

**R****RURAL**

Place Type Characteristics

Rural place types include working farms actively used for agricultural activities, including cultivated cropland, pastures, and raising livestock. The physical environment may consist of fences, tree rows, wooded areas, ponds, or large swales to drain cropland. Rural place types also support the primary residence of the property owner and any out-buildings associated with the activities of a working farm — otherwise, these are places characterized by natural or cultivated landscapes with minimal development.

Primary Uses	Greenhouses and nurseries, agriculture, single-family residential, open space, parks
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Secondary Uses	Low-intensity neighborhood commercial, low-intensity warehouse and industrial
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Gross Density	1 dwelling per 2 + acres
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Transportation	Automobile-oriented, large blocks, rural routes, gravel roads
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Parking	Private driveways and garages
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Open Space	Farmland and natural areas, large undeveloped parks
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**RT**

RURAL LIVING

Place Type Characteristics

Rural Living place types are transitional areas that offer opportunities for low-intensity development that is well-integrated with the natural landscape and agricultural uses. Residential development may occur as individual single-family structures on large lots, or clusters of homes designed to preserve large amounts of interconnected open space. Hobby farms on large lots with residential homesteads are common land uses.

Primary Uses

Greenhouses and nurseries, agriculture, single-family residential, open space, parks

Secondary Uses

Low-intensity neighborhood commercial, low-intensity warehouse and industrial

Gross Density

1 dwelling per 2 + acres

Transportation

Automobile-oriented, large blocks, rural routes, gravel roads

Parking

Private driveways and garages

Open Space

Farmland and natural areas, large undeveloped parks

**RC**

RURAL CORRIDOR

Place Type Characteristics

Rural Corridors contain a mix of mostly lower-density residential uses with agricultural, service, or industrial uses. Rural Corridors are typically located along arterial highways and may connect to denser suburban or urban areas.

Primary Uses

Greenhouses and nurseries, agriculture, warehouses, highway commercial

Secondary Uses

Single-family residential, parks and open space

Gross Density

1 dwelling per 2+ acres

Transportation

Automobile-oriented, multi-purpose trails, access management highways

Parking

Surface parking

Open Space

Farmland and natural areas, large passive parks

**RV**

RURAL VILLAGE

Place Type Characteristics

As business districts for rural communities, Rural Villages contain a mix of commercial (mostly retail and neighborhood support) and residential uses. They are typically in older areas, with development that is automobile-oriented, yet walkable. These character areas are the center of rural life and centers for commercial and civic activities.

Primary Uses

Commercial storefronts

Secondary Uses

Parks and open space, schools and civic facilities, single-family residential, townhomes

Gross Density

4 to 8 dwellings per acre

Transportation

Automobile-oriented with sidewalks, street grid network

Parking

On-street parking, off-street surface parking in rear of buildings

Open Space

Neighborhood parks, plazas

**SE****SUBURBAN EDGE**

Place Type Characteristics

Suburban Edges are low-density residential areas that offer opportunities for low-intensity development that is well-integrated with the natural landscape and agricultural uses. Residential development may occur as individual single-family structures on large lots, or clusters of homes designed to preserve large amounts of open space, which should be interconnected as part of the county's larger open space system.

Primary Uses Single-family attached and detached residential

Secondary Uses Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship), neighborhood parks, small-scale commercial

Gross Density 0 to 1 dwellings per acre

Transportation Automobile oriented, regional trail connections, curvilinear streets adapted to natural features

Parking Private driveways and garages

Open Space Large lots create private open space; conservation development to conserve open spaces; trail connections

**SN****SUBURBAN NEIGHBORHOOD**

Place Type Characteristics

Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Homes include attached garages. Local streets are laid out in a curvilinear pattern with occasional cul-de-sacs. Streets may or may not include sidewalks. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, and community open space connections.

Primary Uses	Single-family detached, single-family attached housing
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Secondary Uses	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship) neighborhood parks
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Gross Density	3 to 5 dwellings per acre
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Transportation	Automobile access with sidewalk system and trail connections, interconnected streets
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Parking	Private driveway with attached or detached garages, on-street parking
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Open Space	Parks, schools, and streetscape; interconnected open space/greenway trail connections
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SUBURBAN COMMERCIAL CENTER

Place Type Characteristics

Suburban Commercial Centers are highway-oriented commercial centers that serve community-wide shopping and service needs. As newer shopping centers age out, they will become candidates for adaptive redevelopment into denser mixed-use centers, particularly where access to high-frequency transit is provided. Site improvements should emphasize design quality, connectivity, and efficient use of infrastructure.

