COUNTY OF GREENVILLE, SC

ZONING ORDINANCE

Contains amendments adopted by County Council between the original adoption date of June 7, 2005 and October 6, 2026
Contains scrivener's error corrections as of February 22, 2011

ZONING ORDINANCE AMENDMENTS

SINCE JUNE 7, 2005 ADOPTION

Ord No.	Date	Docket	Description
5812	10/6/26	CZ-2026-031	An Ordinance to amend Article 8, Special Purpose and Review District Regulations of the Greenville County Zoning Ordinance by adding Section 8:13 to establish the Mountain Creek Community Overlay District.
5807	9/15/26	CZ-2026-040	An Ordinance to amend Article 6, Section 6:2 (10) Dwelling, Single-Family Attached and Dwelling, Two-Family (Duplex), Article 7, Table 7.1 Minimum Lot Area/Permitted Densities for Single-Family Residential, Article 7, Section 7:2 Open Space Residential Development, Section 7:2.5 Open Space Residential Development, Option #2, and Article 7, Table 7.2 Open Space Residential Development Option of the Greenville County Zoning Ordinance.
5803	9/1/26	CZ-2026-039	An Ordinance to amend Article 4, Definitions and Article 6, Section 6:2 (13) Home Occupation of the Greenville County Zoning Ordinance.
5758	12/2/25	CZ-2025-066	An Ordinance to amend Article 4, Definitions, Article 6, Table 6.1, Uses Permitted, Uses by Special Exception, and Condition Uses, and Section 6:2, Use Conditions to establish regulations for Mobile Food Units.
5733	10/7/25	CZ-2025-053	To amend Article 4, Definitions; Article 6, Table 6.1, Uses Permitted, Uses by Special Exception, and Conditional Uses; and Article 8, Section 8:5, ESD-PM, Environmentally Sensitive District – Paris Mountain, of the Greenville County Zoning Ordinance to strengthen environmental protections for the ESD-PM.
5710	6/3/25	CZ-2025-028	An Ordinance to remove Section 8:5.8.
5604	3/5/24	CZ-2024-009	An Ordinance to amend Section Article 7, Section 7:3.4 to allow detached accessory structures to be located in the front yard in the R-R1, Rural Residential District, R-R3, Rural Residential District, R-S, Residential Suburban District, and AG, Agricultural Preservation District meeting all requirements.
5588	1/16/24	CZ-2023-078	An Ordinance to amend Article 12, Table 12:1 to revise parking requirements for Community Recreation Areas.
5576	1/2/24	CZ-2023-072	An Ordinance to amend Article 8 by adding Section 8:12, and all subsections, to create the Pelham Road Commercial Corridor Overlay District.
5546	9/5/23	CZ-2023-045	An Ordinance to amend Article 4, Definitions and Article 6, Section 6:2 Use Conditions, Condition 18-B Swimming Pool Requirements.

5545	9/5/23	CZ-2023-044	An Ordinance to amend Article 6, Table 6.1 Uses Permitted, Uses by Special Exception, and Conditional Uses and Article 8, Section 8:10 BTD, Business and Technology District.
5537	7/18/23	CZ-2023-033	An Ordinance to amend Article 5, Section 5:9.7-8 Patio and Deck to amdnd the minimum square footage for a patio or deck on a manufactured home within a Manufactured Home Park.
5527	6/6/23	CZ-2023-030	An Ordinance to amend Article 4, Definitions and Article 9, Section 9:5.2 Commercial Vehicles to add a new definition for Commercial Vehicles and revise the language in Section 9:5.2.
5520	5/16/23	CZ-2023-021	An Ordinance to amend Article 4, Definitions, Article 6, Table 6.1 Uses Permitted, Uses by Special Exception, and Conditional Uses and Section 6.2, Use Conditions (28) Single-Family and Multifamily Residential in C-1, C-2, and C-3, Commercial Districts. This is to add Mixed Use Development and Mixed Use Structure as definitions with associated conditions. (Ordinance went into effect on August 1, 2023).
5515	5/2/23	CZ-2023-022	An Ordinance to amend Article 6, Section 6.2 (32) Automobile and Personal Motorized Vehicle sales and rental by adding a new condition under Minimum Parcel Size.
5502	3/7/23	CZ-2023-014	An Ordinance to amend Article 7 Sections 7:2.4-4 (C) Single-Family Attached and 7:2.5-4 (C) Single-Family Attached to remove Condition C and replace with new language allowing for an increase of single-family attached dwellings.
5501	3/7/23	CZ-2023-010	An Ordinance to amend Article 8 Section 8:9.2 Applicability for the Scuffletown Overlay regarding the subdivision of land within the Overlay.
5457	11/1/22	CZ-2022-077	An Ordinance to amend the Greenville County Zoning Ordinance to add additional language to Article 3 Section 3:2.11 Stay of Proceedings.
5443	9/20/22	CZ-2022-063	An Ordinance to amend Article 4 Definitions, Article 6, Table 6:1 Uses Permitted, Uses by Special Exception, and Conditional Uses, Article 6, Section 6:2 Use Conditions, and Article 12, Table 12:1 Minimum Parking Requirements for the creation of a new use titled Community Center.
5354	11/16/21	CZ-2021-91	An Ordinance to amend Article 4 Definitions, Article 6 – Table 6.1 Uses Permitted, Uses by Special Exception, and Conditional Uses and Section 6:2 Use Conditions; Article 7 – Table 7.1 Minimum Lot Area/Permitted Densities for Single-Family Residential and Table 7.3 Setback/Height Requirements, Article 9 – Section 9:4

