, or other professional criteria. Specimen trees are outstanding and therefore deserving of special protection because of their rarity, appearance, or scientific importance. Different species of trees require different caliper sizes to qualify as specimen trees, but are generally 30 inches or larger. This may be on the basis of outstanding age, size, and aesthetic merit, connection to an important

historic event, scientific value, or occurrence in a unique location or context. Specimen trees are awarded double density credits.

Stand (of trees): A contiguous grouping of trees which has been designated for preservation by the property owner or determined to be of value by the County which demonstrates: (a.) a relatively mature even-aged stand; (b.) a stand with purity of species composition or of a rare or unusual nature; (c.) a stand of historical significance; or (d.) a stand with exceptional aesthetic quality.

Stream Bank: The sloping land that contains the stream channel and the normal flows of the stream.

Survey: Drawing illustrating all essential data pertaining to the boundaries of a parcel of land as determined by a SC Registered Land Surveyor.

Tree: Any self-supporting woody perennial plant, whether evergreen or deciduous, of a species which normally reaches a height of ten feet or more at maturity.

Tree, Canopy or Shade: Any single-stem tree of a species which normally reaches a height of 30 feet or more and a crown spread of 20 feet or more at maturity.

Tree, Understory: Any single- or multi-stem tree of a species which normally reaches a mature height of between .10 and 29 feet and a crown spread of less than 20 feet at maturity.

Tree Density Unit: A unit of measurement used to prescribe and calculate required tree coverage on a site. Unit measurements are based upon tree size.

Tree Survey: A tree survey shall include two components: (a) A land survey, completed by a registered land surveyor, as part of a site plan application. (b) A site plan on which all trees intended to be preserved to meet the density requirements of this ordinance shall be identified by species and size by a South Carolina licensed forester, landscape architect or certified arborist. All drawings shall be stamped and sealed.

Tree Warranty: A guarantee of tree vitality for one year from the time of planting.

Undisturbed: Not having been subjected to land or vegetation change, including but not limited to clearing, grubbing, stripping, removal of vegetation, dredging, grading, excavating, transporting and filling of land.

23.4 ACRONYMS

(A, B, C)

ADT: Average daily trips

BZA: Board of Zoning Appeals

(D, E, F)

DBH: diameter at breast height

DHEC: South Carolina Department of Health and Environmental Control

FEMA: Federal Emergency Management Agency

FIRM: Flood Insurance Rate Map

(G, H, I)

GFA: gross floor area

GLA: gross leasable area

HOA: homeowners' association

(J, K, L)

LID: low impact development

(M, N, O)

MSL: mean sea level

(P, Q, R)

POA: property owners' association

RV: Recreational vehicle

RVIA: Recreational Vehicle Industry Association

(S, T, U)

SCDHEC: South Carolina Department of Health and Environmental Control

SCDOT: South Carolina Department of Transportation

SWPPP: Stormwater Pollution Prevention Plan

TDR: Transfer of Development Rights

TND: Traditional Neighborhood Development

USACE: United States Army Corps of Engineers.

(V, W, X, Y, Z)

VPD: Vehicles per day