



Greenville County, SC

Development of the Unified Development Ordinance

Joint County Council-Planning Commission Workshop

January 26, 2023

Agenda

- Our Team
- Review of Project Goals
- Current Project Schedule
- UDO Overview
- Review of Module 1 Revisions
- Module 2A Overview
- Next Steps: Module 2B

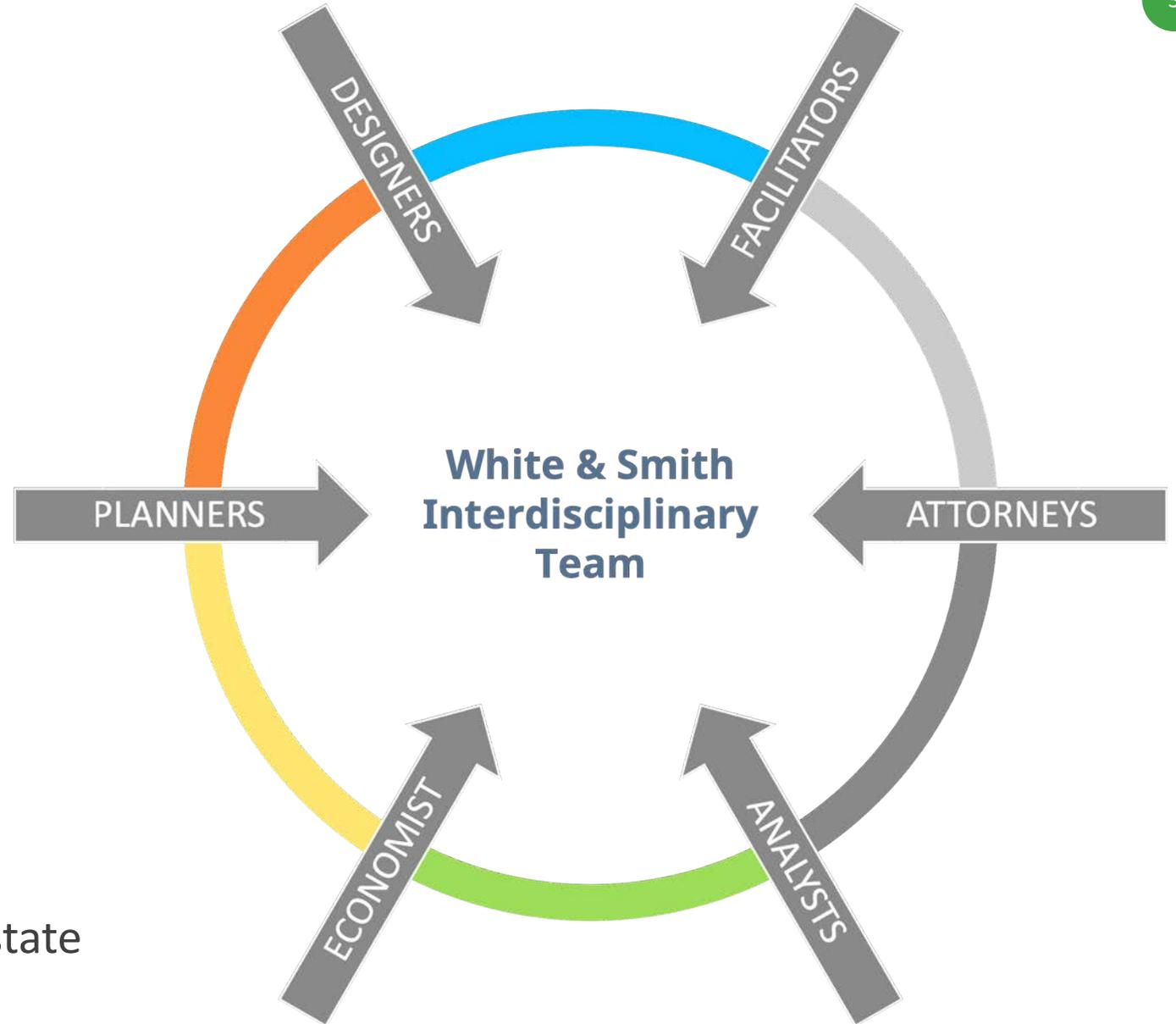


Our Team



MKSK

Dr. Timothy Green, Asst. Prof.
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Department of City Planning & Real Estate

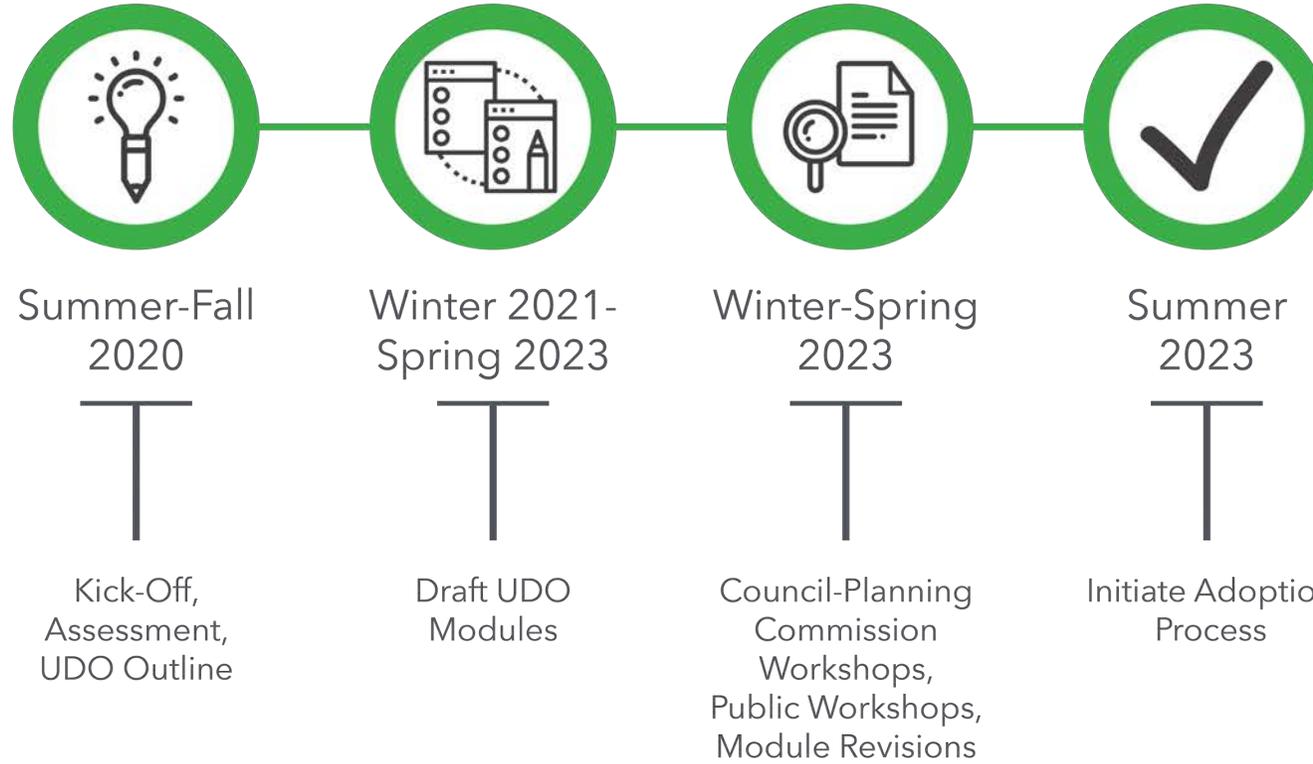


Project Goals

- Implement *Plan Greenville County* policies
- Address community input from Assessment
- Consolidate the Zoning Ordinance & Land Development Regulations
- Create a modern, user-friendly UDO that is:
 - Easy to understand
 - Flexible
 - Consistent with *Plan Greenville County*
 - Consistent with best planning practices
 - Streamlined
 - Fiscally sound
- Make what's desirable easy to do



Current Project Schedule



 **Drafting**
 Module 1: Zoning Districts & Use Regulations
 Module 2A: Development Standards
 Module 2B: Land Development Regulations
 Module 3: Administration & Procedures

 **Meetings & Workshops**
 Staff Technical Advisory Committee
 Public Workshops | Planning Commission | County Council

UDO Drafting Modules

Module 1

- Introduction
- Zoning Districts
- Use Table & Use Regulations

Module 2A

- Parking
- Buffers
- Lighting
- Building Design
- Transportation Corridor Preservation

Module 2B

- Tree Protection
- Subdivisions
- Access & Connectivity
- Low Impact Development
- Utilities