			Public Access to Property, and to add Article 5 – Section 5:16, AG Agricultural Preservation District of the Greenville County Zoning Ordinance to provide definitions and standards establishing the AG, Agricultural Preservation District.
5348	10/19/21	CZ-2021-74	Amend Section 6: Table 6.1 to allow Recreation (commercial) and Recreation (private/public/nonprofit) as permitted uses in the I-1, Industrial District. Amend Section 6: Table 6.1 to create a new use titled Private Fitness Center to be allowed in the NC, C-1, C-2, C-3, S-1, and I-1 Districts. Amend Article 4 to provide the new use and definition for Private Fitness Center.
5218	9/15/2020	CZ-2020-46	Amend Sections 7:2.4-4 (A) and 7:2.5-4(A) to remove the 15% and 20% total number of single-family attached dwelling unit maximum requirement under Section 7:2 "Open Space Residential Development".
5217	9/15/2020	CZ-2020-45	Amend use condition 28 of Section 6:2 to the ability for Single-Family Developments to be developed meeting the requirements in Section 7:2 "Open Space Residential Development".
5166	2/18/2020	CZ-2019-63	An Ordinance to amend Article 8 by adding Section 8:11, and all subsections, to create the Taylors Main Street Development District.
5013	9/4/2018	CZ-2018-47	Allows property owners to request zoning for their property, for a period of up to six (6) months after the effective date of an area zoned by the petition process, provided the property to be zoned is contiguous to the newly-approved zoned area.
4942	10/3/2017	CZ-2017-54	Add the BTD Zoning District, including new definitions, amendment to Table 6.1 – Permitted Uses. An amendment to Section 8:10 to establish the Business and Technology District (BTD).
4917	7/18/2017	CZ-2017-36	Add Automobile Sales/Rental and Personal Motorized Vehicles as a conditional use, including new definitions, amendment to Table 6.1 – Permitted Uses and Section 6:2 – Use Conditions, and Section 12:4.6 – Exceptions [to parking lot landscaping requirements].
4789	4/5/2016	CZ-2016-14	Add Section 8:9, Scuffletown Rural Conservation District, to protect open space, natural resources, and rural character within the Scuffletown Area (adopted map).
4697	5/5/2015	CZ-2015-18	Allow review by Zoning Administrator for one year extension of a Temporary Accessory Dwelling use as outlined in Section 11:9.
4684	3/17/2015	CZ-2014-53	Replace Home Occupation table in Section 6:2(13) – Use Conditions, Home Occupation

4670	11/2/2014	CZ-2014-46	Add Data Centers as a permitted use, including new definition, amendment to Table 6.1 – Permitted Uses, and amendment to Table 12.1 – Parking.
4638	7/8/2014	CZ-2014-17	Permit Special Event Facilities as a conditional use (#30) in all Residential Districts and the OD, POD, NC, and C-1 Districts and as a permitted use in the C-2, C-3 and S-1 Districts and add to the definitions section.
4610	1/21/2014	CZ-2013-37	Permit Chickens as a conditional use (#29) in the R-6 through R-MA Districts, add to the definitions section and amend condition #25 to distinguish urban chickens from livestock
4543	3/3/2013	CZ-2013-4	Add Section 11:10 and modify the permitted use table regarding auto wrecking facilities, junkyards, salvage yards, recycling collection and processing centers, and scrap processors.
4500	8/21/2012	CZ-2012-14	Amend Sections 3:2.4, 3:2.5, 3:2.6 and 3:2.7 to allow for additional public comment and to update the public hearing provisions.
4469	3/6/2012	CZ-2012-3	Amend use condition 28 of Section 6:2 to add Mixed-Use developments and Mixed-Use structures as conditional uses, and make minor modifications of the overall language of condition 28.
4402	2/2/2011	CZ-2010-37	Amend illegal uses, tenancy, and nonconforming lots language.
4390	11/2/2010	CZ-2010-33	Permit Single-Family and Multifamily Residential as conditional uses (#28) in the C-1, C-2 and C-3 Districts.
4389	11/2/2010	CZ-2010-32	Create the R-6 District.
4382	10/19/2010	CZ-2010-28	Create the Flexible Review District (FRD).
4280	5/6/2009	CZ-2009-15	Permit Temporary Fireworks Stands as a permitted use in the C-1 District.
4272	4/7/2009	CZ-2008-82	Permit Fraternity and Sorority houses in the RM districts and add to the definitions section.
4266	3/4/2009	CZ-2008-81	Create a waiting period for the BZA and stay of enforcement actions pending rezoning.
4265	3/4/2009	CZ-2008-80	Create zoning by petition.
4229	8/22/2008	CZ-2007-78	Create zoning by referendum.
4224	9/16/2008	CZ-2008-45	Create additional multifamily residential districts. R-M2 through R-M20.
4215	8/5/2008	CZ-2008-29	Permit Funeral Homes as a special exception in R-R3 thru R-MA Residential Districts and as a conditional use (#27) in the C-1 District.
4089	3/6/2007	CZ-2007-2	Modify Big Box Retail from a permitted use to a conditional use (#26) in the C-2 and C-3 Districts and add design standards.
4081	2/20/2007	CZ-2006-91	Permit Florists, Flower and Gift Shops, Photography Studios and Music Teachers/Schools as permitted uses in the O-D District.

