

# **GREENVILLE COUNTY**

*Unified Development Ordinance*



## **ANNOTATED OUTLINE (DRAFT)**

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**MKSK**



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COLLABORATIVE

## INTRODUCTION

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This document provides an outline to structure Greenville County's revised Zoning Ordinance (ZO) and Land Development Regulations (LDR). The new Unified Development Ordinance (UDO) will provide a more user-friendly structure than the existing codes, making key information easier to find and understand. The principles described in this section guide the outline.

**Organization.** The UDO is arranged logically by topic:

- Similar subjects are arranged together by article – e.g., procedures, development standards, nonconformities, – rather than scattered throughout the code, to the extent possible.
- The more interesting and/or commonly used parts of the code are placed up front.
- Dry, technical material, which is needed to provide effective standards and guidance for applicants and permitting officials, resides towards the rear of the code.

**Code Length.** Many believe a shorter code is more user-friendly. This may make the UDO quicker to review, but not necessarily easier to use during the development review process. A longer code will answer many of the questions that arise during development review; a shorter code typically leaves questions unanswered—leading to frustration for the applicant and the reviewer. Some code writers also use vague, “sound-bite” language in lieu of longer, more prescriptive standards. However, this type of standard can be difficult to enforce, and can create inconsistencies in how it is administered.

That said, a development code should not be longer than necessary. The UDO will tame code length by using succinct sentences written in the active voice, consolidating similar requirements where possible, and consolidating long lists of standards into matrices.

The ZO and LDR often use long paragraphs, which makes the code difficult to read and confusing at times. Several sections of the current codes present numerical standards in sentences (e.g., Section 6:2(14) Horses in Residential Districts; Section 12:9 Screening and Buffering Requirements; ). This format also is difficult to read, and can add to the length of the code.

The alternative is a matrix, or table, of development standards. Matrices minimize the length of the code and help readers compare standards across districts. The current ZO and LDR use a matrix format to present many numerical standards (e.g., density and lot sizes, setbacks, street design standards, and industrial lighting requirements). Where appropriate, matrices will be added to present other standards and requirements.

**Cross-References.** The UDO will balance the use of cross-references (as opposed to repeating standards throughout) with the goal of keeping like materials together. This reduces text length and also, for state statutes, minimizes the potential for inconsistencies when the statutes are amended. However, it does require the reader to consult multiple sections of the code or multiple documents.

**Right-Sized Standards.** Standards are “right-sized” to regulate only what is needed. This not only reduces volume, but also reduces budget and staffing needs.

**Graphics.** Graphics will illustrate the text language. The existing codes contain a number of graphics, many of which are located in appendices. The revised codes will carry forward existing graphics where possible, and some of the more technical graphics could be relocated to a separate Land Development Manual.

Graphics can be very time-consuming to produce, so we typically save most graphics for the final document. Greenville County has an extensive photo library, and these local examples could be used to illustrate how a development standard works or what a particular use looks like. Note that graphics also add to code length, but improve clarity and usability.

**Formatting and Numbering.** We will prepare the UDO using Microsoft Word. The UDO Drafting Guide establishes drafting rules, including formatting, capitalization, and punctuation. The UDO Style Template establishes the document’s design, including fonts, headers, footers, and page numbering. Both the ZO and LDR currently are Appendices to the County Code of Ordinances, and their text does not appear in the online code on the American Legal website. This offers flexibility to establish an organization and numbering system unique to the UDO. The Annotated Outline proposes using the same numbering conventions used in the current Zoning Code and Land Development Regulations:

Article 1: Title

1.1 Title (“Section”)

1.1.1 Subtitle (“Subsection”)

A. Topic and text (“paragraph”)

1. Subtopic and text (“subparagraph”)

(a) Text (avoid use of this level where possible)

(1) Text (avoid use of this level where possible)

## ANNOTATED OUTLINE

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The outline below is presented in four columns. The first two columns provide the new section number and title. The third column briefly discusses the changes and notes where various sections help implement *Plan Greenville County* policies and strategies. The final column displays the sections that are replaced, where appropriate (the numbers refer to the existing sections of the Zoning Ordinance [ZO] and Land Development Regulations [LDR]). In many instances, existing language and standards will be carried forward. Antiquated language and inconsistencies will be addressed as the UDO is drafted.

The Annotated Outline is a “working document” and will continue to evolve throughout the drafting process. It establishes the general structure of the new UDO, including articles, sections, and subsections. Many sections in the early versions of the Annotated Outline are indicated as “TBD.” This indicates the specific sections and their titles will be developed during the code drafting process. The Annotated Outline will be updated as the various sections are drafted, and also to reflect any changes to the location or content of the articles, sections, and subsections.

The numbering system allows for future code additions without the need to “reserve” section numbers at the end of each article or section.

In addition to reorganizing the current zoning and development-related regulations, the outline consolidates provisions of the following ordinances with the UDO:

- Sign Ordinance
- Transportation Corridor Preservation Ordinance (#4326)
- Junk Yard Ordinance (#1777)
- Adult-Oriented Business Ordinance (#2673)
- Transfer of Development Rights for ESD-PM District
- Motor Sports Ordinance
- Obsolete Districts

The current Zoning Code and Land Development Regulations are available online:

Zoning Code— <https://www.greenvillecounty.org/Zoning/pdf/OfficialZoningOrdinance.pdf>

Land Development Regulations— [https://www.greenvillecounty.org/LandDevelopment/pdf/ldr\\_ord.pdf](https://www.greenvillecounty.org/LandDevelopment/pdf/ldr_ord.pdf)

<b>HOW TO USE THIS UDO</b>			
<b>New UDO Section</b>	<b>Title</b>	<b>Description / Comments</b>	<b>Existing County Code Section(s)</b>
	Land Development in Greenville County		
	How to Read This UDO		
	<i>How This UDO is Organized</i>	<i>This explains how to read the Unified Development Ordinance and how to determine applicable requirements.</i>	
	<i>Purpose Statements</i>		
	Determining the Regulations for a Specific Site		
	Determining Which Procedures Apply		

<b>ARTICLE 1: INTRODUCTION</b>			
<b>New UDO Section</b>	<b>Title</b>	<b>Description / Comments</b>	<b>Existing County Code Section(s)</b>
1.1	TITLE	<i>Short Title – “Unified Development Ordinance (UDO).”</i>	
1.2	PURPOSE	<i>Describes the reasons for the Unified Development Ordinance and what it accomplishes (e.g., implementing the Comprehensive Plan; protecting property values, natural resources, and agricultural land).</i>	ZO SECTION 1:1 PURPOSE LDR 1.2 INTENT
1.3	AUTHORITY	<i>Recites authority for UDO, including S.C. Code 6-29.</i>	ZO SECTION 1:2 AUTHORITY LDR 1.1 AUTHORITY
1.4	APPLICABILITY	<i>Describes the area of jurisdiction for zoning and land development. Includes a summary table listing each article in the UDO and whether it applies in zoned areas, un-zoned areas, or both.</i>	ZO SECTION 1:3 JURISDICTION ZO SECTION 1:8 POLICY FOR INITIAL ZONING ZO SECTION 9:1 APPLICATION ZO 9:1.1 NEW USES OR CONSTRUCTION LDR 1.3 JURISDICTION
1.5	RELATIONSHIP TO OTHER REGULATIONS	<i>Cross-references other applicable County Code Chapters (e.g., Chapter 8: Flood Control, Drainage, Stormwater Management) or policy documents (e.g., Reasonable Accommodation Policy).</i>	

**ARTICLE 2: ZONING DISTRICTS**

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
<b>2.1</b>	<b>GENERAL PROVISIONS</b>		
2.1.1	GENERALLY	<i>Introduces and explains the zoning districts, and establishes general standards. This includes a cross-reference to the Use Table in Article 3.</i>	ZO ARTICLE 5: ZONING DISTRICTS ZO ARTICLE 14, APPENDIX H: OBSOLETE DISTRICTS
2.1.2	DISTRICTS ESTABLISHED	<i>Establishes zoning districts. A table will classify the districts as base, planned, or overlay districts. Implements Plan Greenville County Objective A-2, Strategy 10.</i>	ZO SECTION 5:1 ZONING DISTRICTS ZO 5:1.1 ZONING DISTRICT HIERARCHY
2.1.3	LEGACY DISTRICTS	<i>If needed, addresses land use and development in obsolete (or "legacy") zoning districts, including the Residential Duplex (R-D) District.</i>	ZO APPENDIX I OBSOLETE DISTRICTS
2.1.4	TBD		
<b>2.2</b>	<b>ZONING MAP</b>		
2.2.1	TBD	<i>Formally establishes the zoning map and cross-references the procedures for amendments. Cross-references Article 23: Rules of Interpretation and Measurement.</i>	
<b>2.3</b>	<b>RURAL DISTRICTS</b>		
2.3.1	PURPOSE	<i>Implements Plan Greenville County Objective B-1, Strategy 5; Objective C-1, Strategies 3 and 8; Objective H-1, Strategy 2; Objective H-2, Strategies 1, 2, and 3.</i>	ZO ARTICLE 5: ZONING DISTRICTS ZO 7:1.5 LOT AREA FOR NON-RESIDENTIAL USES IN SINGLE FAMILY DISTRICTS ZO 7:2.6 MINIMUM LOT AREA/PERMITTED DENSITIES FOR SINGLE-FAMILY RESIDENTIAL ZO SECTION 7:3.1 SETBACKS/HEIGHT ZO SECTION 7:3.2 NONRESIDENTIAL SETBACKS/HEIGHT ZO 7:3.4 SIDE SETBACKS IN SINGLE-FAMILY RESIDENTIAL DISTRICTS ZO 7:3.6 ADDITIONAL SETBACK IN COMMERCIAL DISTRICTS ZO SECTION 7:4 ALTERNATIVE DENSITY, LOT SIZE, AND SETBACK REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL DISTRICTS
2.3.2	TBD		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
2.4	<b>SUBURBAN DISTRICTS</b>		
2.4.1	PURPOSE	<i>Implements Plan Greenville County Objective H-1, Strategy 2.</i>	ZO ARTICLE 5: ZONING DISTRICTS ZO 7:1.5 LOT AREA FOR NON-RESIDENTIAL USES IN SINGLE FAMILY DISTRICTS ZO 7:2.6 MINIMUM LOT AREA/PERMITTED DENSITIES FOR SINGLE-FAMILY RESIDENTIAL ZO SECTION 7:3.1 SETBACKS/HEIGHT ZO SECTION 7:3.2 NONRESIDENTIAL SETBACKS/HEIGHT ZO 7:3.4 SIDE SETBACKS IN SINGLE-FAMILY RESIDENTIAL DISTRICTS ZO 7:3.6 ADDITIONAL SETBACK IN COMMERCIAL DISTRICTS ZO 7:3.8 REDUCTION IN SETBACK IN NC, POD, AND OD DISTRICTS ZO 7:3.9 SINGLE FAMILY RESIDENTIAL DWELLINGS IN MULTI-FAMILY DISTRICTS ZO 7:3.10 SETBACKS FOR I-1 ZO SECTION 7:4 ALTERNATIVE DENSITY, LOT SIZE, AND SETBACK REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL DISTRICTS
2.4.2	TBD		