Module 3

- Administration
- Procedures
- Nonconformities
- Definitions



UDO Organization

- Article 1: *Introduction*
- Article 2: *Zoning Districts*
- Article 3: *Use Regulations for Zoned Areas*
- Article 4: *Use Regulations for Zoned & Un-Zoned Areas*
- Article 5: *Parking & Loading*
- Article 6: *Buffers & Screening*
- Article 7: *Tree Preservation*
- Article 8: *Outdoor Lighting*
- Article 9: *Building Design*
- Article 10: *Reserved*
- Article 11: *Subdivisions & Group Development*
- Article 12: *Access & Connectivity*
- Article 13: *Transportation Corridor Preservation*
- Article 14: *Low Impact Development*
- Article 15: *Utilities*
- Article 16: *Zoning Procedures*
- Article 17: *Land Development Procedures*
- Article 18: *Agencies*
- Article 19: *Nonconformities & Vested Rights*
- Article 20: *Violations & Enforcement*
- Article 21: *Legal Provisions*
- Article 22: *Rules of Interpretation & Measurement*
- Article 23: *Definitions & Acronyms*
- Article 24: *Submittal Requirements*

Annotated Outline

- Drafting “blueprint”
- Working document that is updated as the UDO takes shape
- Shows structure of UDO and where current code provisions are anticipated to be located

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ARTICLE 5: PARKING & LOADING			
New UDO Section	Title	Description / Comments	Existing County Code Section(s)
5.1 GENERAL PROVISIONS			
5.1.1	PURPOSE	Revises and modernizes existing parking and loading regulations.	
5.1.2	APPLICABILITY	Specifies this article applies throughout the zoned areas of unincorporated Greenville County.	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 COMMERCIAL VEHICLES ON RESIDENTIAL LOTS	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.	ZO SECTION 9:5 PARKING AND STORAGE OF VEHICLES
5.2 PARKING RATIOS			
5.2.1	USES WITH UNSPECIFIED PARKING RATIOS		
5.2.2	MINIMUM PARKING	Simplifies existing Table 12.1, augments the listed land uses, and updates/modernizes existing ratios as needed.	ZO TABLE 12.1 MINIMUM PARKING REQUIREMENTS
5.2.3	MAXIMUM PARKING	Establishes a “soft” maximum parking requirement for non-residential uses and encourages the use of sustainable practices to exceed the specified maximum.	
5.2.4	INCENTIVES FOR PARKING REDUCTIONS		
5.2.5	ADJUSTMENTS TO MINIMUM PARKING	Allows for limited administrative adjustments to parking ratios.	ZO TABLE 12.1 MINIMUM PARKING REQUIREMENTS

LAST UPDATED: 2022-11-15



Review of Module 1 Revisions

Zoning Districts and Use Regulations

Revisions to Module 1

- Revised terminology for dwellings
- Removed density standard from zoning districts
 - Minimum lot size continues to apply
 - Density will apply only in Open Space Subdivisions, which is consistent with the current Zoning Ordinance
- Eliminated Stormwater Banking Program

Current Term	New Term
Single-Family Detached Dwelling	Detached House Dwelling
Single-Family Attached Dwelling	Townhouse Dwelling
Two-Family Dwelling	Duplex Dwelling
n/a	Triplex Dwelling
n/a	Quadplex Dwelling
Multi-Family Dwelling	Multiplex Dwelling
n/a	Apartment Complex

Use Table & Use Regulations

- Clarified that any principal use allowed in a district is also allowed as an accessory use, subject to conditions applicable to the principal use
- Continued to refine uses allowed in zoned areas, for example:
 - Clarified that farm animals, livestock, barns, and stables continue to be allowed in rural districts (AG, R-R3, R-R1, R-S, R-20A)
 - Ensured current agricultural uses continue to be allowed, expanded definitions in some cases (e.g., to accommodate equine boarding)
- This refinement allows the UDO to be more deliberate about the type of uses allowed in each district
 - Uses correlate to district character
 - Commercial districts are no longer a “catchall”
 - More limited set of uses in each district increases predictability during rezoning process

Use Table & Use Regulations

Principal Uses in Zoned & Un-Zoned Areas

- Clarified applicable perimeter and ROW buffers for campgrounds, manufactured home parks, RV parks
- Added 100 ft setback for campgrounds and RV parks
- Added additional standards for parking and vehicular access for campgrounds and RV parks
- Added sewer availability requirements for RV parks pursuant to input from ReWa and MetroConnects
- Relocated provisions for Small Wireless Facilities from Article 3 and clarified permitting process

Accessory Dwelling Units (ADUs)

- Expanded provisions as part of affordable housing strategy
- Revised to allow detached ADUs in ESD-PM, R-R3, R-R1, & R-S, rather than limiting by lot size
- Revised to limit ADU size to 800 sf, rather than 50% of the floor area of the principal structure
- Relocated parking requirement to *Article 5: Parking & Loading*

What is an ADU?

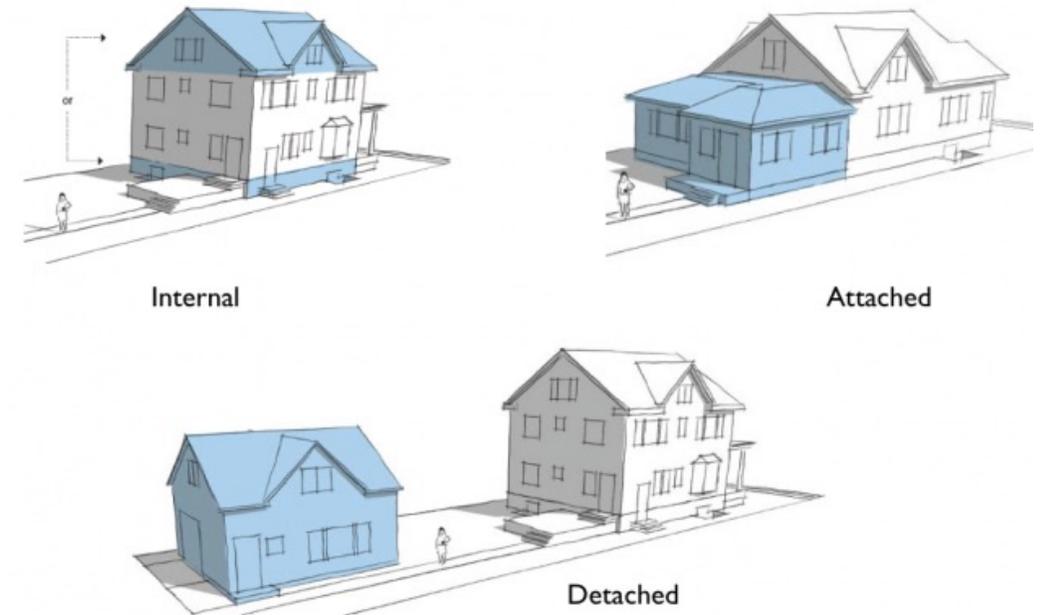


Image source: https://housing.wiki/wiki/Accessory_Dwelling_Unit

Affordable Housing Incentives

- Added affordable housing incentives to the:
 - Residential Districts (R-20A, R-20A, R-15, R-12, R-10, R-7.5, & R-6);
 - Mixed Residential Districts (R-M8, R-M10, R-M16, R-M20, & R-MA); and
 - Mill Village Overlay (MV-O)
- Developer provides notarized affidavit to County verifying initial compliance with income limits and sales price or rental rate
- Deed restricted for 30 years
- Homeownership unit deeds require notice to County prior to conveyance
- Rental units require property owner to submit an annual report verifying compliance

Affordable Housing Incentives

Residential (R-) Districts – Homeownership Units

- Incentives only apply in Open Space Subdivisions that provide at least 10% of dwelling units as affordable
 - Monthly mortgage payment \leq 30% of household income
 - Household income \leq 80% of median family income
- Incentive = 10% density bonus
- Resale limited by deed restriction to original sales price + inflation (tied to increase in Consumer Price Index)

Affordable Housing Incentives

Mixed Residential (R-M) Districts – Rental Units

- Available for any development that provides at least 20% of dwelling units as affordable
 - Monthly rent + utilities = HUD Fair Market Rents
 - Household income \leq 60% of median family income (MFI)
- Incentive = 20% density bonus for:
 - Multiplexes, apartment complexes, group developments, and mixed use buildings
 - All other dwelling types, if dwelling units are part of an Open Space Subdivision
- Incentive = building height increase from 45 ft to 55 ft
- Additional incentives (setback and parking reductions) available when:
 - At least 10% of the units serve households earning 50% MFI or less and
 - At least 10% of the units serve households earning between 50% and 60% MFI