4048	10/17/2006	CZ-2006-15	Amend Section 12:9 to add a twenty-five (25) foot buffer requirement where any non-residential use is adjacent to a residential use and/or district.
4022	6/6/2006	CZ-2005-90	Add the R-20A Zoning District, mirroring the uses allowed in the R-20 District but adding Feed and Seed Sales, Garden Centers, Nurserys/Greenhouses and Riding Academy and Stables as additional permitted uses; and allow for farm animals, livestock, barns and tables as conditional uses (#25).
4004	4/18/2006	CZ-2006-26	Permit Beauty and Barber Shops as a permitted use in the S-1 District.
3968	11/1/2005	CZ-2005-89	Permit Government Facilities and Operations and Temporary Fireworks Stands as a use by Special Exception in all Zoning Districts and as a permitted use in the C-2, C-3 and S-1 Districts respectively.
3921	6/7/2005		Manifest corrections to newly adopted Zoning Ordinance.
3869	12/13/2004		Zoning Ordinance re-adopted in whole.

INTENTIONALLY BLANK

TABLE OF CONTENTS

ARTICLE 1	PURPOSE, AUTHORITY	Page #
Section 1:1	Purpose	1-1
Section 1:2	Authority	1-1
Section 1:3	Jurisdiction	1-1
Section 1:4	Official Zoning Map	1-1
Section 1:5	Interpretation of District Boundaries	1-1
Section 1:6	Eminent Domain Limitation	1-2
Section 1:7	Transfers	1-2
Section 1:8	Policy for Initial Zoning	1-2
Section 1:9	Severability	1-2
Section 1:10	Effective Date of Ordinance	1-2

ARTICLE 2	Review and Decision Making Bodies	
Section 2:1	County Council	2-1
Section 2:2	Planning Commission	2-1
Section 2:3	Board of Zoning Appeals	2-1
Section 2:4	Establishment of Board of Zoning Appeals	2-2

ARTICLE 3	DEVELOPMENT REVIEW AND ADMINISTRATION	
Section 3:1	General Provisions	3-1
Section 3:2	Zoning Ordinance Text and Map Amendments	3-1
Section 3:3	Special Exceptions	3-7
Section 3:4	Variances	3-7
Section 3:5	Appeals and Hearings	3-8
Section 3:6	Building Permits	3-10
Section 3:7	Certificate of Use	3-10
Section 3:8	Conformance of Construction and Use	3-11
Section 3:9	Site Plan Review for PD, NC, and POD	3-11

ARTICLE 4	DEFINITIONS	4-1
Definitions		4-1

ARTICLE 5	ZONING DISTRICT REGULATIONS	
Section 5:1	Zoning Districts	5-1
Section 5:2	R-R3, Rural Residential District	5-1
Section 5:3	R-R1, Rural Residential District	5-2
Section 5:4	R-S, Residential Suburban District	5-2
Section 5:5	R-20, R-20A, R-15, R-12, R-10, R-7.5, and R-6, Single-Family Residential Districts	5-3
Section 5:6	R-M2 – RM20, Multifamily Residential Districts	5-3
	R-D, Residential Duplex District-OBSOLETE DISTRICT	
Section 5:7	Intentionally Blank	5-4
Section 5:8	R-MA, Multifamily Residential District	5-4
Section 5:9	R-MHP, Residential Manufactured Home Park District	5-5

Section 5:10	O-D, Office District	5-9
Section 5:11	C-1, Commercial District	5-9
Section 5:12	C-2, Commercial District	5-9
Section 5:13	C-3, Commercial District	5-10
Section 5:14	S-1, Services District	5-10
Section 5:15	I-1, Industrial District	5-11
Section 5:16	AG, Agricultural Preservation District	5-12

ARTICLE 6	USE REGULATIONS	
Section 6:1	Permitted Uses, Special Exceptions, and Conditional Uses	6-1
Table 6.1	Table of Permitted Uses	6-3
Section 6:2	Use Conditions	6-9

ARTICLE 7	RESIDENTIAL DENSITY AND DIMENSIONAL STANDARDS	
Section 7:1	Conventional Residential Development	7-1
Section 7:2	Open Space Residential Development	7-2
Table 7.1	Minimum Lot Area/Permitted Densities for Single-Family Residential	7-5
Table 7.2	[Reserved]	7-5
Section 7:3	Determining Setback Lines in All Districts	7-6
Table 7.3	Setback/Height Requirements	7-6
Table 7.4	Nonresidential Setback/Height Requirements	7-8
Section 7:4	Alternative Density, Lot Size, and Setback Requirements for Single-Family Residential Districts	7-12

ARTICLE 8	SPECIAL PURPOSE AND REVIEW DISTRICT REGULATIONS	
Section 8:1	PD, Planned Development District	8-1
Section 8:2	POD, Planned Office District	8-4
Section 8:3	NC, Neighborhood Commercial District	8-6
Section 8:4	I-2, Industrial Park District	8-8
Section 8:5	ESD-PM, Environmentally Sensitive District - Paris Mountain	8-11
Section 8:6	AP, Airport Protective District	8-14
Section 8:7	HP, Historic Preservation District	8-22
Section 8:8	FRD, Flexible Review District	8-28
Section 8:9	SRC, Scuffletown Rural Conservation District	8-31
Section 8:10	BTD, Business and Technology District	8-36
Section 8:11	Taylors Main Street Development District	8-39
Section 8:12	PCC, Pelham Commercial Corridor District Zoning Overlay	8-44
Section 8:13	MCC, Mountain Creek Community Overlay District	8-52

ARTICLE 9	GENERAL PROVISIONS	
Section 9:1	Application	9-1
Section 9:2	Adequate Facilities	9-1
Section 9:3	Nonconforming Uses and Structures	9-2

Section 9:4	Public Access to Property	9-3
Section 9:5	Parking and Storage of Vehicles	9-3