New UDO Section	Title	Description / Comments	Existing County Code Section(s)
2.5	<b>TRADITIONAL DISTRICTS</b>		
2.5.1	PURPOSE	<i>Implements Plan Greenville County Objective H-1, Strategy 2.</i>	ZO ARTICLE 5: ZONING DISTRICTS ZO 7:1.5 LOT AREA FOR NON-RESIDENTIAL USES IN SINGLE FAMILY DISTRICTS ZO 7:2.6 MINIMUM LOT AREA/PERMITTED DENSITIES FOR SINGLE-FAMILY RESIDENTIAL ZO SECTION 7:3.1 SETBACKS/HEIGHT ZO SECTION 7:3.2 NONRESIDENTIAL SETBACKS/HEIGHT ZO 7:3.4 SIDE SETBACKS IN SINGLE-FAMILY RESIDENTIAL DISTRICTS ZO 7:3.6 ADDITIONAL SETBACK IN COMMERCIAL DISTRICTS ZO 7:3.8 REDUCTION IN SETBACK IN NC, POD, AND OD DISTRICTS ZO 7:3.9 SINGLE FAMILY RESIDENTIAL DWELLINGS IN MULTI-FAMILY DISTRICTS ZO 7:3.10 SETBACKS FOR I-1 ZO SECTION 7:4 ALTERNATIVE DENSITY, LOT SIZE, AND SETBACK REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL DISTRICTS
2.5.2	TBD		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
<b>2.6</b>	<b>URBAN DISTRICTS</b>		
2.6.1	PURPOSE	<i>Implements Plan Greenville County Objective H-1, Strategy 2.</i>	ZO ARTICLE 5: ZONING DISTRICTS ZO 7:1.5 LOT AREA FOR NON-RESIDENTIAL USES IN SINGLE FAMILY DISTRICTS ZO 7:2.6 MINIMUM LOT AREA/PERMITTED DENSITIES FOR SINGLE-FAMILY RESIDENTIAL ZO SECTION 7:3.1 SETBACKS/HEIGHT ZO SECTION 7:3.2 NONRESIDENTIAL SETBACKS/HEIGHT ZO 7:3.4 SIDE SETBACKS IN SINGLE-FAMILY RESIDENTIAL DISTRICTS ZO 7:3.6 ADDITIONAL SETBACK IN COMMERCIAL DISTRICTS ZO 7:3.8 REDUCTION IN SETBACK IN NC, POD, AND OD DISTRICTS ZO 7:3.9 SINGLE FAMILY RESIDENTIAL DWELLINGS IN MULTI-FAMILY DISTRICTS ZO 7:3.10 SETBACKS FOR I-1 ZO SECTION 7:4 ALTERNATIVE DENSITY, LOT SIZE, AND SETBACK REQUIREMENTS FOR SINGLE FAMILY RESIDENTIAL DISTRICTS
2.6.2	TBD		
<b>2.7</b>	<b>SPECIAL PURPOSE DISTRICTS</b>		
2.7.1	PURPOSE		
2.7.2	ENVIRONMENTALLY SENSITIVE DISTRICT—PARIS MOUNTAIN (ESD-PM)	<i>Carries forward and updates current regulations as needed.</i>	ZO SECTION 8:5 ESD-PM, ENVIRONMENTALLY SENSITIVE DISTRICT - PARIS MOUNTAIN ZO ARTICLE 14, APPENDIX G: TRANSFER OF DEVELOPMENT RIGHTS FOR ESDPM DISTRICT ZO SECTION 7:3.1 SETBACKS/HEIGHT
2.7.3	TBD		
<b>2.8</b>	<b>PLANNED DISTRICTS</b>		
2.8.1	PURPOSE	<i>Planned Districts require an applicant to submit a site plan in conjunction with the rezoning application. The districts share a common approval procedure, specified in Article 16. Implements Plan Greenville County Objective B-3, Strategies 5, 7, and 8;</i>	ZO SECTION 7:3.1 SETBACKS/HEIGHT

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
2.8.2	BUSINESS & TECHNOLOGY DISTRICT (BTD)	<i>Carries forward and updates current regulations as needed.</i>	ZO SECTION 8:10 BTD, BUSINESS AND TECHNOLOGY DISTRICT
2.8.3	FLEXIBLE REVIEW DISTRICT (FRD)	<i>Carries forward and updates current regulations as needed.</i>	ZO SECTION 8:8 FRD, FLEXIBLE REVIEW DISTRICT
2.8.4	INDUSTRIAL PARK DISTRICT (I-2)	<i>Carries forward and updates current regulations as needed.</i>	ZO SECTION 8:4 I-2, INDUSTRIAL DISTRICT
2.8.5	NEIGHBORHOOD COMMERCIAL DISTRICT (NC)	<i>Carries forward and updates current regulations as needed.</i>	ZO SECTION 8:3 NC, NEIGHBORHOOD COMMERCIAL DISTRICT ZO 7:3.8 REDUCTION IN SETBACK IN NC, POD, AND OD DISTRICTS
2.8.6	PLANNED DEVELOPMENT DISTRICT (PD)	<i>Carries forward and updates current regulations. Will be revised to ensure consistency with the SC Planning Act.</i>	ZO SECTION 8:1 PD, PLANNED DEVELOPMENT DISTRICT
2.8.7	PLANNED OFFICE DISTRICT (POD)	<i>Carries forward and updates current regulations as needed.</i>	ZO SECTION 8:2 POD, PLANNED OFFICE DISTRICT ZO 7:3.8 REDUCTION IN SETBACK IN NC, POD, AND OD DISTRICTS
<b>2.9</b>	<b>OVERLAY DISTRICTS</b>		
2.9.1	AIRPORT PROTECTION OVERLAY (AP-O)	<i>Carries forward existing regulations. Relocates definitions to Article 23.</i>	ZO SECTION 8:6 AP, AIRPORT PROTECTIVE AREAS ZO SECTION 12:8 HEIGHT
2.9.2	HISTORIC PRESERVATION OVERLAY (HP-O)	<i>Carries forward and updates current regulations as needed. Implements Plan Greenville County Objective E-1, Strategy 3; Objective E-3, Strategy 1;</i>	ZO SECTION 8:7 HP, HISTORIC PRESERVATION DISTRICT
2.9.3	SCUFFLETOWN RURAL CONSERVATION OVERLAY (SRC-O)	<i>Carries forward and updates current regulations as needed.</i>	ZO SECTION 8:9 SRC, SCUFFLETOWN RURAL CONSERVATION DISTRICT LDR 16.1 SCUFFLETOWN RURAL CONSERVATION DISTRICT SITE PLAN REVIEW
2.9.4	TAYLOR'S MAIN STREET DEVELOPMENT DISTRICT	<i>Carries forward existing regulations.</i>	ZO SECTION 8:11 MSDD, TAYLORS MAIN STREET DEVELOPMENT DISTRICT

**ARTICLE 3: USE REGULATIONS FOR ZONED AREAS**

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
<b>3.1</b>	<b>GENERAL PROVISIONS</b>		
3.1.1	PURPOSE	<i>Explains intent of article—i.e., to establish the uses allowed in each zoning district, to add supplemental regulations that apply to conditional and special exception uses, to clarify issues relating to uses (e.g., permitted accessory uses), and to implement state and federal law regarding certain land uses.</i>	
3.1.2	APPLICABILITY	<i>Specifies this article applies only in zoned areas.</i>	
3.1.3	TBD		ZO SECTION 12:5 RELATIONSHIP OF BUILDINGS TO LOTS ZO SECTION 12:6 PROJECTIONS INTO PUBLIC STREETS AND STREET RIGHTS-OF-WAY
<b>3.2</b>	<b>USE TABLE</b>		
3.2.1	INTRODUCTION	<i>Carries forward explanation of how to read the use table.</i>	ZO 6:1.1 USES PERMITTED BY-RIGHT = P ZO 6:1.2 USES SUBJECT TO CONDITIONS = C ZO 6:1.3 SPECIAL EXCEPTION USES = SE ZO 6:1.4 USES NOT ALLOWED
3.2.2	CLASSIFICATION OF NEW & UNLISTED USES.	<i>Describes how new and unlisted are classified. Provides new criteria to assist the Zoning Administrator in making determinations regarding new and unlisted uses.</i>	ZO 6:1.5 NEW OR UNLISTED USES
3.2.3	USE TABLE	<i>Carries forward, consolidates, and audits the list of uses permitted in each base zoning district. Adjusts uses in districts as needed. Implements Plan Greenville County Objective C-1, Strategies 4, 6, 9 and 15; Objective C-3, Strategy 4; Objective G-1, Strategies 1 and 2; Objective G-2, Strategies 1, 2, 3, 4, 5, and 9; Objective H-3, Strategy 1.</i>	ZO TABLE 6.1 USES PERMITTED, USES BY SPECIAL EXCEPTION, AND CONDITIONAL USES ZO 7:2.4-3 AND 7:2.5-3PERMITTED USES (OPEN SPACE RESIDENTIAL DEVELOPMENTS) ZO 8:2.7 RESIDENTIAL USES (POD DISTRICT) ZO 8:4.5 PROHIBITED USES (I-2 DISTRICT) ZO 8:4.11 OUTSIDE STORAGE (I-2 DISTRICT) ZO 8:3.6 NON-RESIDENTIAL USES (NC DISTRICT) ZO 8:3.7 RESIDENTIAL USES (NC DISTRICT) ZO 8:10.2 USES PERMITTED, USES BY SPECIAL EXCEPTION, AND CONDITIONAL USES (BTD DISTRICT)

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
<b>3.3</b>	<b>CONDITIONAL &amp; SPECIAL EXCEPTION USES</b>		
3.3.1	PURPOSE	<i>Carries forward, modifies, and adds new regulations for specific land uses.</i>	*Some uses listed here may be consolidated with others or eliminated if the conditions are no longer relevant. Also, use-specific regulations for other uses may be added as the project progresses. These could include data centers, solar panels and arrays, short-term rentals, and/or others.*
3.3.2	APPLICABILITY		
3.3.3	ADAPTIVE REUSE	<i>Establishes new use regulations for the adaptive reuse of existing buildings. Implements Plan Greenville County Objective B-1, Strategy 6; Objective E-3, Strategy 5;</i>	
3.3.4	AGRITOURISM	<i>Establishes new use regulations for agritourism uses. The Zoning Code does not currently address this use. Implements Plan Greenville County Objective B-1, Strategy 5;</i>	
3.3.5	AUTOMOBILE & PERSONAL MOTORIZED VEHICLE SALES & RENTAL		ZO SECTION 6:2(31) USE CONDITIONS
3.3.6	AUTOMOBILE WASH (AUTOMATED) IN CONJUNCTION WITH A CONVENIENCE FOOD STORE WITH GASOLINE SALES		ZO SECTION 6:2(3) USE CONDITIONS
3.3.7	BED & BREAKFAST ESTABLISHMENTS		ZO SECTION 6:2(4) USE CONDITIONS
3.3.8	BOATHOUSES		ZO SECTION 6:2(5) USE CONDITIONS ZO 7:3.5 REDUCTION OF REAR SETBACK
3.3.9	CARE CENTERS		ZO SECTION 6:2(6) USE CONDITIONS ZO SECTION 11:5 DAY CARE CENTERS
3.3.10	CEMETERIES		ZO SECTION 11:2 CEMETERIES/FUNERAL HOME
3.3.11	CHURCHES		ZO SECTION 11:3 CHURCHES
3.3.12	COLUMBARIA		ZO SECTION 6:2(8) USE CONDITIONS
3.3.13	COMMUNICATION TOWERS		ZO SECTION 11:4 COMMUNICATION TOWERS
3.3.14	DAY CARE CENTER IN A CHURCH		ZO SECTION 6:2(7) USE CONDITIONS
3.3.15	FUNERAL HOME		ZO SECTION 6:2(27) USE CONDITIONS