Affordable Housing Incentives

Mill Village Overlay District – Homeownership & Rental Units

- Available for any development that provides at least 20% of dwelling units as affordable
 - Same affordability standards as Residential & Mixed Residential Districts
- Incentive = 20% density bonus
- Incentive = building height increase from 35 or 45 ft to 55 ft



Module 2A Overview

Development Standards

Module 2A Articles

- Article 5: *Parking & Loading*
- Article 6: *Buffers & Screening*
- Article 8: *Outdoor Lighting*
- Article 9: *Building Design*
- Article 13: *Transportation Corridor Preservation*
- Plus the current working draft of Article 23: *Definitions & Acronyms*

Article 5: *Parking & Loading*

Parking Ratios

- Expands minimum parking ratios table to accommodate more uses, uses are tied to the use table
- Updates/modernizes minimum ratios where needed to reflect best practices (e.g., restaurant parking is based on sq ft rather than number of seats)
- Provides exceptions for affordable housing, historic sites, and the first 1,500 sf of commercial use in RU-V and C-N
- Adds a maximum parking limit (150% of the minimum), which may be exceeded if parking is pervious, incorporates a solar canopy, or includes a parking garage

Article 5: *Parking & Loading*

Parking Ratios *(continued)*

- Provides incentives to reduce required parking by up to 25%, e.g.:
 - Car sharing programs
 - Expanded bicycle facilities
 - Proximity to high-frequency transit, trails, greenways
- Carries forward allowance for Zoning Administrator to reduce required parking by up to 25%, adds an option for applicants to submit an Alternative Parking Plan

Article 5: *Parking & Loading*

- **Electric Vehicle Charging**
 - Requires non-residential developments and apartment complexes to include EV charging stations in parking lots with 50+ spaces
- **Parking Lot Landscaping**
 - Clarifies that shade trees, rather than simply “trees,” are required in planting islands located in off-street parking lots
 - Specifies a minimum soil volume per tree to help maintain healthy trees over the long-term

Article 5: *Parking & Loading*

Vehicle Queuing

- Adds standards for uses with drive-throughs and for parking lots with gated entrances
- Queuing spaces must:
 - Be located entirely on the lot containing the use or operation
 - Not encroach into any public ROW
 - Be clearly marked
 - Not interfere with or degrade the function of parking spaces, drive aisles, loading areas, internal circulation, driveway access, or fire lanes

Table 5.5.4-1: Minimum Number of Vehicle Queuing Spaces Required	
Land Use	Number of Spaces (per queuing lane)
ATM (Standalone)	3
Bank (ATM or Teller Window)	4
Car Wash (Automatic)	5
Car Wash (Full Service)	8
Car Wash (Self-Service)	2 per bay
Parking Lot with Gated Entrance	3
Pharmacy	6
Restaurant, with One Drive-Through Lane	8
Restaurant, with Two Drive-Through Lanes	4
Retail or Service (not otherwise listed)	3
Vehicle Repair (Quick Service, such as oil changes)	3 per bay

Article 6: *Buffers & Screening* – Purpose

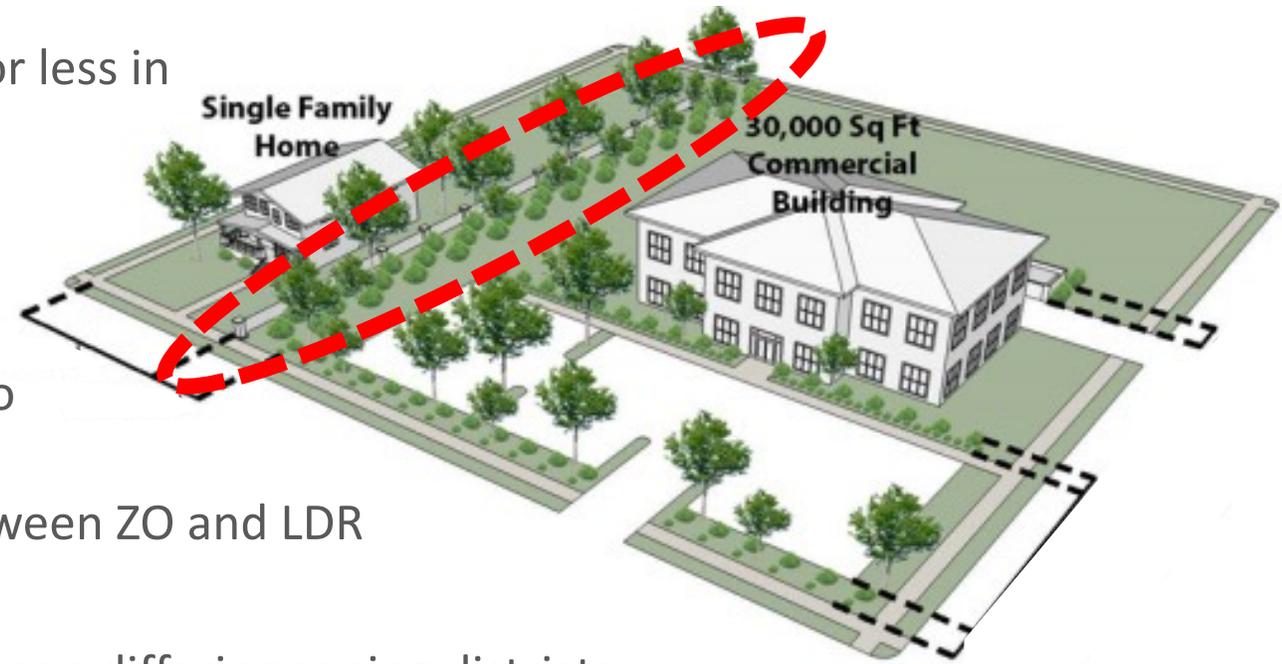
- Add New Purpose Statement
 - Proposed: Purpose is to establish minimum standards to achieve the following purposes that promote the health and general welfare of the County:
 - Appearance and Beauty
 - Buffering and Screening of Incompatible Uses and Negative Site Elements
 - Heat Island Effect
 - Water Quality and Wildlife Protection
 - Conservation of Water and Energy
 - Nuisance Mitigation
 - Vegetation and Topsoil Preservation
 - Additional Benefits including increased property values and an enhanced aesthetic quality throughout the County.

Applicability & Plant Materials Standards

- Clarify When and Where Buffers and Screening Apply
 - Current: Buffering applies where any non-residential use is adjacent to a residential use.
 - Proposed:
 - Applies to new development, change in use from residential to non-residential or from one non-residential use to another non-residential if adjacent to residential, or to expansions.
 - Expansions include adding 5 or more dwelling units or campsites or increasing GFA or paved surface by more than 25%.
 - Does not apply to agricultural uses and individual detached house dwellings.
- Carry Over and Consolidate Plant Materials Standards
 - Current: Scattered standards related to minimum plant size, species, etc.
 - Proposed: Consolidated plant materials standards together with Suggested Plant List.

Perimeter Buffers

- Provide Specificity for Perimeter Buffers
 - Current:
 - Non-residential property two acres or less in size next to residential = no buffer
 - 2 to 5 acres in size = 5-foot buffer
 - 5 to 10 acres in size = 12.5-foot buffer
 - Unclear how much planting goes into buffer
 - Seemingly conflicting provisions between ZO and LDR
 - Proposed:
 - Specific, detailed buffer classes between differing zoning districts (perimeter buffers), as follows