ARTICLE 10	PROVISIONS FOR GROUP DEVELOPMENT	
Section 10:1	Provisions for Group Developments	10-1
Section 10.2	Site Plan Review for Group Developments	10-2

ARTICLE 11	PROVISIONS FOR USES PERMITTED BY SPECIAL EXCEPTION	
Section 11:1	General Provisions	11-1
Section 11:2	Cemeteries/Funeral Home	11-1
Section 11:3	Churches	11-3
Section 11:4	Communication Towers	11-4
Section 11:5	Day Care Centers	11-7
Section 11:6	Group Care Homes	11-8
Section 11:7	Public Utility Buildings and Uses	11-8
Section 11:8	Residential Dwelling in Conjunction with Schools and Parks	11-9
Section 11:9	Temporary Accessory Dwelling	11-9
Section 11:10	Required Conditions for Auto Wrecking Facilities, Junkyards, Recycling Collection and Processing Center, Salvage Yards and Scrap Processors	11-10

ARTICLE 12	DEVELOPMENT STANDARDS	
Section 12:1	Development Standards for PD, NC, POD	12-1
Section 12:2	Off-Street Parking	12-2
Table 12.1	Minimum Parking Requirements	12-2
Table 12.2	Minimum Parking Requirements (Dimensions)	12-6
Section 12:3	Off-Street Loading	12-6
Table 12.3	Minimum Loading Requirements	12-7
Section 12:4	Parking Lot Landscaping	12-7
Section 12:5	Relationship of Buildings to Lots	12-12
Section 12:6	Projections into Public Streets and Street Rights-of-Way	12-12
Section 12:7	Visibility at Intersections	12-12
Section 12:8	Height	12-12
Section 12:9	Screening and Buffering Requirements	12-12

ARTICLE 13	VIOLATIONS, PENALTIES AND ENFORCEMENT	
Section 13:1	Zoning Enforcement Official and Duties	13-1
Section 13:2	Enforcement of Violations	13-1
Section 13:3	Penalties for Violations	13-1

ARTICLE 14	APPENDICES – ONLINE AT www.greenvilleplanning.com
Appendix A	Reserved
Appendix B	Sign Ordinance
Appendix C	Transportation Corridor Preservation Ordinance (#4326)
Appendix D	Junk Yard Ordinance (#1777)

Appendix E	**Reserved**
Appendix F	**Adult Oriented Business Ordinance (# 2673), as modified/current provisions as of June 1, 2005**
Appendix G	**Transfer of Development Rights for ESDPM District**
Appendix H	**Motor Sports Ordinance**
Appendix I	**Obsolete Districts**

ARTICLE 1 PURPOSE, AUTHORITY

Section 1:1 Purpose

The zoning regulations and districts as herein set forth have been made in accordance with a comprehensive plan and are designed to lessen traffic congestion; to secure safety from fire, panic, and other danger; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provisions of transportation, water, sewerage, schools, parks, and other public requirements. Such regulations have been made with reasonable consideration, among other things, to the character of each district and to its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout Greenville County.

Section 1:2 Authority

The provisions of this Ordinance are adopted under authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S. C. Code Title 6, Chapter 29.

Section 1:3 Jurisdiction

The regulations set forth in this Ordinance shall be applicable within the area designated on the Official Zoning Map.

Section 1:4 Official Zoning Map

The boundaries of each zoning district are shown on a map entitled Official Zoning Map, Greenville County, South Carolina, which is hereby adopted and declared to be a part of this Ordinance.

1:4.1 Amendments

Amendments to the Official Zoning Map shall be made as necessary so that the map at all times portrays the current status of the zoning districts or zoning district boundaries.

1:4.2 Custodian of Map

A reproducible copy of the Official Zoning Map shall be kept on file in the office of the Greenville County Planning Commission and copies shall be available at all times for inspection by the public.

Section 1:5 Interpretation of District Boundaries

When uncertainty exists with respect to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply.

1:5.1 Delineation

District boundary lines are intended to follow the centerlines of streets, highways, alleys, easements, and other rights-of-way; the centerlines of streams or other water channels; and follow platted lot or other property lines. In the absence of visual district boundaries or specified distances on the Official Zoning Map, dimensions or distances shall be determined by scaling the distance on the Official Zoning Map.

1:5.2 Interpretation

When the physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, the Board of Zoning Appeals shall interpret the district boundaries.

Section 1:6 Eminent Domain Limitation

The county shall not employ the power of eminent domain so as to deprive owners of real property unless the property is to be condemned for public use. For purposes of this section, the term Public Use means right of use by the public, and requires possession, occupation and enjoyment of the condemned property by the public at large or by public agencies. *(Ord. No. 4005, §1, passed 4-18-06)*

Section 1:7 Transfers

The county shall not transfer or lease condemned property to a private person or entity except as permitted by the South Carolina Constitution. *(Ord. No. 4005, §1, passed 4-18-06)*

Section 1:8 Policy for Initial Zoning

The county shall not initiate zoning in areas of the county that are unzoned as of the effective date of this section other than the RS, Residential Suburban, zoning classification as defined by the Greenville County Zoning Ordinance (as adopted, June 7, 2005) without the property owner's permission. Any application for rezoning requires the permission of at least 1 of the property owners; provided however, this requirement shall not apply to area zoning conducted by County Council. As used in this section, the term Area Zoning refers to the initial zoning of those portions in the county that are unzoned. *(Ord. No. 4005, §1, passed 4-18-06)*

Section 1:9 Severability

If for any reason one or more sections, sentences, clauses, or parts of this Ordinance are held unconstitutional or invalid, such decision shall not affect, impair, or invalidate the remaining provisions of this Ordinance.