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
3.3.16	GROUP HOMES		ZO SECTION 6:2(12) USE CONDITIONS ZO SECTION 11:6 GROUP CARE HOME
3.3.17	MANUFACTURED HOMES		ZO SECTION 6:2(11) USE CONDITIONS
3.3.18	OUTDOOR RETAIL DISPLAYS	<i>Establishes new use regulations for outdoor retail displays.</i>	
3.3.19	OUTDOOR STORAGE		ZO 8:10.10 OUTSIDE STORAGE (BTD DISTRICT)
3.3.20	POST OFFICES		ZO SECTION 6:2(16) USE CONDITIONS
3.3.21	RESIDENTIAL USES IN COMMERCIAL DISTRICTS		ZO SECTION 6:2(28) USE CONDITIONS
3.3.22	SELF-STORAGE FACILITIES		ZO SECTION 6:2(15) USE CONDITIONS
3.3.23	SHOOTING RANGES (INDOOR & OUTDOOR)		ZO SECTION 6:2(22) USE CONDITIONS
3.3.24	SPECIAL EVENT FACILITIES		ZO SECTION 6:2(30) USE CONDITIONS
3.3.25	TOWNHOUSES & DUPLEXES		ZO SECTION 6:2(10) USE CONDITIONS
3.3.26	TBD		
<b>3.4</b>	<b>ACCESSORY USES</b>		
3.4.1	PURPOSE	<i>Carries forward, clarifies, and augments existing regulations for accessory uses.</i>	
3.4.2	APPLICABILITY		
3.4.3	ACCESSORY DWELLINGS	<i>Implements Plan Greenville County Objective G-2, Strategy 5.</i>	ZO SECTION 6:2(9) USE CONDITIONS ZO SECTION 11:8 RESIDENTIAL DWELLING IN CONJUNCTION WITH SCHOOLS AND PARKS
3.4.4	CHICKENS		ZO SECTION 6:2(29) USE CONDITIONS
3.4.5	HOME OCCUPATIONS		ZO SECTION 6:2(13) USE CONDITIONS
3.4.6	HORSES IN RESIDENTIAL DISTRICTS		ZO SECTION 6:2(14) USE CONDITIONS
3.4.7	LIVESTOCK IN R-20A ZONING DISTRICT		ZO SECTION 6:2(25) USE CONDITIONS
3.4.8	RECREATION AREA (PRIVATE)		ZO SECTION 6:2(18) USE CONDITIONS
3.4.9	RECYCLING DROP BOXES		ZO SECTION 6:2(19) USE CONDITIONS
3.4.10	TBD		
<b>3.5</b>	<b>TEMPORARY USES</b>		
3.5.1	PURPOSE	<i>Carries forward, clarifies, and augments existing regulations for temporary uses. Adds provisions for common temporary uses, such as Christmas tree sales lots, pumpkin sales lots, and filming and production activities.</i>	

<b>New UDO Section</b>	<b>Title</b>	<b>Description / Comments</b>	<b>Existing County Code Section(s)</b>
3.5.2	APPLICABILITY		
3.5.3	ACCESSORY DWELLINGS		ZO SECTION 11:9 TEMPORARY ACCESSORY DWELLING
3.5.4	AUTOMOBILE, BOAT, MOTORCYCLE, & RV STORAGE & REPAIR		ZO SECTION 6:2(2) USE CONDITIONS
3.5.5	LAYDOWN & STORAGE YARDS		ZO 9:3.9 TEMPORARY NONCONFORMING USES OF LAND
3.5.6	PORTABLE STORAGE UNITS		ZO SECTION 6:2(23) USE CONDITIONS
3.5.7	SPECIAL EVENTS		ZO 9:3.9 TEMPORARY NONCONFORMING USES OF LAND
3.5.8	TBD		

**ARTICLE 4: COUNTY-WIDE USE REGULATIONS**

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
<b>4.1</b>	<b>GENERAL PROVISIONS</b>		
4.1.1	PURPOSE	<i>Explains intent of article—i.e., to establish regulations for specific uses that apply throughout unincorporated Greenville County, in both zoned and un-zoned areas.</i>	
4.1.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	
4.1.3	TBD		
<b>4.2</b>	<b>ADULT-ORIENTED BUSINESSES</b>		
4.2.1	PURPOSE	<i>Carries forward existing use regulations for adult-oriented businesses. Incorporates or cross-references, as appropriate, Chapter 2.5 of the County Code.</i>	ZO SECTION 6:2(1) USE CONDITIONS ADULT-ORIENTED BUSINESS ORDINANCE (#2673), AS AMENDED
4.2.2	APPLICABILITY		
4.2.3	TBD		
<b>4.3</b>	<b>JUNKYARDS &amp; SALVAGE YARDS</b>		
4.3.1	PURPOSE	<i>Carries forward existing use regulations for junkyards and similar facilities.</i>	ZO SECTION 11:10 REQUIRED CONDITIONS FOR AUTO WRECKING FACILITIES, JUNKYARDS, RECYCLING COLLECTION AND PROCESSING CENTER, SALVAGE YARDS AND SCRAP PROCESSORS JUNK YARD ORDINANCE #1777, AS AMENDED
4.3.2	APPLICABILITY		
4.3.3	TBD		
<b>4.4</b>	<b>MOTOR SPORTS FACILITIES</b>		
4.4.1	PURPOSE	<i>Carries forward existing use regulations for motor sports facilities.</i>	MOTOR SPORTS ORDINANCE
4.4.2	APPLICABILITY		
4.4.3	TBD		



<b>ARTICLE 5: PARKING &amp; LOADING</b>			
<b>New UDO Section</b>	<b>Title</b>	<b>Description / Comments</b>	<b>Existing County Code Section(s)</b>
<b>5.1</b>	<b>GENERAL PROVISIONS</b>		
5.1.1	PURPOSE	<i>Revises and modernizes existing parking and loading regulations.</i>	
5.1.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	ZO SECTION 12:2 OFF-STREET PARKING
5.1.3	LOCATION OF REQUIRED PARKING SPACES		ZO 12:2.3 REMOTE PARKING SPACE ZO 12:2.4 DESIGN OF PARKING AREA
5.1.4	PARKING & STORAGE OF VEHICLES IN RESIDENTIAL DISTRICTS	<i>Specifies location and surfacing requirements for parking spaces serving one- and two-family residential uses. Carries forward restrictions on parking and storage of RVs and commercial vehicles in residential districts.</i>	ZO SECTION 9:5 PARKING AND STORAGE OF VEHICLES
<b>5.2</b>	<b>PARKING RATIOS</b>		
5.2.1	PARKING RATIOS TABLE	<i>Simplifies existing Table 12.1, augments the listed land uses, and updates/modernizes existing ratios as needed.</i>	ZO TABLE 12.1 MINIMUM PARKING REQUIREMENTS
5.2.2	ADMINISTRATIVE ADJUSTMENTS	<i>Allows for limited administrative adjustments to parking ratios.</i>	ZO TABLE 12.1 MINIMUM PARKING REQUIREMENTS
5.2.3	SHARED PARKING	<i>Carries forward and expands provisions allowing shared parking.</i>	ZO 12:2.2 SHARED PARKING
5.2.4	TBD		
<b>5.3</b>	<b>OFF-STREET PARKING SPACES</b>		
5.3.1	PARKING SPACE SURFACING & MARKING		ZO 12:2.6 ALTERNATIVE PARKING SURFACES
5.3.2	PARKING SPACE DIMENSIONS		ZO TABLE 12.2 MINIMUM PARKING REQUIREMENTS (DIMENSIONS)
5.3.3	PARKING LOT LAYOUT		ZO 12:1.5 VEHICULAR ACCESS (PD, NC, POD, FRD) ZO 12:2.4 DESIGN OF PARKING AREA ZO 12:2.5 OFF-STREET PARKING SPACE DESIGN STANDARD (SEE PARKING STANDARDS DIAGRAM )
5.3.4	ACCESSIBLE PARKING SPACES		ZO 12:2.7 ADDITIONAL REQUIREMENTS FOR THE PHYSICALLY DISABLED AND/OR HANDICAPPED
<b>5.4</b>	<b>PARKING LOT LANDSCAPING</b>		
5.4.1	APPLICABILITY		ZO SECTION 12:4 PARKING LOT LANDSCAPING
5.4.2	TBD		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
<b>5.5</b>	<b>PARKING LOT LIGHTING</b>		
5.6	APPLICABILITY		
5.7	TBD		
5.8	RESERVED		
5.8.1	VEHICLE QUEUING		
5.8.2	TBD		
<b>5.9</b>	<b>ON-STREET PARKING SPACES</b>		
5.9.1	PURPOSE	<i>Specifies on-street parking standards. Cross-references street types in Article 13.</i>	
5.9.2	APPLICABILITY		
5.9.3	TBD		
<b>5.10</b>	<b>OFF-STREET LOADING</b>		
5.10.1	PURPOSE	<i>Specifies off-street loading requirements.</i>	ZO SECTION 12:3 OFF-STREET LOADING
5.10.2	APPLICABILITY		
5.10.3	TBD		

**ARTICLE 6: TREE PRESERVATION, BUFFERS, & SCREENING**

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
<b>6.1</b>	<b>GENERAL PROVISIONS</b>		
6.1.1	PURPOSE	<i>Carries forward, consolidates, and modernizes current regulations for tree preservation, buffers, and screening.</i>	
6.1.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	
6.1.3	TBD		
<b>6.2</b>	<b>TREE PRESERVATION</b>		
6.2.1	PURPOSE	<i>Implements Plan Greenville County Objective D-2, Strategies 6, 7, 8, and 9.</i>	ZO 12:4.4 EXISTING TREES ZO 12:4.5 PROTECTION OF EXISTING TREES
6.2.2	APPLICABILITY		
6.2.3	TBD		
<b>6.3</b>	<b>PERIMETER &amp; RIGHT-OF-WAY BUFFERS</b>		
6.3.1	PURPOSE	<i>Implements Plan Greenville County Objective C-1, Strategy 7;</i>	ZON 8:4.10 SETBACKS AND BUFFERS (I-2 DISTRICT) ZO 8:4.14 SCREENING OF LOADING AREAS (I-2 DISTRICT) ZO 8:9.6 RURAL SCENIC ROAD BUFFER (SRC DISTRICT) ZO 8:10.9 LANDSCAPING, BUFFERS AND SCREENING (BTD DISTRICT) ZO SECTION 10:1 PROVISIONS FOR GROUP DEVELOPMENT ZO 12:1.3 SCREENING AND BUFFERING REQUIREMENTS (PD, NC, POD, FRD) ZO SECTION 12:9 SCREENING AND BUFFERING REQUIREMENTS ZO 12:4.3 PLANTING MATERIAL SPECIFICATIONS ZO 12:4.7 OWNER RESPONSIBILITIES AND MAINTENANCE ZO 12:4.8 SUGGESTED PLANT LIST ZO SECTION 12:6 PROJECTIONS INTO PUBLIC STREETS AND STREET RIGHTS-OF-WAY LDR 8.21 FORESTED NATURAL VEGETATIVE AND/OR LANDSCAPED BUFFER LDR 10.2.2 SCREENING/BUFFERING (INDUSTRIAL DESIGN STANDARDS) LDR 10.3.5 SCREENING/BUFFERING (COMMERCIAL DESIGN STANDARDS)
6.3.2	APPLICABILITY		
6.3.3	TBD		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
<b>6.4</b>	<b>RIPARIAN BUFFERS</b>		
6.4.1	PURPOSE	<i>Implements Plan Greenville County Objective D-1, Strategy 5; Objective D-2, Strategy 2;</i>	ZO 7:1.7 RIPARIAN BUFFERS (CONVENTIONAL RESIDENTIAL DEVELOPMENT) ZO 7:2.4-7 RIPARIAN BUFFERS (OPEN SPACE RESIDENTIAL DEVELOPMENT) ZO 7:2.5-7 RIPARIAN BUFFERS (OPEN SPACE RESIDENTIAL DEVELOPMENT) ZO 8:9.5 STREAM PROTECTION BUFFER (SRC DISTRICT) LDR 8.17.2 RIPARIAN BUFFER EASEMENTS
6.4.2	APPLICABILITY		
6.4.3	TBD		
<b>6.5</b>	<b>CEMETERY BUFFERS</b>		
6.5.1	PURPOSE	<i>Establishes new buffer regulations to protect historic cemeteries.</i>	
6.5.2	APPLICABILITY		
6.5.3	TBD		
<b>6.6</b>	<b>FENCES &amp; WALLS</b>		
6.6.1	PURPOSE		LDR 8.20 ENTRANCE WALLS
6.6.2	APPLICABILITY		
6.6.3	TBD		