Perimeter Buffers

Table 6.2.1-1: Buffer Planting and Screening Requirements

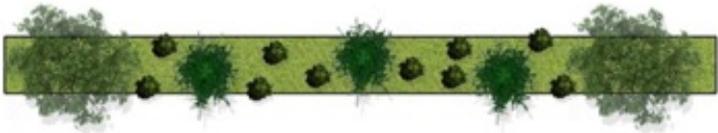
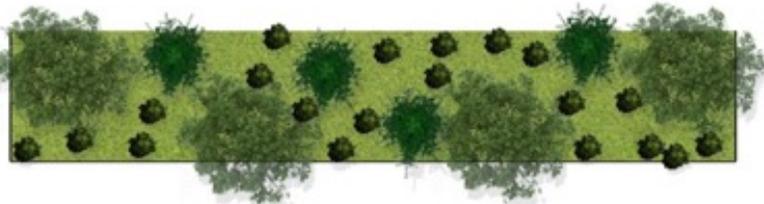
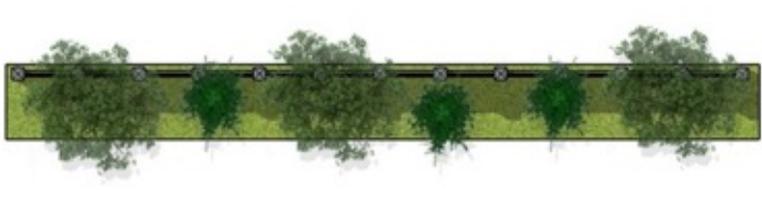
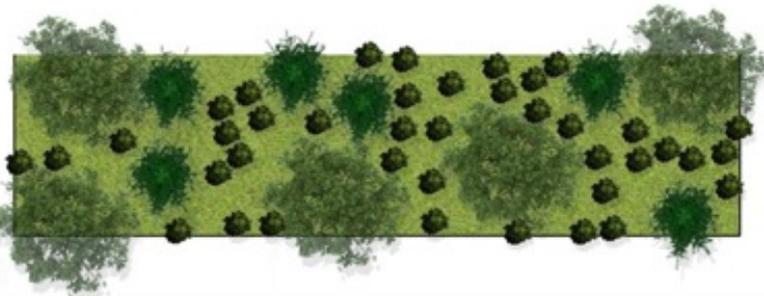
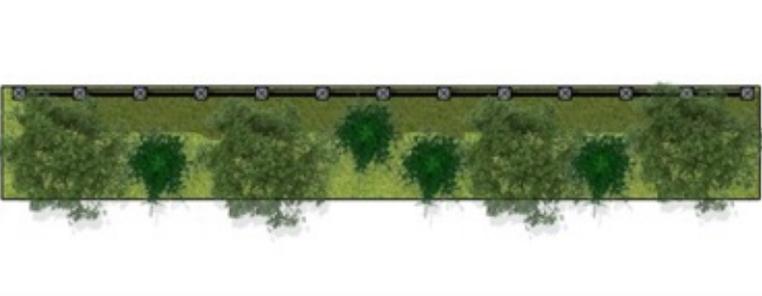
Buffer Class	Buffer Width		Required Plantings per 100 Linear Feet					
	Natural Buffer	Structured Buffer	Shade or Evergreen Coniferous Trees		Small or Multi-Stem Trees		Evergreen Shrubs	
			Natural Buffer	Structured Buffer	Natural Buffer	Structured Buffer	Natural Buffer	Structured Buffer
A	34' ¹	8'	2	2	3	2	10	--
B	42'	15'	4	3	4	3	20	--
C	50'	25'	5	4	6	4	30	--

Key: Natural buffers require a berm. Structured buffers require a screening device that consists of a fence or wall. Required fences, walls, and berms shall meet the standards of Section 6.2.1.1: *Screening Devices*.

Perimeter Buffers

Developer can “mix and match” on a property

Fences must have masonry support columns and be rot-resistant

Buffer Class	Natural Buffer (100-Foot Segment)	Structured Buffer (100-Foot Segment)
A		
B		
C		

Perimeter Buffers

Zoned Areas

Subdivision buffers may also apply

Table 6.2.2-1: Perimeter Buffer Requirements in Zoned Areas

Subject Property District	Adjacent Property District					
	AG, ESD-PM, R-R3, R-R1	R-S, R-20, R-20A, R-15, R-12, R-10, R-7.5, R-6	R-M8, R-M10, R-M16, R-M20, R-MA, R-MHP	OD, RU-V, C-N	C-1, C-2, C-3, RU-C	S-1, I-1
AG, ESD-PM, R-R3, R-R1	--	--	--	--	--	C
R-S, R-20, R-20A, R-15, R-12, R-10, R-7.5, R-6	A	--	--	--	--	C
R-M8, R-M10, R-M16, R-M20, R-MA, R-MHP	A	A	--	--	--	C
OD, RU-V, NC	B	B	A	--	--	--
C-1, C-2, C-3, RU-C	B	B	A	A	--	--
S-1, I-1	C	C	C	B	A	--

Perimeter Buffers



Table 6.2.2-2: Perimeter Buffer Requirements in Un-Zoned Areas

Subject Property Land Use Group	Adjacent Property Land Use Group				
	1	2	3	4	Vacant
1	--	--	--	C	A
2	A	--	--	C	A
3	B	B	--	--	A
4	C	C	C	--	A

Land Use Group (LUG) 1 = Agriculture and horticulture; and Detached house dwellings.

LUG 2 = All residential not in LUG 1; Mixed use buildings and developments; Government and civic; and Educational.

LUG 3 = Accommodations and lodging; Animal-related (non-farm); Arts, entertainment, and recreation; Business, professional, scientific, and technical; Healthcare; and Retail, service, and food and beverage.

LUG 4 = Heavy commercial and industrial; Natural resource extraction; Transportation, warehousing, and storage; Utility; Vehicle-related uses; and Waste management.

ROW Buffers

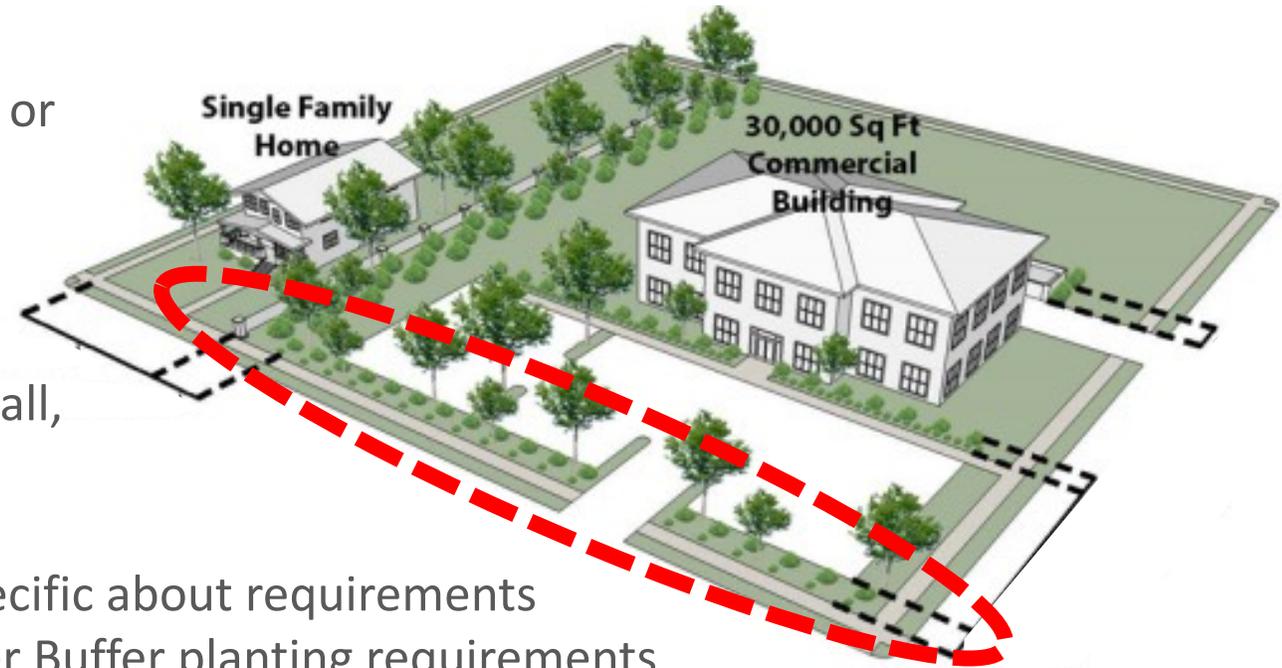
- Rework ROW Buffers

- Current:

- Applies to parcels with parking of 10 or more spaces.
 - Average width of 8 feet; minimum width of 5 feet.
 - 1 tree 60 feet of road frontage.
 - Continuous shrub screen or fence, wall, or berm.

- Proposed:

- Raise the standards and be more specific about requirements
 - A, B, and C classes take the Perimeter Buffer planting requirements and divide them by $\frac{1}{2}$.
 - A = 10' wide; B = 15'; C = 25'.
 - Must contain a 3' tall berm.



ROW Buffers



Table 6.2.3-1: Right-of-Way Buffer Requirements in Zoned Areas

Adjoining Street Classification	Subject Property Zoning District						
	AG, ESD-PM,	R-S, R-20, R-20A, R-15, R-12, R-10, R-7.5, R-6	R-M8, R-M10, R-M16, R-M20, R-MA, R-MHP	OD, C-N	C-1, C-2, C-3,	S-1, I-1	R-R3, R-R1, RU-V, RU-C
Local	A	A	B	A	B	B	A
Major or Minor Collector	A	A	B	B	B	C	B
Principal or Minor Arterial ¹	A	B	C	B	C	C	C
Interstate	B	C	C	C	C	C	C

¹ Applies only to roads not listed in Section 6.2.3.D.: *Rural Scenic Road Buffer*.