Section 1:10 Effective Date of Ordinance

This Ordinance shall take effect one (1) day after the next regularly scheduled Council meeting following final approval of this Ordinance.

DONE IN MEETING DULY ASSEMBLED, This 13th day of December 2004, A.D.

ARTICLE 2 REVIEW AND DECISION-MAKING BODIES

Section 2:1 County Council

2:1.1 Review Authority

The County Council does not act in a review or recommending capacity.

2:1.2 Decision-Making Authority

The County Council shall have final (local) decision-making authority on the following matters:

A. Comprehensive Plan Amendments

B. Zoning Ordinance Text Amendments (see Article 3, Section 3:2)

C. Zoning Map Amendments (Rezonings) (see Article 3, Section 3:2)

D. Major PD Changes to Concept Plans and Statement of Intent (see Article 8, Section 8:1)

E. Acceptance of public dedications (offered as part of Subdivision Plat process (see Section 6.6 of the Greenville County Land Development Regulations).

Section 2:2 Planning Commission

2:2.1 Review Authority

The Planning Commission acts in a review and recommending capacity on the following matters:

A. Comprehensive Plan Amendments

B. Zoning Ordinance Text Amendments (see Article 3, Section 3.2)

C. Zoning Map Amendments (Rezonings); (see Article 3, Section 3.2)

D. Major PD Changes to Concept Plans and Statement of Intent (see Article 8, Section 8.1)

2:2.2 Decision-Making Authority

The Planning Commission acts in a review and recommending capacity on the following matters:

Preliminary Subdivision Plats (see Section 3.1 of the Greenville County Land Development Regulations)

Section 2:3 Board of Zoning Appeals

2:3.1 Review Authority

The Board of Zoning Appeals does not act in a review or recommending capacity.

2:3.2 Decision-Making Authority

The Board of Zoning Appeals shall have final (local) decision-making authority on the following matters:

A. Special Exceptions (see Article 3, Section 3.3)

B. Variances (see Article 3, Section 3.4)

C. Appeals of Administrative Decisions (see Article 3, Section 3.5)

D. Interpretation of district boundaries where boundaries on the ground are at variance with those shown on the Official Zoning Map

Section 2:4 Establishment of Board of Zoning Appeals

A Board of Zoning Appeals is hereby created with the powers and duties set forth below.

2:4.1 Memberships

The Board of Zoning Appeals shall consist of nine members appointed by County Council to serve staggered terms of three years. Any vacancy in the membership shall be filled for the remainder of the unexpired term. Members shall be removable for cause by County Council

2:4.2 Proceedings

The Board of Zoning Appeals shall adopt bylaws governing its operations.

2:4.3 Officials

The Board shall elect from its members a Chairperson, Vice Chairperson, and any other officers deemed necessary. All such officers shall serve one-year terms and may succeed themselves.

The chairman, or in his absence the acting chairperson or vice chairperson, may administer oaths and compel the attendance of witnesses and the production of papers, records, and other documents by subpoena.

The Board shall appoint a secretary for the purposes of recordation of meetings and other administrative duties as may be required.

2:4.4 Meetings

Meetings of the Board shall be held at the call of the chairperson and at such other times as the Board may determine. Due notice shall be given to all parties in interest. All meetings of the Board shall be open to the public and all evidence and testimony shall be presented publicly.

2:4.5 Minutes of Proceedings

The Board shall keep minutes of its proceedings showing the vote of each member upon every question or his absence or failure to vote indicating such fact, and also keep records of its examinations, findings, determinations, and any other official action. No action shall be taken unless a quorum is present.

ARTICLE 3 DEVELOPMENT REVIEW AND ADMINISTRATION

Section 3:1 General Provisions

The general provisions of this section apply to all development applications and procedures under this article unless otherwise stated.

3:1.1 Application Completeness

Applications required under this Ordinance shall be considered complete only if they are submitted in the required format, include all mandatory information and are accompanied by the establishment fee. Any application that is determined to be incomplete shall, within 10 days of its submittal, be returned to the applicant along with an explanation of the application's deficiencies. Fees shall not be refunded. No further processing of the application shall occur until the deficiencies are corrected. Once the deficiencies are corrected, the application may be resubmitted without the payment of additional fees, provided that it is resubmitted by the application deadline date within 2 months of the date that the application was returned to the applicant.

3:1.2 Filing Fees

Applications shall be accompanied by the fee amount that has been established by the County Council for the respective type of application. Fees shall not **be required for applications initiated by authorized Review or Decision-Making Bodies.**

Section 3:2 Zoning Ordinance Text and Map Amendments

The regulations, restrictions, and boundaries set forth in this Zoning Ordinance may from time to time be amended, supplemented, changed, or repealed by the County Council. Prior to final action by County Council under this article, the Planning Commission shall review the amendment and offer any comments or recommendations as appropriate. All actions taken under this Article shall be done in accordance with the procedures outlined below.

3:2.1 Application

An application for any change or amendment to the text or map of this Ordinance shall contain a description and/or statement of the present and proposed zoning regulation or district boundary to be changed and the names and addresses of the owner or owners of the property. Such application shall be filed with the Greenville County Planning Commission staff in accordance with the published schedule of rezoning deadline and meeting dates. In order for an application to be processed by Planning Commission staff, all required information and forms must be completed. Planning Commission staff may return any incomplete forms to the applicant.

3:2.2 Action by the Applicant

Action shall be taken by applicants for amendments to the ordinance text or any map adopted hereunder in accordance with the provisions of this Article.