**ARTICLE 7: PARKS & OPEN SPACE**

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
<b>7.1</b>	<b>GENERAL PROVISIONS</b>		
7.1.1	PURPOSE	<i>Consolidates and modernizes existing open space requirements. Implements Plan Greenville County Objective A-3, Strategy 4.</i>	
7.1.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	
7.1.3	LOCATION		ZO 8:9.3-6 OPEN SPACE NETWORK (SRC DISTRICT, CONSERVATION SUBDIVISION)
7.1.4	TBD		
<b>7.2</b>	<b>PARK STANDARDS</b>		
7.2.1	PURPOSE		ZO SECTION 6:2(17) USE CONDITIONS (RECREATION AREA, COMMUNITY) LDR 10.4.4 RECREATIONAL SPACE (MULTI-FAMILY DESIGN STANDARDS)
7.2.2	APPLICABILITY		
7.2.3	TBD		
<b>7.3</b>	<b>OPEN SPACE STANDARDS</b>		
7.3.1	PURPOSE		ZO 7:2.4-6 REQUIRED OPEN SPACE (OPEN SPACE RESIDENTIAL DEVELOPMENT) ZO 7:2.5-6 REQUIRED COMMON OPEN SPACE (OPEN SPACE RESIDENTIAL DEVELOPMENT) ZO 8:9.3-5 OPEN SPACE REQUIREMENT (SRC DISTRICT, CONSERVATION SUBDIVISION)
7.3.2	APPLICABILITY		
7.3.3	TBD		
<b>7.4</b>	<b>OWNERSHIP &amp; MAINTENANCE</b>		
7.4.1	PURPOSE		ZO 7:2.2-3 OPEN SPACE OWNERSHIP, DEDICATION, AND MANAGEMENT (OPEN SPACE RESIDENTIAL DEVELOPMENT) ZO 8:9.3-7 OPEN SPACE OWNERSHIP AND MANAGEMENT (SRC DISTRICT, CONSERVATION SUBDIVISION) ZO 8:9.3-8 MAINTENANCE OF OPEN SPACE (SRC DISTRICT, CONSERVATION SUBDIVISION)

<b>New UDO Section</b>	<b>Title</b>	<b><i>Description / Comments</i></b>	<b>Existing County Code Section(s)</b>
7.4.2	APPLICABILITY		
7.4.3	TBD		

**ARTICLE 8: OUTDOOR LIGHTING**

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
8.1	PURPOSE	<i>Carries forward existing outdoor lighting regulations.</i>	
8.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	ZO SECTION 10:1 PROVISIONS FOR GROUP DEVELOPMENT ZO 12:1.1 LIGHTING STANDARDS (PD, NC, POD, FRD) LDR 10.2 INDUSTRIAL DESIGN STANDARDS LDR 10.3 COMMERCIAL DESIGN STANDARDS
8.3	TBD		

**ARTICLE 9: SIGNS**

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
9.1	PURPOSE	<i>Revises and modernizes the current sign regulations.</i>	
9.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	ZO 8:4.9 SIGNS (I-2 DISTRICT) ZO 12:1.2 SIGNAGE STANDARDS (PD, NC, POD, FRD) ZO SECTION 12:6 PROJECTIONS INTO PUBLIC STREETS AND STREET RIGHTS-OF-WAY ZO ARTICLE 14, APPENDIX B: SIGN ORDINANCE
9.3	TBD		



**ARTICLE 10: BUILDING DESIGN STANDARDS**

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
<b>10.1</b>	<b>GENERAL PROVISIONS</b>		
10.1.1	PURPOSE	<i>Carries forward, modernizes, and expands current regulations. Implements Plan Greenville County Objective E-3, Strategy 3; Objective G-3, Strategy 5; and Objective H-1, Strategies 2 and 3.</i>	
10.1.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	
10.1.3	TBD		
<b>10.2</b>	<b>BUILDING SETBACKS IN UN-ZONED AREAS</b>		
10.2.1	PURPOSE		LDR 8.7 BUILDING SETBACKS
10.2.2	TBD		
<b>10.3</b>	<b>RURAL CHARACTER AREA</b>		
10.3.1	PURPOSE	<i>Implements Plan Greenville County Objective H-1, Strategy 2.</i>	
10.3.2	TBD		
<b>10.4</b>	<b>SUBURBAN CHARACTER AREA</b>		
10.4.1	PURPOSE	<i>Implements Plan Greenville County Objective H-1, Strategy 2.</i>	
10.4.2	TBD		
<b>10.5</b>	<b>TRADITIONAL CHARACTER AREA</b>		
10.5.1	PURPOSE	<i>Implements Plan Greenville County Objective H-1, Strategy 2.</i>	
10.5.2	TBD		
<b>10.6</b>	<b>URBAN CHARACTER AREA</b>		
10.6.1	PURPOSE	<i>Implements Plan Greenville County Objective H-1, Strategy 2.</i>	
10.6.2	TBD		
<b>10.7</b>	<b>BIG BOX RETAIL</b>		
10.7.1	PURPOSE	<i>Carries forward design requirements for big box retail land uses.</i>	ZO SECTION 6:2(26) BIG BOX RETAIL
10.7.2	TBD		
<b>10.8</b>	<b>PUBLIC &amp; INSTITUTIONAL BUILDINGS</b>		
10.8.1	PURPOSE	<i>Implements Plan Greenville County Objective H-1, Strategy 2.</i>	ZO SECTION 6:2(21) USE CONDITIONS (SCHOOLS, COLLEGES, UNIVERSITIES)
10.8.2	TBD		

New UDO Section	Title	<i>Description / Comments</i>	Existing County Code Section(s)
<b>10.9</b>	<b>PLANNED DISTRICTS</b>		
10.9.1	PURPOSE		ZO 8:10.11 ARCHITECTURAL FORM (BTD DISTRICT) ZO 8:4.12 ARCHITECTURAL FORM (I-2) DISTRICT)
10.9.2	TBD		

**ARTICLE 11: SITE DESIGN STANDARDS**

<b>New UDO Section</b>	<b>Title</b>	<b>Description / Comments</b>	<b>Existing County Code Section(s)</b>
<b>11.1</b>	<b>PURPOSE</b>		
11.1.1	TBD	<i>Carries forward and updates site design standards. Implements Plan Greenville County Objective E-3, Strategy 4.</i>	LDR 10.1 INTENT (GENERAL DEVELOPMENT STANDARDS FOR INDUSTRIAL, COMMERCIAL, MULTI-FAMILY RESIDENTIAL AND MIXED-USE DEVELOPMENT)
<b>11.2</b>	<b>APPLICABILITY</b>		
11.2.1	TBD	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	ZO SECTION 11:7 PUBLIC UTILITY BUILDINGS AND USES
<b>11.3</b>	<b>RURAL CHARACTER AREA</b>		
11.3.1	PURPOSE	<i>Implements Plan Greenville County Objective H-1, Strategy 2.</i>	
11.3.2	APPLICABILITY		
11.3.3	MULTI-FAMILY		LDR 10.4 MULTIFAMILY DESIGN STANDARDS
11.3.4	COMMERCIAL & MIXED USE		LDR 10.3 COMMERCIAL DESIGN STANDARDS
11.3.5	INDUSTRIAL		LDR 10.2 INDUSTRIAL DESIGN STANDARDS
11.3.6	TBD		
<b>11.4</b>	<b>SUBURBAN CHARACTER AREA</b>		
11.4.1	PURPOSE	<i>Implements Plan Greenville County Objective H-1, Strategy 2.</i>	
11.4.2	APPLICABILITY		
11.4.3	MULTI-FAMILY		LDR 10.4 MULTIFAMILY DESIGN STANDARDS
11.4.4	COMMERCIAL & MIXED USE		LDR 10.3 COMMERCIAL DESIGN STANDARDS
11.4.5	INDUSTRIAL		LDR 10.2 INDUSTRIAL DESIGN STANDARDS
11.4.6	TBD		
<b>11.5</b>	<b>TRADITIONAL CHARACTER AREA</b>		
11.5.1	PURPOSE	<i>Implements Plan Greenville County Objective H-1, Strategy 2.</i>	
11.5.2	APPLICABILITY		
11.5.3	MULTI-FAMILY		LDR 10.4 MULTIFAMILY DESIGN STANDARDS
11.5.4	COMMERCIAL & MIXED USE		LDR 10.3 COMMERCIAL DESIGN STANDARDS
11.5.5	INDUSTRIAL		LDR 10.2 INDUSTRIAL DESIGN STANDARDS
11.5.6	TBD		
<b>11.6</b>	<b>URBAN CHARACTER AREA</b>		
11.6.1	PURPOSE	<i>Implements Plan Greenville County Objective H-1, Strategy 2.</i>	
11.6.2	APPLICABILITY		
11.6.3	MULTI-FAMILY		LDR 10.4 MULTIFAMILY DESIGN STANDARDS

<b>New UDO Section</b>	<b>Title</b>	<b>Description / Comments</b>	<b>Existing County Code Section(s)</b>
11.6.4	COMMERCIAL & MIXED USE		LDR 10.3 COMMERCIAL DESIGN STANDARDS
11.6.5	INDUSTRIAL		LDR 10.2 INDUSTRIAL DESIGN STANDARDS
11.6.6	TBD		
<b>11.7</b>	<b>GROUP DEVELOPMENT</b>		
11.7.1	PURPOSE		ZO SECTION 10:1 PROVISIONS FOR GROUP DEVELOPMENT LDR ARTICLE 12 PROVISIONS FOR GROUP DEVELOPMENT
11.7.2	APPLICABILITY		
11.7.3	TBD		
<b>11.8</b>	<b>BIG BOX RETAIL</b>		
11.8.1	PURPOSE		
11.8.2	APPLICABILITY		
11.8.3	TBD		
<b>11.9</b>	<b>PUBLIC &amp; INSTITUTIONAL SITES</b>		
11.9.1	PURPOSE	<i>Implements Plan Greenville County Objective H-1, Strategy 2.</i>	ZO SECTION 6:2(21) USE CONDITIONS (SCHOOLS, COLLEGES, UNIVERSITIES)
11.9.2	APPLICABILITY		
11.9.3	TBD		
<b>11.10</b>	<b>MANUFACTURED HOMES &amp; MANUFACTURED HOME PARKS</b>		
11.10.1	PURPOSE		LDR ARTICLE 14 MANUFACTURED HOUSING
11.10.2	APPLICABILITY		
11.10.3	TBD		
<b>11.11</b>	<b>RV PARKS</b>		
11.11.1	PURPOSE		LDR ARTICLE 15 RV PARKS
11.11.2	APPLICABILITY		
11.11.3	TBD		
<b>11.12</b>	<b>PLANNED DISTRICTS</b>		
11.12.1	PURPOSE		ZO 8:3.8 DESIGN OF PARKING AREAS (NC DISTRICT)
11.12.2	APPLICABILITY		
11.12.3	TBD		