Class C right-of-way buffer is 25 feet in width, requires 3 shade or evergreen coniferous trees, 3 small or multi-stem trees, and 15 shrubs per 100-foot segment and a 3' tall berm

ROW Buffers



Table 6.2.3-2: Right-of-Way Buffer Requirements in Un-Zoned Areas				
Adjoining Street Classification	Subject Property Land Use Group			
	1	2	3	4
Local	--	A	B	C
Major or Minor Collector	B	B	B	C
Principal or Minor Arterial ¹	C	C	C	C
Interstate	C	C	C	C

¹ Applies only to roads not listed in Section 6.2.3.D: *Rural Scenic Road Buffer*.

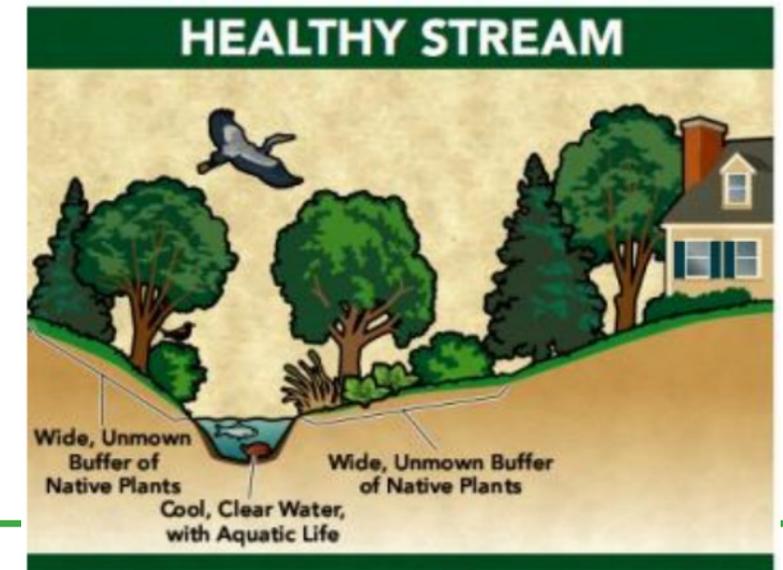
Rural Scenic Road Buffer

- Rework ROW Buffers
 - Current:
 - Applies to major subdivisions in the Scuffletown Rural Conservation Overlay District (SRC-O) that adjoin a designated Rural Scenic Road.
 - Minimum width of 150 feet with minimal disturbance of existing trees.
 - New trees required in order to achieve a natural Class C buffer.
 - Berms, fences, and walls are not permitted within the required buffer area.
 - Proposed:
 - Requires rural scenic road buffers outside of the SRC-O.
 - Would apply all major subdivisions that adjoin a Rural Scenic Road.



Riparian Buffers

- Expand Current Riparian / Stream Buffer Requirements and Incorporate County's Riparian Buffer Design and Maintenance Manual (RBDMM) and Staff Recommendations
 - Current:
 - Applies in the Scuffletown Rural Conservation Overlay District.
 - References the policies of the RBDMM.



Riparian Buffers

- Expand Current Riparian / Stream Buffer Requirements and Incorporate County's Riparian Buffer Design and Maintenance Manual (RBDMM) and Staff Recommendations
 - Proposed:
 - Requires such buffers throughout the County.
 - A minimum 50-foot riparian buffer is required along each side of all intermittent, perennial, and blue line streams draining less than 50 acres.
 - A minimum 100-foot riparian buffer is required if draining 50 acres or more.
 - Within a riparian buffer the existing vegetation shall not be cleared or disturbed. Grading, stripping of topsoil, plowing, cultivating, filling, or storage of materials and machinery are prohibited within the buffer.
 - Retain riparian buffer easements from LDC.
 - Limitations on land uses and activities within buffers.

Revegetation and Maintenance

- Make Revegetation Provisions more Regulatory
 - Current:
 - Existing “Riparian Buffer Design and Maintenance Manual”.
 - Proposed:
 - Convert the text to include “shall” as opposed to “should”s.



Abandoned Cemetery Buffer

- Provide Abandoned Cemetery Buffers
 - Current:
 - No provisions in existing ZO and LDR.
 - Proposed:
 - Purpose is to protect abandoned cemeteries that abut or are within new developments.
 - “Structured” buffer, as established in Buffering Section required with 4’ to 6’ fence.
 - Allowance for existing walls or fences.



Abandoned Cemetery Buffer

Table 6.4.3-1: Abandoned Cemetery Buffer Requirements in Zoned Areas

Size of Abandoned Cemetery	Adjacent New Development Zoning District					
	AG, ESD-PM, R-R3, R-R1	R-S, R-20, R-20A, R-15, R-12, R-10, R-7.5, R-6	R-M8, R-M10, R-M16, R-M20, R-MA, R-MHP	OD, RU-V, C-N	C-1, C-2, C-3, RU-C	S-1, I-1
2,000 Square Feet or Less	A	A	B	A	B	B
More than 2,000 Square Feet	A	A	B	B	B	C

Table 6.4.3-2: Abandoned Cemetery Buffer Requirements in Un-Zoned Areas

Size of Abandoned Cemetery	Subject Property Land Use Group			
	1	2	3	4
2,000 Square Feet or Less	A	A	B	C
More than 2,000 Square Feet	A	B	B	C

Screening for Commercial Uses

- Carry Forward Commercial Screening Provisions
 - Current:
 - Standards in LDR Sections 10.3.4: Trash Collection Facilities and Service Areas and 10.3.7: HVAC Screening.
 - Proposed:
 - Carry forward to UDC.
 - Applies to trash collection, HVAC equipment, and outdoor storage.
- Clarify Fence and Wall Provisions
 - Current: Unclear
 - Proposed:
 - Applies to privacy fences and walls that are not part of a required buffer.
 - The Assessment identified this as an area where the County could use more guidance.
 - If taller than 7 feet, Building Permit required.

Article 8: *Outdoor Lighting* – Purpose & Applicability

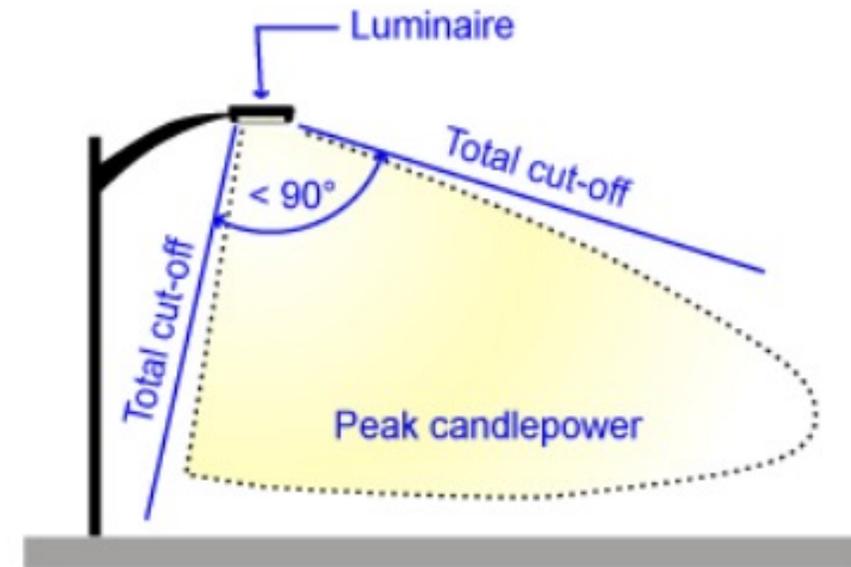
- Add New Purpose Statement
 - Proposed: The purpose of this Article is to prevent lighted sites from creating light pollution and off-site glare in ways that constitute a hazard to public safety or an interference with the use, value, and enjoyment of nearby properties.
- Modify Applicability Provisions
 - Current: Applies to all uses/ structures in the PD, NC, POD, and FRD Districts and to industrial, commercial, and multi-family developments.
 - Proposed:
 - Apply to new development, change in use from residential to non-residential, or expansions related to multiplex dwellings, apartments, non-residential, and mixed use developments in the zoned and un-zoned areas.
 - Expansions include adding 5 or more dwelling units or campsites or increasing GFA or paved surface by more than 25%

Exemptions

- Add Exemptions to Lighting Standards
 - Current: No clear-cut exemptions for when lighting standards would otherwise apply.
 - Proposed: Exempt the following activities from the lighting standards:
 - Emergencies
 - Street Lights
 - Agricultural
 - Residential (Except apartments)
 - Temporary Uses
 - Temporary Construction Lighting
 - Monuments and Statutes
 - Water Features
 - State and Federal Mandates (for example FAA rules)
 - Building Code
 - Ornamental Lighting
 - Seasonal Lighting