Primary Uses	Regional commercial, neighborhood commercial, office, multi-family apartments
Secondary Uses	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship)
Gross Density	6 to 12 dwellings per acre
Transportation	Automobiles, sidewalks, trail connections, park-and-ride lots, street grid or curvilinear network
Parking	Surface parking lots, on-street
Open Space	Community and regional parks, neighborhood greenspaces

**SMU****SUBURBAN MIXED-USE**

Place Type Characteristics

Suburban Mixed-Use place types include a variety of single-family (detached and attached) and multi-family building types. Housing types should be designed as a cohesive, connected neighborhood, rather than isolated subareas. Buildings should be of a high-quality design, and developments should include common neighborhood amenities and open space connections.

Primary Uses	Regional or neighborhood commercial, office, institutional, mixed-use residential
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Secondary Uses	Townhomes , surface and structured parking, park-and-rides lots, transit stations
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Gross Density	6 to 20 dwellings per acre
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Transportation	Automobiles, sidewalks, trail connections, park-and-rides, street grid or curvilinear network
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Parking	Surface parking lots, on-street
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Open Space	Community and regional parks, neighborhood greenspaces
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**TN****TRADITIONAL NEIGHBORHOOD**

Place Type Characteristics

Traditional Neighborhoods are characterized primarily by early and mid-twentieth century single-family homes, with some blocks including small-scale apartment buildings and attached townhomes. Parks and places of worship are also present. Existing housing stock should be preserved and improved; however, there are opportunities for single-lot infill development, which should be of a compatible scale and character with surrounding homes.

Primary Uses Single-family attached and detached residential

Secondary Uses Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship), neighborhood parks, small-scale commercial

Gross Density 6 to 20 dwellings per acre

Transportation Automobile, transit, pedestrian, on-street bicycle facilities, interconnected street grid

Parking On-street, driveways, garages off alleys, off-street parking should be in rear of buildings

Open Space Neighborhood parks

**NBD**

NEIGHBORHOOD BUSINESS

Place Type Characteristics

Neighborhood Business place types are typically a community's historic core and have a unique identity from other commercial centers. This place type is the most traditionally "urban" development pattern in Greenville County, with vertically integrated uses in attached buildings and a close sidewalk orientation. The preservation and revitalization of historic structures is a key objective here. Targeted redevelopment of underutilized, non-historic sites should be sensitive to the historic form and scale of the area.

Primary Uses Commercial, office, retail

Secondary Uses Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship) neighborhood parks

Gross Density 6 to 30 dwellings per acre

Transportation Wide right-of-way to allow multiple modes of transportation, interconnected street grid

Parking On-street parking, off-street surface parking should be in rear of buildings

Open Space Neighborhood parks, plazas

**TC**

TRANSITIONAL CORRIDOR

Place Type Characteristics

Transitional Corridors are older, primarily commercial corridors with a wide range of land uses and development patterns. These places developed in the first wave of automobile-oriented design, and currently consist of extensive surface parking, numerous vehicular curb cuts, and inconsistent development patterns. Older, underutilized sites are candidates for reuse and redevelopment with improved access management, higher quality architecture and site design, and more pedestrian-friendly building placement.

Primary Uses Commercial, office, retail

Secondary Uses Townhomes, attached single-family residential

Gross Density 12 - 30 dwellings per acre

Transportation Wide right-of-way to allow multiple modes of transportation, interconnected street grid

Parking On-street parking, off-street surface parking in rear of buildings

Open Space Neighborhood parks, plazas

**MUC**

MIXED-USE CORRIDOR

Place Type Characteristics

Mixed-Use Corridors blend residential, commercial, or civic uses in one space, where those functions are, to some degree, physically and functionally integrated. An essential feature of this place type is the integration of multi-modal connections.

Primary Uses Mixed-use residential and commercial, multi-family residential

Secondary Uses Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship)

Gross Density 12 to 40 dwellings per acre

Transportation Wide right-of-way to allow multiple modes of transportation, interconnected street grid

Parking On-street parking, off-street surface parking in rear of buildings

Open Space Neighborhood parks, plazas

**CN**

CORE NEIGHBORHOOD

Place Type Characteristics

Core Neighborhoods are among the county's oldest neighborhoods. Development is characterized by a mix of detached and attached single-family homes, mid-sized multi-family buildings, and a mix of small scale commercial development. These areas are walkable, with a well-connected sidewalk network, a balance of off-street and on-street parking, and parks and activity centers located near residential areas.

Primary Uses	Attached and detached residential, small-scale apartment buildings, neighborhood commercial
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Secondary Uses	Civic and institutional facilities (e.g., places of worship), neighborhood parks, short-term rentals
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Gross Density	8 to 14 dwellings per acre
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Transportation	Narrow streets, sidewalks on both sides, regular transit stops, interconnected street grid
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Parking	On-street, limited off-street
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Open Space	Neighborhood parks
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**MUN**

MIXED-USE NEIGHBORHOOD

Place Type Characteristics

Mixed-Use Neighborhoods are characterized by a vertical mix of uses, specifically residential and commercial space, with activated ground floors that promote active street life. Streets are designed for modal balance, accommodating vehicular, bike, pedestrian, and transit travel. Wide sidewalks allow for increased pedestrian traffic and amenity zones for sidewalk seating and dining. It is generally active for more hours of the day and, for that reason, maintains a dynamic feeling for a large portion of the day.