**ARTICLE 12: SUBDIVISION DESIGN STANDARDS**

<b>New UDO Section</b>	<b>Title</b>	<b>Description / Comments</b>	<b>Existing County Code Section(s)</b>
<b>12.1</b>	<b>PURPOSE</b>		
12.1.1	TBD	<i>Consolidates subdivision design requirements.</i>	
<b>12.2</b>	<b>APPLICABILITY</b>		
12.2.1	TBD	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	
<b>12.3</b>	<b>GENERAL SUBDIVISION DESIGN STANDARDS</b>		
12.3.1	PURPOSE	<i>Implements Plan Greenville County Objective C-1, Strategy 12;</i>	LDR 8.1 INTENT
12.3.2	REQUIRED IMPROVEMENTS		
12.3.3	LOTS		LDR 8.2 MINIMUM LOT SIZE LDR 8.3 MINIMUM LOT FRONTAGE (ACCESS TO LOTS) LDR 8.4 NEWLY CREATED THROUGH LOTS LDR 8.5 FLAG LOTS
12.3.4	MAILBOXES		LDR 8.19 MAILBOXES
12.3.5	RESERVE STRIPS		LDR 8.6 RESERVE STRIPS
12.3.6	TBD		
<b>12.4</b>	<b>NON-RESIDENTIAL SUBDIVISIONS</b>		
12.4.1	PURPOSE		
12.4.2	APPLICABILITY		
12.4.3	TBD		
<b>12.5</b>	<b>CONVENTIONAL RESIDENTIAL SUBDIVISIONS</b>		
12.5.1	PURPOSE		ZO SECTION 7:1 CONVENTIONAL RESIDENTIAL DEVELOPMENT
12.5.2	APPLICABILITY		
12.5.3	TBD		
<b>12.6</b>	<b>RURAL ESTATE LOT SUBDIVISIONS</b>		
12.6.1	PURPOSE		ZO 8:9.4 RURAL ESTATE LOT DEVELOPMENT OPTION (SRC DISTRICT)
12.6.2	APPLICABILITY		
12.6.3	TBD		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
<b>12.7 OPEN SPACE RESIDENTIAL SUBDIVISIONS</b>			
12.7.1	PURPOSE	<i>Implements Plan Greenville County Objective D-1, Strategy 3</i>	ZO SECTION 7:2 OPEN SPACE RESIDENTIAL DEVELOPMENT ZO TABLE 7.2 OPEN SPACE RESIDENTIAL DEVELOPMENT OPTIONS LDR ARTICLE 11 CLUSTER DEVELOPMENTS
12.7.2	APPLICABILITY		
12.7.3	TBD		
<b>12.8 CONSERVATION SUBDIVISIONS</b>			
12.8.1	PURPOSE	<i>Implements Plan Greenville County Objective D-1, Strategy 3</i>	ZO 8:9.3 CONSERVATION SUBDIVISION DESIGN STANDARDS (SRC DISTRICT)
12.8.2	APPLICABILITY		
12.8.3	TBD		
<b>12.9 TRADITIONAL NEIGHBORHOOD DEVELOPMENTS</b>			
12.9.1	PURPOSE		LDR ARTICLE 13 TRADITIONAL NEIGHBORHOOD DEVELOPMENT
12.9.2	APPLICABILITY		
12.9.3	TBD		
<b>12.10 MANUFACTURED HOME SUBDIVISIONS</b>			
12.10.1	PURPOSE		
12.10.2	APPLICABILITY		
12.10.3	TBD		
<b>12.11 GENERAL SURVEY REQUIREMENTS</b>			
12.11.1	TBD		LDR ARTICLE 4 GENERAL SURVEY REQUIREMENTS

**ARTICLE 13: ACCESS & CONNECTIVITY**

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
<b>13.1</b>	<b>PURPOSE</b>		
13.1.1	TBD	<i>Carries forward and consolidates existing requirements for driveway separation and access, streets, sidewalks, intersection sight distance, and inter-parcel connectivity. Modernizes regulations and updates for consistency with SC Department of Transportation guidelines.</i>	
<b>13.2</b>	<b>APPLICABILITY</b>		
13.2.1	TBD	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	ZO SECTION 9:4 PUBLIC ACCESS TO PROPERTY
<b>13.3</b>	<b>DRIVEWAYS</b>		
13.3.1	TBD		ZO SECTION 9:4 PUBLIC ACCESS TO PROPERTY LDR 5.4 UNPAVED PRIVATE DRIVES
<b>13.4</b>	<b>CONNECTIVITY</b>		
13.5	TBD		ZO SECTION 10:1 PROVISIONS FOR GROUP DEVELOPMENT LDR 8.8 ACCESS AND CIRCULATION LDR 8.9 STREET CONNECTIVITY LDR 10.3.1 VEHICULAR CROSS ACCESS (COMMERCIAL DESIGN STANDARDS) LDR 10.4.1 VEHICULAR ACCESS (MULTI-FAMILY DESIGN STANDARDS)
<b>13.6</b>	<b>INTERSECTION SIGHT DISTANCE</b>		
13.6.1	TBD		ZO SECTION 12:7 VISIBILITY AT INTERSECTIONS LDR 8.14 CLEAR SIGHT DISTANCE
<b>13.7</b>	<b>SIDEWALKS &amp; MULTI-USE PATHS</b>		
13.7.1	TBD	<i>Implements Plan Greenville County Objective A-3, Strategy 4; Objective F-3, Strategies 1, 2, and 3; Objective I-1, Strategy 4.</i>	ZO 12:1.4 PEDESTRIAN ACCESS (PD, NC, POD, FRD) LDR 8.18 SIDEWALKS AND CROSSWALKS LDR 10.3.3 PEDESTRIAN FACILITIES (COMMERCIAL DESIGN STANDARDS) LDR 10.4.2 PEDESTRIAN FACILITIES (MULTI-FAMILY DESIGN STANDARDS)

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
<b>13.8</b>	<b>STREET CLASSIFICATION &amp; DESIGN</b>		
13.8.1	TBD	<i>Implements Plan Greenville County Objective A-3, Strategy 5; Objective I-3, Strategy 3.</i>	LDR 5.1 STREET CLASSIFICATION LDR 5.2 DESIGN STANDARDS FOR PUBLIC STREETS LDR 5.3 PRIVATE ROADS LDR 8.10 TRAFFIC CALMING LDR APPENDIX C. SPECIFICATIONS FOR ALTERNATIVE TRAFFIC CALMING MEASURES LDR 8.11 HALF STREETS LDR 8.12 RESERVATION OF RIGHT-OF-WAY ON COUNTY ROADS LDR 8.13 CONFORMITY TO THE MAJOR THOROUGHFARE/TRANSPORTATION PLANS LDR 8.15 STREET NAMES LDR 8.16 STREET SIGNS AND MARKERS LDR APPENDIX A. SUBDIVISION JURISDICTION MAP LDR APPENDIX B. ACCEPTABLE PLANT MATERIAL LIST
<b>13.9</b>	<b>STREET CONSTRUCTION STANDARDS</b>		
13.9.1	TBD		LDR ARTICLE 6 ROADWAY CONSTRUCTION STANDARDS LDR APPENDIX F. MISCELLANEOUS DESIGN DETAILS
<b>13.10</b>	<b>TRANSIT</b>		
13.10.1	TBD	<i>Establishes incentives or requirements to incorporate transit stops in new development along existing and planned transit corridors. Implements Plan Greenville County Objective I-3, Strategy 2.</i>	



**ARTICLE 14: TRANSPORTATION CORRIDOR PRESERVATION**

<b>New UDO Section</b>	<b>Title</b>	<b>Description / Comments</b>	<b>Existing County Code Section(s)</b>
14.1	PURPOSE	<i>Carries forward current requirements for increased setbacks along streets with planned improvements.</i>	TRANSPORTATION CORRIDOR PRESERVATION ORDINANCE
14.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	
14.3	TBD		

**ARTICLE 15: STORMWATER MANAGEMENT**

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
15.1	PURPOSE	<i>Establishes incentives or requirements for the use of low impact development techniques to manage stormwater, mitigate heat island effects, and improve the aesthetic quality of development. Implements Plan Greenville County Objective D-1, Strategy 5; Objective F-4, Strategy 2.</i>	LDR ARTICLE 17 STORMWATER MANAGEMENT LDR 8.17.1 DRAINAGE & UTILITY EASEMENTS LDR 8.17.3 CONVEYANCE SYSTEM LDR APPENDIX D. WATER QUALITY GUIDELINES FOR COMMERCIAL & COMMUNITY FACILITY PARKING LOTS LDR APPENDIX E. LOW IMPACT DEVELOPMENT FEATURES WITHIN THE CENTERS AND CORRIDORS LDR APPENDIX F. MISCELLANEOUS DESIGN DETAILS LDR APPENDIX G. DENSITY BONUS FOR LOW IMPACT DEVELOPMENT PROGRAM (STORMWATER BANKING PROGRAM)
15.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	
15.3	TBD		

<b>ARTICLE 16: UTILITIES</b>			
<b>New UDO Section</b>	<b>Title</b>	<b>Description / Comments</b>	<b>Existing County Code Section(s)</b>
<b>16.1</b>	<b>PURPOSE</b>		
16.1.1	TBD	<i>Specifies requirements for provision of utilities.</i>	LDR 8.17.1 DRAINAGE & UTILITY EASEMENTS
<b>16.2</b>	<b>APPLICABILITY</b>		
16.2.1	TBD	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	
<b>16.3</b>	<b>WATER</b>		
16.3.1	TBD		ZO SECTION 9:2 ADEQUATE FACILITIES LDR ARTICLE 7 WATER SUPPLY/SEWAGE DISPOSAL REQUIREMENTS
<b>16.4</b>	<b>SEWER</b>		
16.4.1	TBD		ZO SECTION 9:2 ADEQUATE FACILITIES LDR ARTICLE 7 WATER SUPPLY/SEWAGE DISPOSAL REQUIREMENTS
<b>16.5</b>	<b>GAS, ELECTRIC, CABLE, TELEPHONE, &amp; OTHER UTILITIES</b>		
16.5.1	TBD		

**ARTICLE 17: ZONING PROCEDURES**

<b>New UDO Section</b>	<b>Title</b>	<b>Description / Comments</b>	<b>Existing County Code Section(s)</b>
<b>17.1</b>	<b>GENERAL PROVISIONS</b>		
17.1.1	PURPOSE	<i>Consolidates all UDO procedures and maps each with a common workflow.</i>	
17.1.2	APPLICABILITY	<i>Specifies this article applies only in zoned areas of unincorporated Greenville County.</i>	
17.1.3	SUMMARY OF PROCEDURES	<i>Summarizes, in a table format, the various zoning-related procedures.</i>	
17.1.4	GENERAL PROCEDURAL REQUIREMENTS & AUTHORITY	<i>Establishes common formatting and general requirements to obtain applicable zoning-related permits.</i>	
17.1.5	COMPLETENESS REVIEW	<i>Carries forward application completeness review process. This works in conjunction with the submittal requirements in Article 25.</i>	ZO 3:1.1 APPLICATION COMPLETENESS
17.1.6	PRE-APPLICATION MEETING	<i>Establishes pre-application meeting requirements.</i>	
17.1.7	NOTICE PROVISIONS	<i>Establishes general rules for notification and publication.</i>	ZO 3:2.5 NOTICE OF HEARING (REZONING)
17.1.8	PUBLIC HEARINGS	<i>Establishes rules or guidelines for providing and accepting testimony at required hearings.</i>	
<b>17.2</b>	<b>LANDSCAPING PLAN</b>		
17.2.1	PURPOSE	<i>Carries forward and augments the procedure for parking lot Landscaping Plans.</i>	
17.2.2	APPLICABILITY		ZO 12:4.9 PLAN SUBMITTAL REQUIREMENTS
17.2.3	INITIATION		
17.2.4	COMPLETENESS		
17.2.5	NOTICE		
17.2.6	APPROVAL PROCESS		
17.2.7	APPROVAL CRITERIA		
17.2.8	REAPPLICATION		
17.2.9	APPEALS		
17.2.10	SCOPE OF APPROVAL		
17.2.11	RECORDKEEPING		
<b>17.3</b>	<b>CERTIFICATE OF USE</b>		
17.3.1	PURPOSE	<i>Carries forward and augments the procedure for Certificates of Use.</i>	
17.3.2	APPLICABILITY		ZO 3:7.1 CERTIFICATE OF USE