Prohibitions & Standards

- Consolidate Anti-Glare Requirements
 - Current: Provisions against glare scattered throughout ZO and LDR
 - Proposed: State in one location that light that is dangerous to drivers or pedestrians is prohibited
- Existing Standards
 - Current: Duplicate tables in two different locations in LDR that apply to apartments, commercial, and industrial
 - Proposed:
 - Consolidate the tables and provide an illustration demonstrating a “cut-off” fixture
 - Provide standards for lit awnings, wall packs, and fuel canopies



Article 9 Building Design – Existing Regulations

- Standards for Big Box Retail Design
 - Façade and Exterior Walls
 - Roofs
 - Materials and Color
 - Entryways
 - Pedestrian Access
 - Rear and Side Facades
- Some information about Materials and Form
- ***The majority of the provisions in this Article are new.***

Article 9 Building Design – Key Goals

- Context, character-based design standards
- Design standards for redevelopment of shopping centers
- High level, good design
- Not too onerous
- Focus on non-residential buildings, attached dwellings and apartment complexes in zoned areas

Article 9 Building Design – Purpose & Applicability

- Add New Purpose Statement
 - Proposed: Protect existing development and landscapes by providing standards for new buildings that promote compatible development throughout the County.
- Proposed:
 - Unzoned Areas – only building setbacks (same as existing regulations)
 - Zoned Areas
 - New Development
 - Change in Use
 - Expansions
 - Apartments: 5 or more units
 - Gross Floor Area: 25% or more
 - Paved Surface: 25% or more
 - Does not apply in:
 - AG
 - R-R3
 - R-R1
 - R-MHP
 - R-D
 - POD

Article 9 Building Design – Design Topics

Natural Landscape

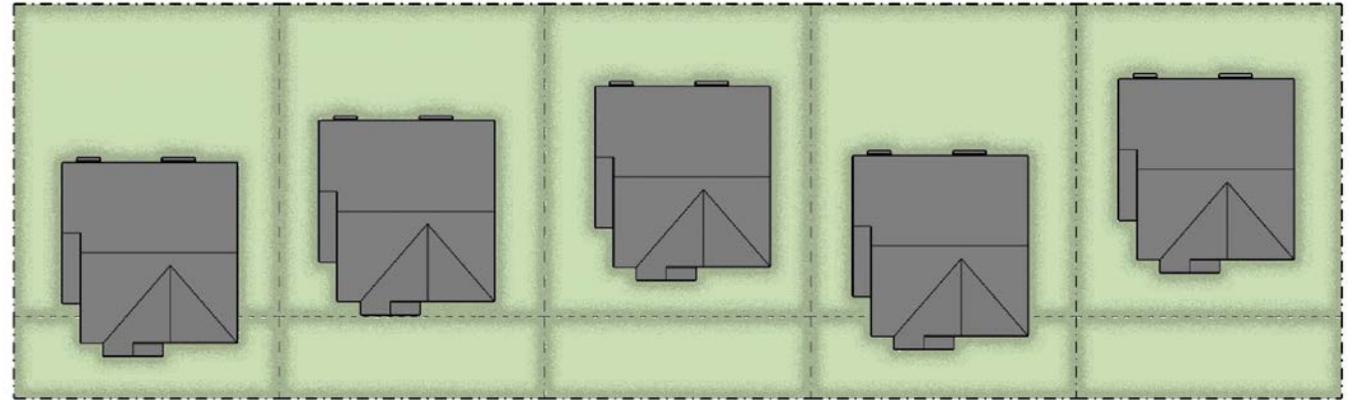
- Location of building to complement landscape (topography) and preserve open space
- Clustering buildings where needed



Article 9 Building Design – Design Topics

Setback

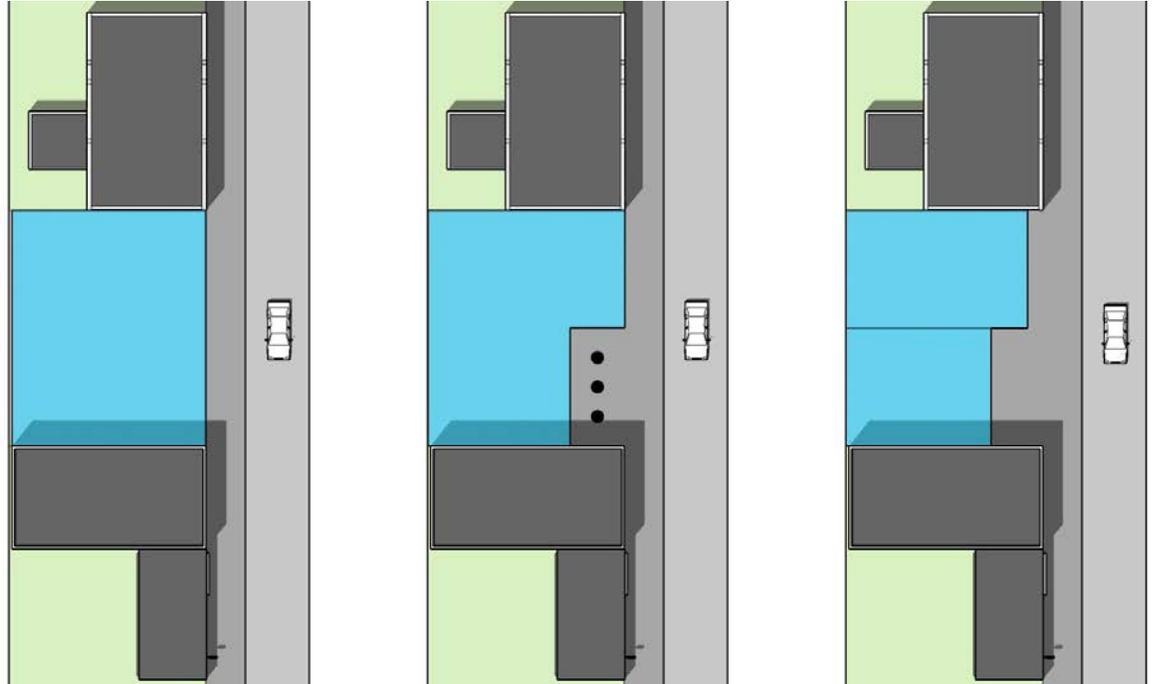
- Distance between the front wall of the building and the property line
- Setbacks provided, but some flexibility based on context



Article 9 Building Design – Design Topics

Building Orientation

- Direction towards which the building faces (primary and secondary)



Article 9 Building Design – Design Topics

Height and Scale

- Designing a building to be compatible in height and scale with adjacent buildings and those in the area



Article 9 Building Design – Design Topics

Base, Middle, Cap

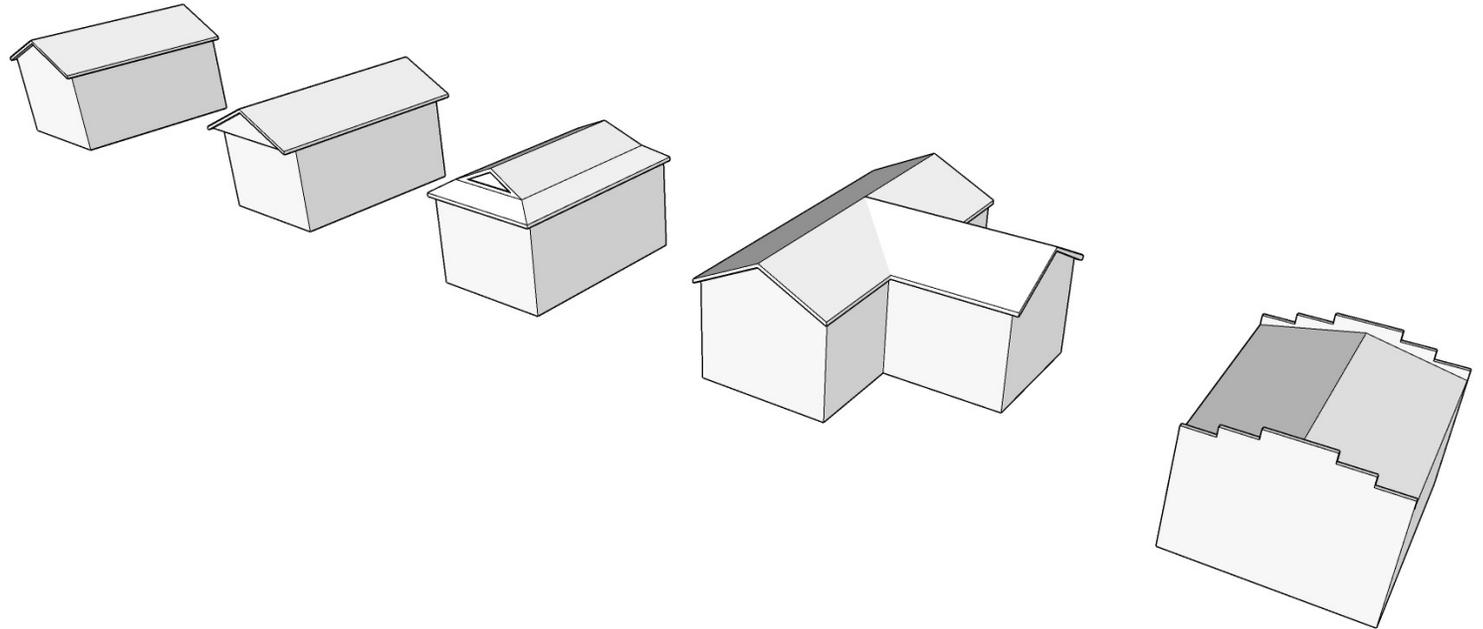
- Three key sections of the building design, each of which has its own unique features



Article 9 Building Design – Design Topics

Roof Form

- Designing a building with a roof shape that reflects those in the context
- Some building types may require specific roof elements such as slope, parapets, etc.