3:2.3 Initiation of Amendments

County Council, County Planning Commission, or Board of Zoning Appeals may initiate proposed changes or amendments to the ordinance text. Petitions for text changes or amendments by any interested property owner or resident of Greenville County must first be presented to the Public Service, Planning and Development Committee of County Council. In the event County Council recommends approval of the text change or amendment for public hearing, the text change or amendment shall be scheduled for public hearing, and considered for adoption.

Proposed changes or amendments to the zoning district map may be initiated by County Council, County Planning Commission, Board of Zoning Appeals, or by petition of any interested property owner with a property interest in the parcel of property being petitioned for a map change in accordance with the following procedures.

A. Initiation of Zoning by Referendum. Pursuant to State law, County Council may only impose zoning in the unincorporated areas of Greenville County. A County may also adopt zoning in selected parts of the unincorporated area of the County. Under the provisions of this subsection, residents in unzoned parts of the County can initiate zoning in a specific area utilizing the referendum method set forth as follows:

    1. For purposes of this subsection, an unzoned part of the County area designated for zoning consideration shall be known as the "Zoning Referendum Area" (ZRA). The boundaries of a ZRA to be used in a petition and referendum shall be first established by the Greenville County Planning Department ("Planning Department"). A ZRA is a contiguous area which may consist of: a) an entire voting precinct, or b) an area less than a voting precinct, c) and may extend across multiple voting precincts or portions of precincts. Where a voting precinct is divided between incorporated and unincorporated areas, the ZRA can only be composed of the unzoned and unincorporated portions of that particular precinct. In establishing a ZRA for zoning consideration, the Planning Department shall consult with residents and property owners in the area proposed for zoning. Additionally, the Planning Department may rely on natural and other recognizable features (examples - rivers, streams, highways, property lines, and the like) to establish ZRA boundaries. Once the Planning Department has given final approval of a ZRA, that area is then eligible for circulation and submission of a petition as set forth in subsection 2.

    2. Initial adoption of zoning in a ZRA requires the submission of a petition, using a form available from the Planning Department, executed by 15% of the registered voters residing within the unzoned and unincorporated area of said ZRA, to the Planning Department. Once the signed petition is received, Planning Department staff will acknowledge receipt and deliver the petition to the Greenville County Voter Registration and Election Office for certification. Upon verification of the requisite number of signatures, the Voter Registration and Election office will certify the petition, notify the Planning Department and County Council of its determination, and schedule a referendum by the voters residing in the unincorporated areas of the ZRA, to recommend to County Council whether to adopt zoning in the unincorporated areas of the respective ZRA. Zoning referenda may be held on the following dates only:

        The second Tuesday or Primary Election date in June

        The second Tuesday or General Election date in November

        All zoning petitions must be received by the Voter Registration and Election Office no later than four (4) months prior to a proposed referendum date, in order to be scheduled for a referendum on that date, and the petition must be certified by the Voter Registration and Election Office within 30 days of receipt by that office.

3. In the 4 months prior to the scheduled referendum for initial zoning, the Planning Department will prepare an amendment to the County Zoning Map in accordance with the County's Comprehensive Plan, including the future land use plan, as amended. The proposed zoning map will be presented to County Council for first reading and made available by Planning Department staff to the public for review and comment. After first reading, the Planning Department will then forward the proposed zoning map for zoning public hearing and to the Planning Commission for its review and recommendation. Based upon the comments received, the Planning Commission will present the proposed zoning map, with its recommendations and adjustments, if any, to the County Council Committee on Public Works, Planning and Development ("PWPD"). The PWPD Committee will consider and forward the proposed zoning map, with any amendments, on to County Council. County Council will take up any amendments and give second reading to the proposed map prior to the scheduled referendum.

4. If the referendum is approved by a majority of those voting in the referendum, County Council will then consider adopting and implementing the proposed zoning map upon third and final reading.

5. If a referendum is not approved by a majority of those voting in the referendum, County Council will disapprove the proposed zoning plan. The petitioners in that ZRA must then wait two years from the date of the failed referendum to resubmit a new petition with the requisite number of signatures to the Planning Department for a zoning referendum in that ZRA. Upon certification of such new petition by the Voter Registration and Election office, a second or subsequent referendum will be scheduled.

B. Initiation of Zoning by Petition. Pursuant to State law, County Council may only impose zoning in the unincorporated areas of Greenville County. A County may also adopt zoning in selected parts of the unincorporated area of the County. Under the provisions of this subsection, property owners in unzoned parts of the County can initiate zoning in a specific area utilizing the petition method set forth as follows:

1. For purposes of this subsection, property owners of a minimum of 1 square mile or 640 acres of contiguous property in an unzoned area of the County may petition for first-time zoning consideration. To initiate a new zoning area under this method, concerned property owners must bring forward an application for new zoning backed up by written evidence (which may include but is not limited to: signed letters or informal petitions showing names, signatures, and property address or tax map number) of an interest in applying for zoning from at least 25% of the property owners in a proposed zoning area to the Greenville County Planning Department ("Planning Department"). Upon receipt of a qualifying application from proposed area, the Planning Department will coordinate with those persons who submitted the petition to establish formal boundaries of the new zoning area to be subject to a petition. The petition zoning area must be at least 1 square mile in size or 640 acres of contiguous property and be made up of contiguous property(ies). In establishing a petition area for zoning consideration, the Planning Department shall consult with interested residents and property owners in the area proposed for zoning by holding at least 1 publicized community meeting.

2. Prior to the release of the County Petition form for initial zoning, the Planning Department will prepare an amendment to the County Zoning Map covering the petition area in accordance with the County's Comprehensive Plan, including the future land use plan, as amended. Upon completion, the proposed zoning map will be made available by Planning Department staff to the public for review and comment for at least 30 days.