<b>New UDO Section</b>	<b>Title</b>	<b>Description / Comments</b>	<b>Existing County Code Section(s)</b>
17.3.3	INITIATION		ZO 3:7.2 APPLICATION PROCEDURES
17.3.4	COMPLETENESS		ZO 12:2.1 SITE PLAN (PARKING)
17.3.5	NOTICE		
17.3.6	APPROVAL PROCESS		ZO 3:7.2 APPLICATION PROCEDURES
17.3.7	APPROVAL CRITERIA		ZO 3:7.3 TEMPORARY CERTIFICATE OF USE
17.3.8	REAPPLICATION		ZO 3:7.3 TEMPORARY CERTIFICATE OF USE
17.3.9	APPEALS		ZO 3:6.1 RIGHT OF APPEAL
17.3.10	SCOPE OF APPROVAL		ZO SECTION 3:8 CONFORMANCE OF CONSTRUCTION AND USE
17.3.11	RECORDKEEPING		ZO 3:7.1 CERTIFICATE OF USE
<b>17.4</b>	<b>BUILDING PERMIT</b>		
17.4.1	PURPOSE	<i>Carries forward and augments the procedure for Building Permits.</i>	
17.4.2	APPLICABILITY		ZO SECTION 3:6 BUILDING PERMITS
17.4.3	INITIATION		
17.4.4	COMPLETENESS		ZO 12:2.1 SITE PLAN (PARKING)
17.4.5	NOTICE		
17.4.6	APPROVAL PROCESS		
17.4.7	APPROVAL CRITERIA		
17.4.8	REAPPLICATION		
17.4.9	APPEALS		ZO 3:6.1 RIGHT OF APPEAL
17.4.10	SCOPE OF APPROVAL		
17.4.11	RECORDKEEPING		ZO SECTION 3:6 BUILDING PERMITS
<b>17.5</b>	<b>SITE PLAN REVIEW</b>		
17.5.1	PURPOSE		
17.5.2	APPLICABILITY		
17.5.3	INITIATION		
17.5.4	COMPLETENESS		
17.5.5	NOTICE		
17.5.6	APPROVAL PROCESS		
17.5.7	APPROVAL CRITERIA		
17.5.8	REAPPLICATION		
17.5.9	APPEALS		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
17.5.10	SCOPE OF APPROVAL		
17.5.11	RECORDKEEPING		
<b>17.6</b>	<b>SITE PLAN REVIEW FOR PLANNED DISTRICTS</b>		
17.6.1	PURPOSE		
17.6.2	APPLICABILITY		ZO SECTION 3:9 SITE PLAN REVIEW FOR PD, NC, POD, AND FRD
17.6.3	INITIATION		ZO SECTION 3:9 SITE PLAN REVIEW FOR PD, NC, POD, AND FRD ZO 3:9.1 APPLICATION FOR SITE PLAN REVIEW
17.6.4	COMPLETENESS		
17.6.5	NOTICE		ZO 3:9.1 APPLICATION FOR SITE PLAN REVIEW
17.6.6	APPROVAL PROCESS		ZO 3:9.1 APPLICATION FOR SITE PLAN REVIEW
17.6.7	APPROVAL CRITERIA		ZO 3:9.1 APPLICATION FOR SITE PLAN REVIEW
17.6.8	REAPPLICATION		
17.6.9	APPEALS		
17.6.10	SCOPE OF APPROVAL		ZO SECTION 3:9 SITE PLAN REVIEW FOR PD, NC, POD, AND FRD
17.6.11	RECORDKEEPING		
<b>17.7</b>	<b>ZONING ORDINANCE TEXT AMENDMENT</b>		
17.7.1	PURPOSE		ZO SECTION 3:2 ZONING ORDINANCE TEXT AND MAP AMENDMENTS
17.7.2	APPLICABILITY		ZO SECTION 3:2 ZONING ORDINANCE TEXT AND MAP AMENDMENTS ZO 3:2.1 ACTION BY THE APPLICANT
17.7.3	INITIATION		ZO 3:2.3 INITIATION OF AMENDMENTS
17.7.4	COMPLETENESS		ZO 3:2.1 APPLICATION
17.7.5	NOTICE		ZO 3:2.4 PUBLIC HEARING ZO 3:2.5 NOTICE OF HEARING
17.7.6	APPROVAL PROCESS		ZO 3:2.6 ACTION BY THE PLANNING STAFF AND PLANNING COMMISSION ZO 3:2.7 ACTION BY COUNTY COUNCIL
17.7.7	APPROVAL CRITERIA		
17.7.8	REAPPLICATION		ZO 3:2.8 RECONSIDERATION OF REQUEST FOR AMENDMENT
17.7.9	APPEALS		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
17.7.10	SCOPE OF APPROVAL		ZO 3:2.9 EFFECTIVE DATE OF CHANGES IN ZONING OR MAP ORDINANCES
17.7.11	RECORDKEEPING		
<b>17.8</b>	<b>ZONING MAP AMENDMENT (REZONING)</b>		
17.8.1	PURPOSE		ZO SECTION 3:2 ZONING ORDINANCE TEXT AND MAP AMENDMENTS
17.8.2	APPLICABILITY		ZO SECTION 3:2 ZONING ORDINANCE TEXT AND MAP AMENDMENTS ZO 3:2.1 ACTION BY THE APPLICANT
17.8.3	INITIATION		ZO 3:2.3 INITIATION OF AMENDMENTS ZO 3:2.11 STAY OF PROCEEDINGS
17.8.4	COMPLETENESS		ZO 3:2.1 APPLICATION
17.8.5	NOTICE		ZO 3:2.4 PUBLIC HEARING ZO 3:2.5 NOTICE OF HEARING
17.8.6	APPROVAL PROCESS		ZO 3:2.6 ACTION BY THE PLANNING STAFF AND PLANNING COMMISSION ZO 3:2.7 ACTION BY COUNTY COUNCIL
17.8.7	APPROVAL CRITERIA		
17.8.8	REAPPLICATION		ZO 3:2.8 RECONSIDERATION OF REQUEST FOR AMENDMENT
17.8.9	APPEALS		
17.8.10	SCOPE OF APPROVAL		ZO 3:2.9 EFFECTIVE DATE OF CHANGES IN ZONING OR MAP ORDINANCES
17.8.11	RECORDKEEPING		
<b>17.9</b>	<b>ZONING MAP AMENDMENT (REZONING)—PLANNED DISTRICTS</b>		
17.9.1	PURPOSE		ZO SECTION 3:2 ZONING ORDINANCE TEXT AND MAP AMENDMENTS
17.9.2	APPLICABILITY		ZO SECTION 3:2 ZONING ORDINANCE TEXT AND MAP AMENDMENTS ZO 3:2.1 ACTION BY THE APPLICANT
17.9.3	INITIATION		ZO 3:2.3 INITIATION OF AMENDMENTS ZO 3:2.11 STAY OF PROCEEDINGS ZO SECTION 8:1.6 PD APPLICATION PROCESS AND PRELIMINARY DEVELOPMENT PLANS
17.9.4	COMPLETENESS		ZO 3:2.1 APPLICATION

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
17.9.5	NOTICE		ZO 3:2.4 PUBLIC HEARING ZO 3:2.5 NOTICE OF HEARING
17.9.6	APPROVAL PROCESS		ZO 3:2.6 ACTION BY THE PLANNING STAFF AND PLANNING COMMISSION ZO 3:2.7 ACTION BY COUNTY COUNCIL
17.9.7	APPROVAL CRITERIA		ZO SECTION 8:3 NC, NEIGHBORHOOD COMMERCIAL DISTRICT
17.9.8	REAPPLICATION		ZO 3:2.8 RECONSIDERATION OF REQUEST FOR AMENDMENT
17.9.9	APPEALS		
17.9.10	SCOPE OF APPROVAL		ZO 3:2.9 EFFECTIVE DATE OF CHANGES IN ZONING OR MAP ORDINANCES ZO SECTION 8:1 PD, PLANNED DEVELOPMENT DISTRICT ZO SECTION 8:2 POD, PLANNED OFFICE DISTRICT ZO SECTION 8:3 NC, NEIGHBORHOOD COMMERCIAL DISTRICT
17.9.11	RECORDKEEPING		
<b>17.10 APPLYING ZONING IN UNZONED AREAS</b>			
17.10.1	PURPOSE		
17.10.2	APPLICABILITY		
17.10.3	INITIATION		ZO 3:2.3 INITIATION OF AMENDMENTS
17.10.4	COMPLETENESS		
17.10.5	NOTICE		ZO 3:2.4 PUBLIC HEARING ZO 3:2.5 NOTICE OF HEARING
17.10.6	APPROVAL PROCESS		ZO 3:2.6 ACTION BY THE PLANNING STAFF AND PLANNING COMMISSION ZO 3:2.7 ACTION BY COUNTY COUNCIL
17.10.7	APPROVAL CRITERIA		
17.10.8	REAPPLICATION		ZO 3:2.8 RECONSIDERATION OF REQUEST FOR AMENDMENT
17.10.9	APPEALS		
17.10.10	SCOPE OF APPROVAL		ZO 3:2.9 EFFECTIVE DATE OF CHANGES IN ZONING OR MAP ORDINANCES
17.10.11	RECORDKEEPING		



New UDO Section	Title	Description / Comments	Existing County Code Section(s)
17.10.12	RESERVED		
<b>17.11</b>	<b>DESIGNATION OF HISTORIC PROPERTIES</b>		
17.11.1	PURPOSE		ZO 8:7.1-7 DESIGNATION OF HISTORIC PROPERTIES ZO 8:7.1-8 CRITERIA FOR HISTORIC DESIGNATION ZO 8:7.1-9 OWNER NOTIFICATION ZO 8:7.1-10 IDENTIFICATION ON COUNTY ZONING MAP
17.11.2	APPLICABILITY		
17.11.3	INITIATION		
17.11.4	COMPLETENESS		
17.11.5	NOTICE		
17.11.6	APPROVAL PROCESS		
17.11.7	APPROVAL CRITERIA		
17.11.8	REAPPLICATION		
17.11.9	APPEALS		
17.11.10	SCOPE OF APPROVAL		
17.11.11	RECORDKEEPING		
<b>17.12</b>	<b>CERTIFICATE OF APPROPRIATENESS</b>		
17.12.1	PURPOSE		ZO 8:7.2 CERTIFICATE OF APPROPRIATENESS ZO 8:7.3 DESIGN GUIDELINES (HP DISTRICT)
17.12.2	APPLICABILITY		
17.12.3	INITIATION		
17.12.4	COMPLETENESS		
17.12.5	NOTICE		
17.12.6	APPROVAL PROCESS		
17.12.7	APPROVAL CRITERIA		
17.12.8	REAPPLICATION		
17.12.9	APPEALS		ZO 8:7.4 APPEALS (HP DISTRICT)
17.12.10	SCOPE OF APPROVAL		
17.12.11	RECORDKEEPING		
<b>17.13</b>	<b>SPECIAL EXCEPTION USES</b>		
17.13.1	PURPOSE		
17.13.2	APPLICABILITY		

<b>New UDO Section</b>	<b>Title</b>	<b>Description / Comments</b>	<b>Existing County Code Section(s)</b>
17.13.3	INITIATION		
17.13.4	COMPLETENESS		
17.13.5	NOTICE		ZO SECTION 3:3 SPECIAL EXCEPTIONS
17.13.6	APPROVAL PROCESS		ZO SECTION 11:1 GENERAL PROVISIONS (PROVISIONS FOR USES BY SPECIAL EXCEPTION) ZO 3:5.5 PARTIES IN INTEREST
17.13.7	APPROVAL CRITERIA		ZO SECTION 11:1 GENERAL PROVISIONS (PROVISIONS FOR USES BY SPECIAL EXCEPTION)
17.13.8	REAPPLICATION		ZO 3:5.8 ACTION AFTER DENIAL OF A VARIANCE OR USE BY SPECIAL EXCEPTION
17.13.9	APPEALS		
17.13.10	SCOPE OF APPROVAL		
17.13.11	RECORDKEEPING		
<b>17.14</b>	<b>VARIANCES (ZONING)</b>		
17.14.1	PURPOSE		
17.14.2	APPLICABILITY		ZO 12:4.10 VARIANCES (PARKING LOT LANDSCAPING)
17.14.3	INITIATION		
17.14.4	COMPLETENESS		
17.14.5	NOTICE		ZO SECTION 3:4 VARIANCE
17.14.6	APPROVAL PROCESS		ZO SECTION 3:4 VARIANCE ZO 3:5.5 PARTIES IN INTEREST
17.14.7	APPROVAL CRITERIA		ZO SECTION 3:4 VARIANCE
17.14.8	REAPPLICATION		ZO 3:5.8 ACTION AFTER DENIAL OF A VARIANCE OR USE BY SPECIAL EXCEPTION
17.14.9	APPEALS		
17.14.10	SCOPE OF APPROVAL		
17.14.11	RECORDKEEPING		
<b>17.15</b>	<b>APPEALS (ZONING)</b>		
17.15.1	PURPOSE		ZO 3:5.1 DUTIES OF ZONING ADMINISTRATOR, BOARD OF ZONING APPEALS, COUNTY COUNCIL, AND COURTS ON MATTERS OF APPEAL