Primary Uses	Mid-rise mixed-use residential and commercial buildings, hotels
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Secondary Uses	Civic and institutional facilities (e.g., places of worship), parks, mid-rise office buildings, parking structures, short-term rentals
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Gross Density	20 to 40 dwellings per acre
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Transportation	Narrow streets, sidewalks on both sides, regular transit stops, interconnected street grid
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Parking	On-street, parking structures, no surface parking
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Open Space	Neighborhood parks, civic spaces
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**TRC**

TRANSIT CORRIDOR

Place Type Characteristics

Transit Corridors are similar to Mixed-Use Neighborhoods but are specifically located along major urbanized transportation corridors. This increases visibility and promotes more intensive commercial and retail activity. They are served by frequent transit service, often on corridors with multiple transit service lines.

Primary Uses	Mid-rise mixed-use and commercial buildings, condominiums, hotels
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Secondary Uses	Civic and institutional facilities (e.g., places of worship), parking structures, short-term rentals
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Gross Density	20 to 40 dwellings per acre
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Transportation	Wide right-of-way to allow multiple modes of transportation, Interconnected street grid
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Parking	On-street, parking structures, no surface parking
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Open Space	Civic spaces, small plazas
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**UC**

URBAN CORE

Place Type Characteristics

Urban Cores are typically associated with downtown development. They are notable for their multi-modal transportation options, density, and significant building height.

Primary Uses	High-rise mixed-use and office buildings, condominiums, hotels
Secondary Uses	Civic and institutional facilities (e.g., places of worship), parking structures, short-term rentals
Gross Density	40 to 80 dwellings per acre
Transportation	Wide right-of-way to allow multiple modes of transportation, Interconnected street grid
Parking	On-street, parking structures, no surface parking
Open Space	Civic spaces, small plazas

**MEC**

MIXED EMPLOYMENT CENTER

Place Type Characteristics

Mixed Employment Centers are a new type of office park or corporate campus-like developments geared toward meeting the needs of mid- to large businesses. Typical features include signature architectural elements and a campus-style development pattern that connects jobs to amenities and places of residence in a well-organized fashion.

Primary Uses	Advanced manufacturing, office, mixed-use buildings, civic/institutional facilities
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Secondary Uses	Open space, neighborhood commercial, multi-family residential
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Gross Density	8 to 30 dwellings per acre
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Transportation	Auto oriented but walkable, transit/park-and-ride lots should be provided
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Parking	Large surface parking on street parking, central parking garages should be encouraged
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Open Space	Civic greens, courtyard greens
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**I****INDUSTRIAL**

Place Type Characteristics

Industrial may accommodate large format users with back-of-house spaces for industrial and warehouse uses as well as front-of-house office and commercial space. Landscaping requirements should screen development from the right-of-way and neighboring properties.

Primary Uses	Warehouses, light manufacturing, heavy manufacturing
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Secondary Uses	Open space, highway commercial
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Gross Density	Not applicable
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Transportation	Located next to highways for freight access, development is auto oriented, access to transit
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Parking	Large surface parking buffered from surrounding development, may include garages
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Open Space	Stormwater management areas, preserved open spaces, walking and nature paths
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**U**

UNIVERSITY

Place Type Characteristics

University place types are typically higher education campuses and include academic and athletic areas. They include adjacent development that provides ancillary uses, such as housing for students, faculty, and support staff as well as commercial services, such as restaurants and shops.

Primary Uses

University buildings

Secondary Uses

Neighborhood commercial, multi-family residential, attached residential, athletic fields, parks and open space

Gross Density

8 to 24 dwellings per acre

Transportation

Walkable and bikable, transit services with a variety of street patterns

Parking

On-street parking, off-street surface parking, parking structures

Open Space

University greens, athletic fields, walking and nature paths

**M****MEDICAL**

Place Type Characteristics

Medical place types are typically regional hospitals. They include adjacent development to provide ancillary uses, including healthcare support facilities such as doctors' and specialists' offices, hotels and restaurants, and housing options to support healthcare professionals and staff.

Primary Uses

Hospitals and medical office buildings

Secondary Uses

Neighborhood commercial, multi-family residential, attached single-family residential, hotels, short-term rentals

Gross Density

8 to 24 dwellings per acre

Transportation

Walkable and bikable, transit services with a variety of street patterns

Parking

Off-street surface parking and parking structures

Open Space

Courtyard greenspaces, walking and nature paths