3. Initial adoption of zoning by petition requires the completion and submission of the formal County Petition, using a form available from the Planning Department, executed by 60% or more of the property owners who own at least 60% of the total acreage within the approved petition area to the Planning Department. Once the signed petition is received, Planning Department staff will acknowledge receipt and verify the ownership and acreage for certification based on records provided by the County's Real Property Services Division. Upon verification of the requisite signatures and acreage, the Planning Department will inform County Council and Planning Commission of its determination and forward the proposed petition area zoning map for public hearing and to the Planning Commission for its review and recommendation. Based upon the comments received, the Planning Commission will present the proposed zoning map, with its recommendations to the County Council Committee on Public Works, Planning and Development ("PWPD"). The PWPD Committee will consider and forward the proposed zoning map, with any amendments, on to County Council for final consideration.
4. Any authorized petition must be submitted to the Planning Department no later than 120 days after its release. If a petition is not submitted in time for consideration or upon verification is deemed to fall below the signature thresholds set forth in subsection 3, County Council will not take up the proposed petition zoning plan. The petitioners in that area then wait 1 year from the date of the petition submission to begin a new petition effort pursuant to this section.
5. For a period of six months after the effective date of adoption of area zoning by petition, property owners in an unzoned area that are contiguous to the area may apply for initial zoning. Applications from contiguous properties can be processed and reviewed by County Council in the same manner as map amendments, without the need for a new petition. *(Am. Ord. 5013, §1, passed 9-4-2018)*

C. The processes set forth in subsections A and B are not the exclusive methods for initiation and adoption of new zoning in unzoned areas of the County. County Council reserves the right to receive new zoning area recommendations from the Planning Commission, Board of Zoning Appeals, County staff, and citizens; and to initiate and adopt new zoning areas. In such cases, the provisions of subsections A and B above will not be required in order for County Council to enact zoning regulations in previously unzoned portions in the unincorporated area of the County. *(Am. Ord. 4265, §§ 1, 2, passed 3-3-2009)*

3:2.4 Public Hearing

Upon receipt of a completed application from the Planning Commission staff for an amendment to the Zoning Ordinance text or map, the request shall be placed the request on the agenda for the next scheduled public hearing. No amendment to the Zoning Ordinance text or map shall be eligible for reading by County Council until after a public notice and hearing by County Council.

The Planning Department staff shall present the facts regarding the request for the amendment at the public hearing. This presentation shall be made a part of the hearing record. *(Am. Ord. 4500, § 1, passed 8-21-2012)*

3:2.5 Notice of Hearing

Notice of a public hearing shall be in accordance with state law. The Planning Department staff shall provide the applicant or his designated representative with an adequate number of Notice of Hearing signs to allow the applicant or his designated representative to properly post and maintain on the

property a County Notice sign at least 15 days prior to the date of the public hearing. Only such signs as provided by the Planning Department staff shall be used and such signs shall be placed in a conspicuous place or places on the affected premises. The posting of the subject property is the responsibility of the applicant. Failure to keep the subject property posted will result in removal of the rezoning application from the zoning hearing docket and forfeiture of the application fees. In the event the signs are removed, the applicant may submit a new rezoning application and fees for the following month. All Notice of Zoning Hearing signs must be removed within 5 days after the public hearing. *(Am. Ord. 4500, § 1, passed 8-21-2012)*

3:2.6 Action by the Planning Staff and Planning Commission

The Planning staff shall, upon receipt of a request for an amendment to the Zoning Ordinance text or map, review and make written recommendations to the Greenville County Planning Commission concerning the request. The Planning Commission shall have 30 days within which to submit its report and recommendation to County Council. The Planning Commission may allow additional public comment on a zoning docket at its regularly scheduled meeting. If the Planning Commission fails to submit a report within the prescribed time period, it is deemed to have approved the change or departure from the text or map. *(Am. Ord. 4500, § 1, passed 8-21-2012)*

3:2.7 Action by County Council

The Planning and Development Committee shall consider information presented at the public hearing and the staff review and recommendation received from the Greenville County Planning Commission before making a recommendation to County Council. In its recommendation, the Planning Commission may request an additional comment session. The Planning and Development Committee may return the zoning docket to the Planning Commission and require an additional public comment session on the zoning docket based on the Committee's determination or based on the request by the Planning Commission. Should the docket be returned to the Planning Commission for comment purposes, the public comment session shall be held at the next regularly scheduled meeting of the Planning Commission.

Before County Council approves any map amendment, the Planning Commission and County Council shall be informed of the relation of the application to the provisions of the county's Comprehensive Plan or, in the absence of such information, that one or more of the following should be considered:

A. That the original zoning classification given the property was improper or inappropriate.
B. That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the county's Comprehensive Plan and which have substantially altered the basic character of such area.

If the Planning Commission recommends denial of the request for an amendment, County Council may reject the recommendation of the Planning Commission by a favorable vote of two-thirds of the members of the Council.

Greenville County Council or Council's Planning and Development Committee shall have the option to defer action on any rezoning request in order to gain additional facts or to seek the resolution of any disputes surrounding the rezoning case. *(Am. Ord. 4500, § 1, passed 8-21-2012)*

3:2.8 Reconsideration of Request for Amendment

When County Council shall have denied a request for an amendment, it shall not consider the same or a less restrictive reclassification for an amendment affecting the same property until one year from the date of the previous denial. A more restrictive classification is not subject to the one-year period. Furthermore, when an application for an amendment is withdrawn at the request of the applicant after such time as the application has been legally advertised for public hearing, it shall not be considered for an amendment affecting the same property for six months from the date of withdrawal.