<b>New UDO Section</b>	<b>Title</b>	<b>Description / Comments</b>	<b>Existing County Code Section(s)</b>
17.15.2	APPLICABILITY		ZO 3:5.1 DUTIES OF ZONING ADMINISTRATOR, BOARD OF ZONING APPEALS, COUNTY COUNCIL, AND COURTS ON MATTERS OF APPEAL ZO 3:5.2 APPEALS TO THE BOARD
17.15.3	INITIATION		ZO 3:5.2 APPEALS TO THE BOARD ZO 3:5.3 STAY OF PROCEEDINGS
17.15.4	COMPLETENESS		
17.15.5	NOTICE		ZO 3:5.2 APPEALS TO THE BOARD
17.15.6	APPROVAL PROCESS		ZO 3:5.2 APPEALS TO THE BOARD ZO 3:5.4 DECISIONS ZO 3:5.5 PARTIES IN INTEREST
17.15.7	APPROVAL CRITERIA		
17.15.8	REAPPLICATION		
17.15.9	APPEALS		ZO 3:5.1 DUTIES OF ZONING ADMINISTRATOR, BOARD OF ZONING APPEALS, COUNTY COUNCIL, AND COURTS ON MATTERS OF APPEAL ZO 3:5.6 APPEALS
17.15.10	SCOPE OF APPROVAL		
17.15.11	RECORDKEEPING		ZO 3:5.4 DECISIONS

**ARTICLE 18: LAND DEVELOPMENT PROCEDURES**

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
<b>18.1</b>	<b>GENERAL PROVISIONS</b>		
18.1.1	PURPOSE	<i>Consolidates all UDO procedures and maps each with a common workflow.</i>	
18.1.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County.</i>	
18.1.3	SUMMARY OF PROCEDURES	<i>Summarizes, in a table format, the land development-related procedures.</i>	
18.1.4	GENERAL PROCEDURAL REQUIREMENTS & AUTHORITY	<i>Establishes common formatting and general requirements to obtain applicable land development-related permits.</i>	LDR 3.2.2 AUTHORIZED REPRESENTATIVE LDR 3.2.3 APPLICATION INACTIVITY
18.1.5	COMPLETENESS REVIEW	<i>Carries forward application completeness review process. This works in conjunction with the submittal requirements in Article 25.</i>	LDR 3.2.1 INCOMPLETE OR INACCURATE SUBMITTALS
18.1.6	PRE-APPLICATION MEETING	<i>Establishes pre-application meeting requirements.</i>	
18.1.7	NOTICE PROVISIONS	<i>Establishes general rules for notification and publication.</i>	
18.1.8	PUBLIC HEARINGS	<i>Establishes rules or guidelines for providing and accepting testimony at required hearings.</i>	
<b>18.2</b>	<b>SITE PLAN REVIEW</b>		
18.2.1	PURPOSE		
18.2.2	APPLICABILITY		ZO SECTION 8:8 FRD, FLEXIBLE REVIEW DISTRICT ZO SECTION 10:2 SITE PLAN REVIEW FOR GROUP DEVELOPMENTS LDR ARTICLE 12 PROVISIONS FOR GROUP DEVELOPMENT LDR 16.1 SCUFFLETOWN RURAL CONSERVATION DISTRICT SITE PLAN REVIEW LDR ARTICLE 18 PLANNED OFFICE DISTRICT (POD) LDR ARTICLE 19 NEIGHBORHOOD COMMERCIAL DISTRICT (NC) LDR ARTICLE 20 PLANNED DEVELOPMENT DISTRICT LDR ARTICLE 21 FLEXIBLE REVIEW DISTRICT
18.2.3	INITIATION		
18.2.4	COMPLETENESS		
18.2.5	NOTICE		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
18.2.6	APPROVAL PROCESS		
18.2.7	APPROVAL CRITERIA		
18.2.8	REAPPLICATION		
18.2.9	APPEALS		
18.2.10	SCOPE OF APPROVAL		
18.2.11	RECORDKEEPING		
<b>18.3</b>	<b>SURVEY PLATS</b>		
18.3.1	PURPOSE		LDR 3.8 RECORDING PLATS OF RECORD
18.3.2	APPLICABILITY		
18.3.3	INITIATION		
18.3.4	COMPLETENESS		
18.3.5	NOTICE		
18.3.6	APPROVAL PROCESS		
18.3.7	APPROVAL CRITERIA		
18.3.8	REAPPLICATION		
18.3.9	APPEALS		
18.3.10	SCOPE OF APPROVAL		
18.3.11	RECORDKEEPING		
<b>18.4</b>	<b>SUMMARY PLAT PROCESS (MINOR SUBDIVISIONS)</b>		
18.4.1	PURPOSE		LDR 1.6.1 SUBMISSION OF PLAN OR PLAT FOR PLANNING COMMISSION REVIEW LDR 3.5 MINOR SUBDIVISIONS LDR 3.7 SIMPLE PLATS
18.4.2	APPLICABILITY		
18.4.3	INITIATION		
18.4.4	COMPLETENESS		
18.4.5	NOTICE		
18.4.6	APPROVAL PROCESS		
18.4.7	APPROVAL CRITERIA		
18.4.8	REAPPLICATION		
18.4.9	APPEALS		
18.4.10	SCOPE OF APPROVAL		
18.4.11	RECORDKEEPING		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
<b>18.5 FAMILY SUBDIVISIONS</b>			
18.5.1	PURPOSE		LDR 3.6 FAMILY SUBDIVISIONS EXCEPTION
18.5.2	APPLICABILITY		
18.5.3	INITIATION		
18.5.4	COMPLETENESS		
18.5.5	NOTICE		
18.5.6	APPROVAL PROCESS		
18.5.7	APPROVAL CRITERIA		
18.5.8	REAPPLICATION		
18.5.9	APPEALS		
18.5.10	SCOPE OF APPROVAL		
18.5.11	RECORDKEEPING		
<b>18.6 PRELIMINARY PLANS (MAJOR SUBDIVISIONS)</b>			
18.6.1	PURPOSE		LDR 1.6.1 SUBMISSION OF PLAN OR PLAT FOR PLANNING COMMISSION REVIEW LDR 3.3 MAJOR SUBDIVISIONS (PRELIMINARY PLAN PROCEDURES)
18.6.2	APPLICABILITY		
18.6.3	INITIATION		
18.6.4	COMPLETENESS		
18.6.5	NOTICE		
18.6.6	APPROVAL PROCESS		
18.6.7	APPROVAL CRITERIA		
18.6.8	REAPPLICATION		
18.6.9	APPEALS		
18.6.10	SCOPE OF APPROVAL		
18.6.11	RECORDKEEPING		
<b>18.7 FINAL PLATS (MAJOR SUBDIVISIONS)</b>			
18.7.1	PURPOSE		LDR 3.4 FINAL PLAT PROCEDURES
18.7.2	APPLICABILITY		
18.7.3	INITIATION		
18.7.4	COMPLETENESS		
18.7.5	NOTICE		
18.7.6	APPROVAL PROCESS		

<b>New UDO Section</b>	<b>Title</b>	<b>Description / Comments</b>	<b>Existing County Code Section(s)</b>
18.7.7	APPROVAL CRITERIA		
18.7.8	REAPPLICATION		
18.7.9	APPEALS		
18.7.10	SCOPE OF APPROVAL		
18.7.11	RECORDKEEPING		
<b>18.8</b>	<b>STREET NAME CHANGES</b>		
18.8.1	PURPOSE		LDR 8.15.1 CHANGES TO STREET NAMES
18.8.2	APPLICABILITY		
18.8.3	INITIATION		
18.8.4	COMPLETENESS		
18.8.5	NOTICE		
18.8.6	APPROVAL PROCESS		
18.8.7	APPROVAL CRITERIA		
18.8.8	REAPPLICATION		
18.8.9	APPEALS		
18.8.10	SCOPE OF APPROVAL		
18.8.11	RECORDKEEPING		
<b>18.9</b>	<b>LDR TEXT AMENDMENTS</b>		
18.9.1	PURPOSE		LDR 1.6.4 AMENDMENTS
18.9.2	APPLICABILITY		
18.9.3	INITIATION		
18.9.4	COMPLETENESS		
18.9.5	NOTICE		
18.9.6	APPROVAL PROCESS		
18.9.7	APPROVAL CRITERIA		
18.9.8	REAPPLICATION		
18.9.9	APPEALS		
18.9.10	SCOPE OF APPROVAL		
18.9.11	RECORDKEEPING		
<b>18.10</b>	<b>WAIVERS (LDRS)</b>		
18.10.1	PURPOSE		LDR 1.6.3 VARIANCES
18.10.2	APPLICABILITY		
18.10.3	INITIATION		
18.10.4	COMPLETENESS		

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
18.10.5	NOTICE		
18.10.6	APPROVAL PROCESS		
18.10.7	APPROVAL CRITERIA		
18.10.8	REAPPLICATION		
18.10.9	APPEALS		
18.10.10	SCOPE OF APPROVAL		
18.10.11	RECORDKEEPING		
<b>18.11</b>	<b>APPEALS (LDRS)</b>		
18.11.1	PURPOSE		
18.11.2	APPLICABILITY		
18.11.3	INITIATION		LDR 1.6.2 APPEALS
18.11.4	COMPLETENESS		
18.11.5	NOTICE		
18.11.6	APPROVAL PROCESS		
18.11.7	APPROVAL CRITERIA		
18.11.8	REAPPLICATION		
18.11.9	APPEALS		
18.11.10	SCOPE OF APPROVAL		
18.11.11	RECORDKEEPING		



**ARTICLE 19: AGENCIES**

<b>New UDO Section</b>	<b>Title</b>	<b>Description / Comments</b>	<b>Existing County Code Section(s)</b>
19.1	GENERALLY	<i>Introductory part.</i>	
19.2	COUNTY COUNCIL	<i>Specifies role of County Council with respect to UDO approval processes. Cross-references Chapter 2, Article III: County Council.</i>	ZO SECTION 2:1 COUNTY COUNCIL ZO 3:5.1 DUTIES OF ZONING ADMINISTRATOR, BOARD OF ZONING APPEALS, COUNTY COUNCIL, AND COURTS ON MATTERS OF APPEAL
19.3	PLANNING & DEVELOPMENT COMMITTEE OF COUNCIL	<i>Specifies role of the Planning &amp; Development Committee with respect to UDO approval processes.</i>	
19.4	PLANNING COMMISSION	<i>Specifies role of Planning Commission with respect to UDO approval processes. Cross-references Chapter 17, Article V.</i>	ZO SECTION 2:2 PLANNING COMMISSION ZO 3:9.1 APPLICATION FOR SITE PLAN REVIEW
19.5	BOARD OF ZONING APPEALS	<i>Specifies role of the Board of Zoning Appeals in the administration of the UDO.</i>	ZO SECTION 2:3 BOARD OF ZONING APPEALS ZO SECTION 2:4 ESTABLISHMENT OF BOARD OF ZONING APPEALS ZO SECTION 3:3 SPECIAL EXCEPTIONS ZO SECTION 3:4 VARIANCE ZO 3:5.1 DUTIES OF ZONING ADMINISTRATOR, BOARD OF ZONING APPEALS, COUNTY COUNCIL, AND COURTS ON MATTERS OF APPEAL ZO 3:5.2 APPEALS TO THE BOARD
19.6	HISTORIC PRESERVATION COMMISSION	<i>Specifies role of Historic Preservation with respect to UDO approval processes.</i>	ZO 8:7.1 THE HISTORIC PRESERVATION COMMISSION
19.7	PLANNING & ZONING DIVISION	<i>Carries forward and consolidates regulations for the Planning and Zoning Division's responsibilities in administering the UDO. Includes Zoning Administrator's duties. Cross-references Chapter 2, Article VI: Department of Zoning Administration.</i>	ZO 3:5.1 DUTIES OF ZONING ADMINISTRATOR, BOARD OF ZONING APPEALS, COUNTY COUNCIL, AND COURTS ON MATTERS OF APPEAL ZO 3:9.1 APPLICATION FOR SITE PLAN REVIEW ZO SECTION 13:1 ZONING ENFORCEMENT OFFICIAL AND DUTIES
19.8	BUILDING OFFICIAL	<i>Specifies role of the Building Official in the administration of the UDO.</i>	
19.9	COUNTY ENGINEER	<i>Cross-references Chapter 2, Article VII: Department of Engineering.</i>	
19.10	CODE COMPLIANCE DIVISION	<i>Specifies role of the Code Compliance Division in the administration of the UDO.</i>	