Article 9 Building Design – Design Topics

Garages – Attached and Detached

- Standards provided to ensure a garage is visually subordinate to the primary structure
 - Alley access
 - Setback
 - Width of garage compared to that of primary structure



Article 9 Building Design – Design Topics

Uninterrupted Wall/Blank Wall

- Maximizing the length of a blank wall and incorporating treatment options to create a more pedestrian scale



Article 9 Building Design – Design Topics

Building Modules

- Utilizing wall offsets to create a more human-scaled building form



Article 9 Building Design – Design Topics

Active Ground Floor

- Incorporating elements that create a more interesting and pedestrian-friendly ground floor. Includes:
 - Entry features;
 - Ground floor transparency;
 - Blank wall area minimization



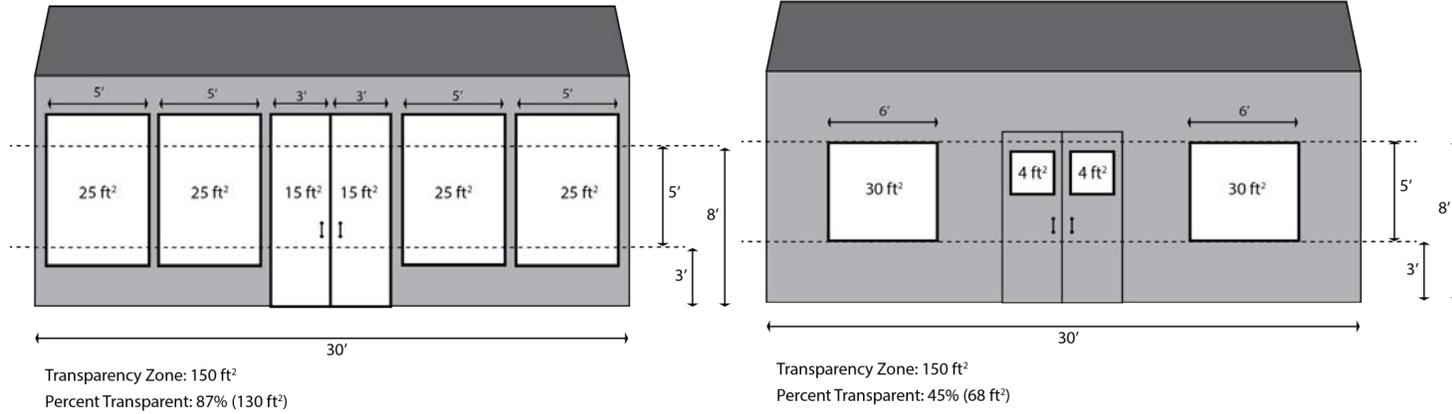
Article 9 Building Design – Design Topics

Transparency

- Transparencies should respond to context and create pedestrian interest
- Transparency Zone:
 - For reduced front setback
 - Percentage of transparent wall on the front wall of the building, measured in segments and/or by building story

Table 9.6-1: RU-V Transparency Zone Requirements for Reduced Front Setbacks

Front Setback	Transparency Zone Requirements
0 ft – 10 ft	At least 70% of public facing façade surface area between 3 and 8 vertical feet from grade shall be transparent. Primary pedestrian-oriented entry required. SCDOT approval is required for setbacks less than 10 feet.
10.01 – 24.99 ft	At least 40% of public facing façade surface area between 3 and 8 vertical feet from grade shall be transparent. Primary pedestrian-oriented entry required.
25 ft and greater	No transparency required. No additional entry requirements.



Article 9 Building Design – Design Topics

Building Entry

- Location and orientation of entry (visibility)
- Pathway access to entry



Article 9 Building Design – Design Topics

Materials and Color

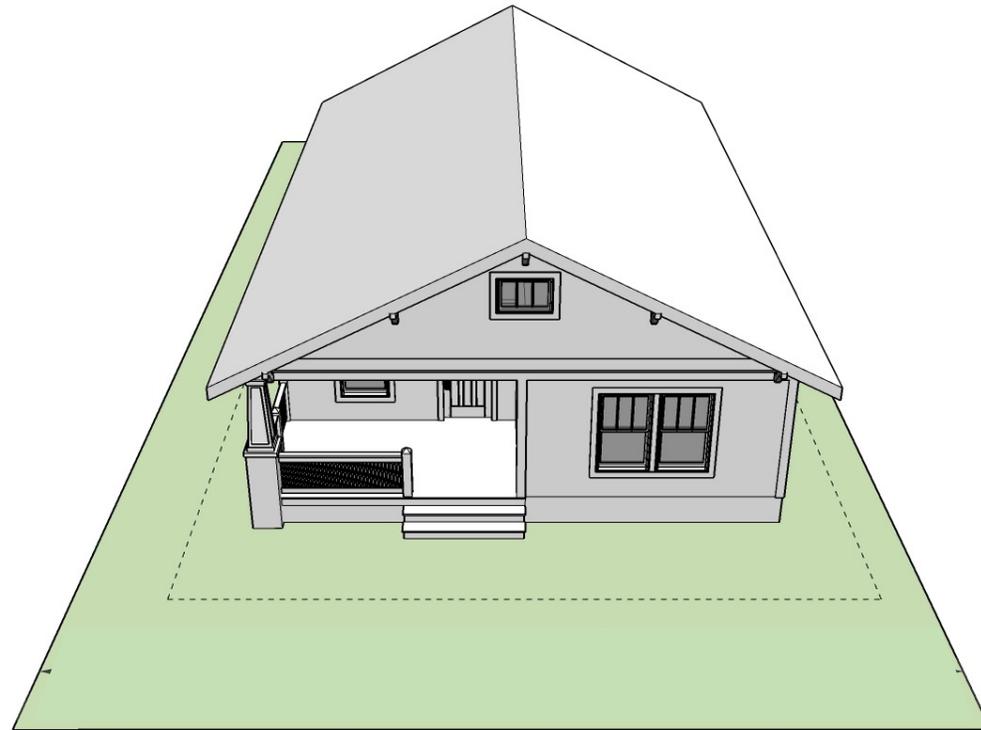
- Selecting natural materials, muted building colors and materials found in the context



Article 9 Building Design – Design Topics

Key Building Features

- Features to maintain during an adaptive reuse project. Often includes:
 - Building orientation;
 - Building form;
 - Roof form; and
 - Front wall features.



Article 9 Building Design – Design Topics

Addition (Building, Rooftop, Porch)

- In an adaptive reuse project, additions should be located on a side or rear building plane and respond to context.