<b>New UDO Section</b>	<b>Title</b>	<b>Description / Comments</b>	<b>Existing County Code Section(s)</b>
19.11	GIS DEPARTMENT	<i>Specifies role of the GIS Department in maintaining the zoning map and other data.</i>	
19.12	SUBDIVISION ADVISORY COMMITTEE	<i>Specifies role of the Subdivision Advisory Committee in the administration of the UDO.</i>	

**ARTICLE 20: NONCONFORMITIES & VESTED RIGHTS**

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
<b>20.1</b>	<b>GENERAL PROVISIONS</b>		
20.1.1	PURPOSE	<i>This is a comprehensive article to deal with existing situations, ranging from permits in progress to more comprehensively addressing different types of nonconformities (uses, lots, structures, and site improvements).</i>	
20.1.2	APPLICABILITY	<i>Specifies this article applies throughout unincorporated Greenville County. However, certain provisions, including nonconforming uses, will not apply in un-zoned areas.</i>	ZO SECTION 9:3 NONCONFORMING USES AND STRUCTURES ZO 9:1.4 CONFORMING USES ZO 9:1.5 ILLEGAL USES
<b>20.2</b>	<b>NONCONFORMING LOTS</b>		
20.2.1	TBD	<i>Allows the reasonable development of a lot that does not meet the minimum lot size regulations</i>	ZO 9:3.1 NONCONFORMING LOTS
<b>20.3</b>	<b>NONCONFORMING USES</b>		
20.4	TBD	<i>Carries forward rules for the continuation, expansion, and reestablishment of uses that are not allowed in the district, or that would require discretionary review under the new regulations.</i>	ZO 9:3.2 EXPANSION OF NONCONFORMING USES ZO 9:3.4 CHANGE OF NONCONFORMING USE ZO 9:3.5 CESSATION OF NONCONFORMING USES OF LAND ZO 9:3.6 CESSATION OF NONCONFORMING USES OF STRUCTURES ZO 9:3.7 REPAIR AND ALTERATION OF NONCONFORMING USES ZO 9:3.8 DAMAGE OR DESTRUCTION OF NONCONFORMING USES
<b>20.5</b>	<b>NONCONFORMING STRUCTURES</b>		
20.5.1	TBD	<i>Carries forward rules for the continuation, expansion, alteration, and reestablishment of structures that are nonconforming as to the district dimensional standards (setback, building height, or lot coverage).</i>	ZO 9:3.3 EXPANSION OF NONCONFORMING STRUCTURES
<b>20.6</b>	<b>NONCONFORMING SITE IMPROVEMENTS</b>		
20.6.1	TBD	<i>Establishes rules for the review and redevelopment of sites that are nonconforming as to landscaping, parking, or other development standards.</i>	

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
<b>20.7</b>	<b>NONCONFORMING SIGNS</b>		
20.7.1	TBD	<i>Carries forward rules for the continuation, expansion, alteration, and reestablishment of nonconforming signs.</i>	
<b>20.8</b>	<b>VESTED RIGHTS</b>		
20.8.1	APPLICATIONS & PROJECTS IN PROCESS.	<i>Establishes rules to process applications filed before the effective date of this Code or an amendment that protect vested rights under South Carolina law.</i>	ZO 9:1.1 NEW USES OR CONSTRUCTION
20.8.2	TBD		

**ARTICLE 21: VIOLATIONS & ENFORCEMENT**

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
21.1	GENERALLY	<i>Introductory section.</i>	
21.2	VIOLATIONS	<i>Specifies types of violations (e.g., use not allowed, permits not obtained, violation of conditions, etc.)</i>	ZO SECTION 3:4 VARIANCE ZO 3:7.4 FAILURE TO OBTAIN CERTIFICATE OF USE ZO SECTION 3:8 CONFORMANCE OF CONSTRUCTION AND USE ZO SECTION 13:2 ENFORCEMENT OF VIOLATIONS LDR 1.6.7 VIOLATIONS AND PENALTIES
21.3	PENALTIES	<i>Specifies procedures for withholding or revoking permits, and penalties for violations consistent with state law.</i>	ZO SECTION 13:3 PENALTIES FOR VIOLATIONS LDR 1.6.7 VIOLATIONS AND PENALTIES
21.4	ENFORCEMENT PROCEDURES	<i>Specifies responsibility for enforcement actions, notification, cure periods, and enforcement actions.</i>	ZO 3:2.11 STAY OF PROCEEDINGS (REZONING) ZO 3:5.3 STAY OF PROCEEDINGS (APPEAL) ZO SECTION 13:1 ZONING ENFORCEMENT OFFICIAL AND DUTIES
21.5	REVOCAION OF PERMIT OR APPROVAL	<i>Allows revocation of permit if materially incorrect information was provided, if the applicant fails to comply with a condition, or if the permit or approval was issued in error.</i>	

**ARTICLE 22: LEGAL PROVISIONS**

<b>New UDO Section</b>	<b>Title</b>	<b>Description / Comments</b>	<b>Existing County Code Section(s)</b>
22.1	RELATIONSHIP TO OTHER PROVISIONS OF THE COUNTY CODE	<i>Provides that the higher (more restrictive) provision controls.</i>	
22.2	PRIVATE RESTRICTIONS	<i>Indicates that the UDO does not supersede private restrictions.</i>	
22.3	EMINENT DOMAIN LIMITATION	<i>Carries forward existing limitation on the use of eminent domain.</i>	ZO SECTION 1:6 EMINENT DOMAIN LIMITATION ZO SECTION 1:7 TRANSFERS
22.4	SEVERABILITY	<i>Carries forward existing text.</i>	ZO SECTION 1:9 SEVERABILITY LDR 1.4 SEVERABILITY
22.5	REPEAL OF EXISTING CODE	<i>Provides that zoning and land development regulations in effect prior to the effective date of the new UDO are repealed.</i>	
22.6	EFFECTIVE DATE	<i>Establishes effective dates for the new UDO, consistent with state law.</i>	ZO SECTION 1:10 EFFECTIVE DATE OF ORDINANCE LDR 1.6.6 EFFECTIVE DATES

**ARTICLE 23: RULES OF INTERPRETATION & MEASUREMENT**

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
23.1	GENERAL RULES OF INTERPRETATION	<i>Recites general rules for interpreting the UDO (such as the singular includes the plural, text supersedes graphics, etc.)</i>	LDR 1.6.5 INTERPRETATION
23.2	CONFLICTING RULES	<i>Describes how to resolve conflicts in County Codes, with state law or administrative procedures, or federal law.</i>	LDR 1.5 CONFLICT WITH OTHER LAWS, ORDINANCE, OR REGULATIONS
23.3	INTERPRETATION OF ZONING MAP		ZO SECTION 1:5 INTERPRETATION OF DISTRICT BOUNDARIES
23.4	GENERAL RULES OF MEASUREMENT		ZO 9:1.2 OPEN SPACE REQUIREMENTS
23.5	HOW TO MEASURE LOT AREA, WIDTH, & DEPTH		ZO 7:1.4 CALCULATING MINIMUM LOT AREA ZO 9:1.3 REDUCTIONS OF LOT AND YARD AREA PROHIBITED
23.6	HOW TO CALCULATE RESIDENTIAL DENSITY		
23.7	HOW TO MEASURE SETBACKS		ZO SECTION 7:3 DETERMINING SETBACK LINES IN ALL DISTRICTS ZO 7:3.3 CALCULATING MINIMUM FRONT SETBACK ZO 7:3.4 SIDE SETBACKS IN SINGLE-FAMILY RESIDENTIAL DISTRICTS ZO 9:1.3 REDUCTIONS OF LOT AND YARD AREA PROHIBITED
23.8	HOW TO CALCULATE LOT COVERAGE		
23.9	HOW TO MEASURE HEIGHT		ZO 7:3.7 HEIGHT

**ARTICLE 24: DEFINITIONS & ACRONYMS**

<b>New UDO Section</b>	<b>Title</b>	<b>Description / Comments</b>	<b>Existing County Code Section(s)</b>
24.1	DEFINITIONS	<i>Carries forward, consolidates, revises, and adds definitions for terms and phrases used in the UDO.</i>	ZO ARTICLE 4 DEFINITIONS ZO 8:6.4 DEFINITIONS (AP DISTRICT) LDR ARTICLE 2 DEFINITIONS
24.2	ACRONYMS	<i>Defines acronyms used in the UDO (e.g., SCDOT, South Carolina Department of Transportation).</i>	



**ARTICLE 25: SUBMITTAL REQUIREMENTS**

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
<b>25.1</b>	<b>GENERAL PROVISIONS</b>		
25.1.1	APPLICABILITY		
25.1.2	DIGITAL APPLICATIONS	<i>Establishes requirements and specifications for filing digital applications.</i>	
25.1.3	APPLICATION CHECKLISTS	<i>Application checklists and forms will be maintained outside the UDO. This section will include references to these checklists.</i>	ZO 3:2.1 APPLICATION (REZONING) SECTION 3:6 BUILDING PERMITS ZO 3:9.2 SITE PLAN SUBMITTAL REQUIREMENTS ZO SECTION 8:1.6 PD APPLICATION PROCESS AND PRELIMINARY DEVELOPMENT PLANS ZO SECTION 8:2 POD, PLANNED OFFICE DISTRICT ZO SECTION 8:3 NC, NEIGHBORHOOD COMMERCIAL DISTRICT ZO 8:5.7 ADMINISTRATIVE APPLICATION AND REVIEW PROCEDURES (ESD-PM DISTRICT) ZO SECTION 8:8.6 FRD APPLICATION PROCESS AND PRELIMINARY DEVELOPMENT PLANS ZO SECTION 10:2 SITE PLAN REVIEW FOR GROUP DEVELOPMENTS ZO 12:2.1 SITE PLAN (PARKING) ZO 12:4.10 VARIANCES (PARKING LOT LANDSCAPING) LDR 3.3 MAJOR SUBDIVISIONS (PRELIMINARY PLAN PROCEDURES) LDR 3.4.2 SUBMITTAL REQUIREMENTS (FINAL PLAT) LDR 3.5 MINOR SUBDIVISIONS LDR 12.3 GROUP DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS LDR 18.3 SITE PLAN REQUIREMENTS (POD) LDR 19.3 SITE PLAN REQUIREMENTS (NC) LDR 20.3 FINAL DEVELOPMENT PLAN REQUIREMENTS (PD) LDR 21.3 FINAL DEVELOPMENT PLAN REQUIREMENTS (FRD)
<b>25.2</b>	<b>TRAFFIC IMPACT STUDY</b>		
25.2.1	PURPOSE	<i>Carries forward and updates current requirements for traffic impact studies. Implements Plan Greenville County Objective I-1, Strategy 1.</i>	ZO 8:4.16 TRAFFIC IMPACT ANALYSIS (I-2 DISTRICT) ZO 8:10.13 TRAFFIC IMPACT STUDY (BTD DISTRICT) LDR ARTICLE 9 TRAFFIC IMPACT STUDIES

New UDO Section	Title	Description / Comments	Existing County Code Section(s)
25.2.2	APPLICABILITY		
25.2.3	TBD		
<b>25.3</b>	<b>TECHNICAL REPORTS &amp; STUDIES</b>		
25.3.1	PURPOSE	<i>Establishes authority for decision-maker to require technical studies (e.g., traffic impact studies, engineering studies, historic/cultural resource studies) necessary to enable the decision-maker to comply with the standards for approving an application.</i>	
25.3.2	APPLICABILITY		
25.3.3	TBD		
<b>25.4</b>	<b>FEES</b>		
25.4.1	FEES	<i>Specifies or cross-references, as appropriate, all UDO-related fees.</i>	ZO 3:1.2 FILING FEES ZO 3:2.10 REZONING FEES ZO TABLE 3.1 REZONING FEE SCHEDULE ZO 3:5.7 BOARD OF ZONING APPEALS FEES ZO 3:9.1 APPLICATION FOR SITE PLAN REVIEW