Article 9 Building Design – Design Topics

Parking Lot Landscaping

- Requirements in a separate article, but emphasizing importance of reducing heat, controlling water runoff and improving site aesthetics



Article 9 Building Design – Design Topics

Screening

- Screening requirements that follow Buffer and Screening article



Article 9 Building Design – Design Topics

Stairs

- Location of exterior staircases within a breezeway or pass-through
- Designed to be incorporated within the structure, not extending from



Article 9 Building Design – Design Topics

Pathways & Accessibility

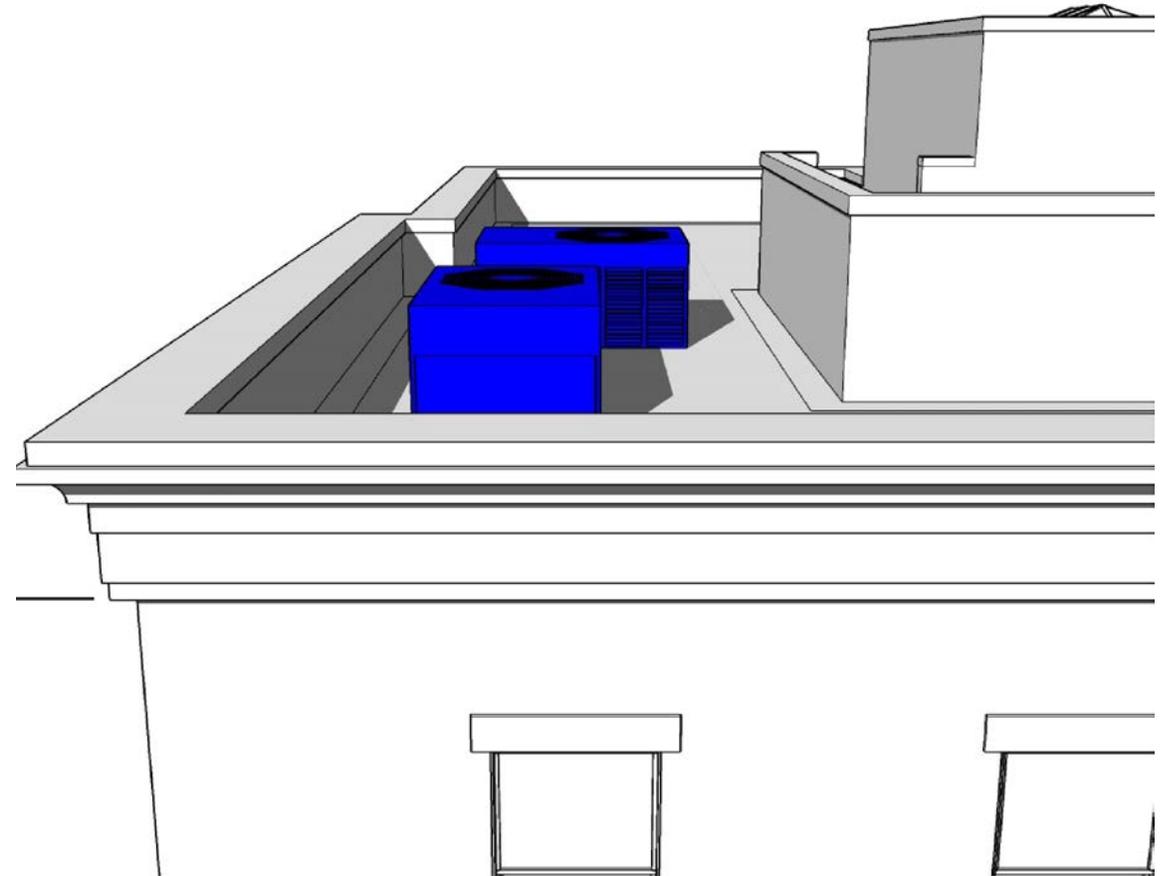
- Incorporating pathways to access a main building entry from the public realm
- Some building types may require amenities along the pathway, such as:
 - Benches
 - Bus shelters
 - Weather protection



Article 9 Building Design – Design Topics

Utilities and Service Areas

- Locating and screening utilities to be minimally visible



Building Standards Required by Building Type

Building Design Standards by Building Type									
	Building Types in Zoned Areas								
	Mixed Residential Districts	High Density Mixed Residential Districts	Rural Village District	Neighborhood Commercial District		Mixed Use and Commercial Districts	Retail over 40,000sf (Big Box Retail)		Heavy Commercial and Industrial
	<i>(R-M8, R-M10, R-M16)</i>	<i>(R-M20, R-MA)</i>	<i>(RU-V)</i>	<i>(C-N)</i>		<i>(C-1, C-2, C-3, OD)</i>	<i>(Any Zoning District)</i>		<i>(S-1, I-1)</i>
	Multiplex and Apartment	Multiplex and Apartment	New Building	Adaptive Reuse of Existing Building	New Building	New Building	New Building	Adaptive Reuse of Existing Building	New Building over 60,000sf
Natural Landscape									
Setback							✓		
Building Orientation			✓		✓				
Height and Scale			✓		✓				
Base, Middle, Cap		✓				✓			
Roof Form	✓	✓			✓	✓	✓		
Garage (Attached or Detached)									
Building Modules							✓	✓	✓
Uninterrupted Wall	✓	✓				✓			
Blank Wall		✓				✓	✓		
Active Ground Floor							✓		
Transparency			✓		✓	✓	✓		
Building Entry	✓	✓	✓		✓	✓	✓	✓	✓
Materials and Color	✓	✓				✓	✓		✓
Key Building Features				✓	✓				
Addition (Building, Rooftop or Porch)				✓					
Parking Lot Landscaping							✓		
Screening							✓		
Utilities and Service Areas							✓		✓
Stairs	✓								
Pathways	✓								
Accessibility		✓				✓	✓		✓

Article 13: *Transportation Corridor Preservation*

- Carries forward (with minor edits) and reorganizes the County's Transportation Corridor Preservation Ordinance (Ordinance No. 4326)
- Updates references to the current TIP and adds corridors planned for improvement through other programs, including a Capital Improvement Program should Greenville County adopt one in the future
- Proposes to maintain the list of subject roads and applicable setbacks in a document entitled Greenville County Transportation Preservation Corridors which will be maintained outside the UDO
- Adds a requirement that utilities installed to serve new development are located in a manner that will not require their relocation
- Proposes to relocate administrative sections to other parts of the UDO

Next Steps: Module 2B

- Article 7: *Tree Protection*
- Article 11: *Subdivisions & Group Developments* (includes Open Space)
- Article 12: *Access & Connectivity*
- Article 14: *Low Impact Development*
- Article 15: *Utilities*

How to Provide Input

Tyler Stone, Long Range Planning Manager

Greenville County Planning

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PLANNING

UNIFIED DEVELOPMENT ORDINANCE

- DEPARTMENT MENU**
- Home
 - Long Range Planning
 - Planning Commission
 - Transportation Planning
 - Zoning
 - Subdivision Administration
 - Comprehensive Plan
 - UDO
 - Code Compliance
 - Home
 - Historic Preservation

UNIFIED DEVELOPMENT ORDINANCE

Greenville County staff is working closely with professional consultants to develop a new Unified Development Ordinance (UDO) for Greenville County. This planning effort will combine the County's [Zoning Ordinance](#) and [Land Development Regulations](#) as well as other ordinances and documents for Greenville County into a single document, using the County's new Comprehensive Plan, [Plan Greenville County](#), as a guide. The result of this effort will be a set of more responsive, creative, and forward-thinking zoning and land development standards for a diverse County.

UDO Draft Documents

- [Zoning Code & Land Development Regulations Assessment](#)
- [Annotated Outline](#)
- [Article 1: Introduction](#)
- [Article 23: Definitions & Acronyms](#)

Module 1: Zoning

- [Article 2: Zoning Districts](#)
- [Article 3: Use Regulations for Zoned Areas](#)
- [Article 4: Use Regulations for Zoned & Un-Zoned Areas](#)

Module 2A: Land Development Regulations

- New** [Article 5: Parking & Loading](#)
- New** [Article 6: Buffers & Screening](#)
- New** [Article 8: Outdoor Lighting](#)
- New** [Article 9: Building Design](#)
- New** [Article 13: Transportation Corridor Preservation](#)

Module 2B: Land Development Regulations (cont'd)

- [TBD](#)

Module 3: Administrative Procedures

- [TBD](#)

[Frequently Asked Questions](#)

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Consultant Team:



EVENTS

Workshop
Thursday, January 26, 2023
5:00 - 6:00 PM
Presentation to Council & Planning Commission
6:00 - 8:00 PM
Public Open House
 County Square Suite 400
 301 University Ridge
 Greenville, SC 29601

COMMENTS

- [Click Here](#) to email your comments.

LINKS

[Click Here](#) to view the Timeline.

UDO Draft Documents

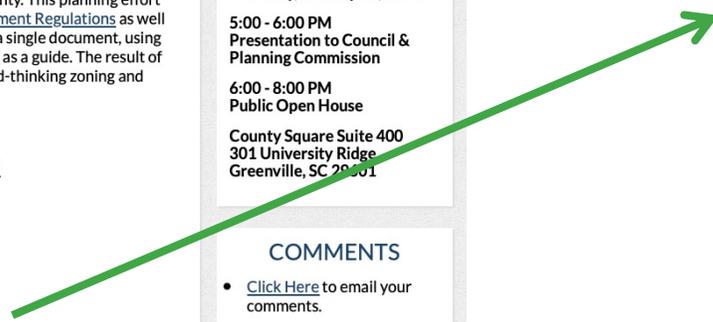
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- New** [Article 13: Transportation Corridor Preservation](#)





Greenville County, SC

Development of the Unified Development Ordinance

Joint County Council-Planning Commission Workshop

January 26, 2023