3:2.9 Effective Date of Changes in Zoning or Map Ordinances

Any ordinance affecting a change in the text of the Zoning Ordinance or zoning maps shall not become effective until the day following third reading by County Council.

3:2.10 Rezoning Fees

When a proposed amendment to the ordinance text or map is initiated by individuals or parties other than County Council, Planning Commission, or Board of Zoning Appeals, a fee shall be paid for each application for administrative and advertising expenses as set forth in the following table.

Table 3.1 Rezoning Fee Schedule

Zoning Requested	**Acreage**									
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10 or Greater**
Districts	**Dollars**									
Single-Family Residential Districts	70.00	100.00	135.00	170.00	205.00	240.00	270.00	305.00	340.00	350.00
Multifamily Residential Districts	205.00	240.00	270.00	305.00	340.00	375.00	405.00	440.00	475.00	500.00
Nonresidential Districts	270.00	305.00	340.00	375.00	405.00	440.00	475.00	510.00	540.00	600.00
PD					650.00					
FRD	750.00									
Text Amendments	100.00									
Site Plan Review	75.00									

(Am. Ord. 4229, § 1, 2, passed 10-21-2008; Am. Ord. 4382, § 1(1), passed 10-19-2010)

3:2.11 Stay of Proceedings

A pending rezoning application stays any enforcement actions related to a violation of the GCZO on the property which is the subject of the rezoning request. If the rezoning application is withdrawn or denied, then any enforcement action will continue. Only one stay of enforcement action shall be granted pursuant to this section and no stay of enforcement action shall be granted after a decision has been made on the rezoning application that resulted in the stay *(Ord. 4266, § 2, passed 3-3-09; Revised Ord. 5457, passed 11-1-22)*

Section 3:3 Special Exceptions

3:3.1 Uses Permitted by Special Exception

The Board of Zoning Appeals may hear and decide upon uses by special exception specifically authorized by the terms of this Ordinance. The Board shall not authorize a use by special exception unless the following conditions are met:

A. A written application is submitted.

B. Notice shall be given at least 15 days in advance of a public hearing in a newspaper of general circulation.

C. A public hearing shall be held.

D. The Board shall make written findings indicating compliance with the regulations governing the special use, and any conditions placed on the approval by the Board.

When an applicant requests a Use by Special Exception under the terms of this Ordinance, the Zoning Administrator shall provide the applicant or his designated representative with an adequate number of Notice of Hearing signs to allow the applicant or his designated representative to properly post, and maintain on the subject property, County Notice sign at least 15 days prior to the date of the Board of Zoning Appeals hearing. Only such signs as are provided by the Zoning Administrator shall be used and such signs must be placed in a conspicuous place or places on the affected premises.

Upon the first failure to comply with the posting requirements, the scheduled hearing will be removed from the agenda and rescheduled for the next available hearing date. A second failure to comply with the posting requirements will result in the forfeiture of the application fee and removal of the scheduled hearing from the agenda. All signs must be removed within 30 days after the public hearing.

Section 3:4 Variances

3:4.1 Consideration of Variances

The Board of Zoning Appeals is authorized to hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

The Board of Zoning Appeals may authorize upon written appeal in specific cases such variance from the terms of this Ordinance as will not be contrary to the public interest where:

A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

B. These conditions do not generally apply to other property in the vicinity;

C. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

D. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The Board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance. Other requirements may be prescribed by the zoning ordinance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare.

Before action is taken on a request for a variance, the Board shall hold at least one public hearing at which any party may appear in person, by agent, or attorney.

Notice shall be given at least 15 days in advance of a public hearing. The owner of the property for which the variance is requested, or his agent, as well as parties in interest shall be notified by mail. Notice of hearings shall be made in a newspaper of general circulation in Greenville County, posted on the property for which a variance is requested, and posted at Greenville County Square.

When an applicant requests a variance from the terms of this Ordinance, the Zoning Administrator shall provide the applicant or his designated representative with an adequate number of Notice of Hearing signs to allow the applicant or his designated representative to properly post and maintain on the property, a Notice of Hearing sign at least 15 days prior to the date of the Board of Zoning Appeals hearing. Only such signs as provided by the Zoning Administrator shall be used and such signs shall be placed in a conspicuous place or places on the affected premises. Upon the first failure to comply with the posting of Notice requirements, the hearing will be removed from the agenda and rescheduled for the next available hearing date. A second failure to comply with the posting of Notice requirements will result in forfeiture of the application fee and removal of the hearing from the agenda. All signs must be removed within 30 days after the public hearing.

In granting any variance, the Board may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violation of such conditions and safeguards shall be a violation of this Ordinance and punishable under Article 13.

Section 3:5 Appeals and Hearings

3:5.1 Duties of Zoning Administrator, Board of Zoning Appeals, County Council, and Courts on Matters of Appeal

It is the intent of this Ordinance that all questions of interpretation and enforcement shall be first presented to the Zoning Administrator and such questions shall be presented to the Board of Zoning Appeals only on appeal from the decision of the Zoning Administrator, and that recourse from the decision of the Board of Zoning Appeals shall be as provided by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S. C. Code Title 6, Chapter 29.

It is further the intent of this Ordinance that the duties of the County Council in connection with this Ordinance shall not include hearing and deciding questions of interpretation and enforcement that may arise. The procedure for deciding such questions shall be as stated in this section and this Ordinance. Under this Ordinance, the County Council shall have only the duty of considering and adopting or rejecting proposed amendments or the repeal of this Ordinance as provided by law.

3:5.2 Appeals to the Board

The Board shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Administrator in the enforcement of this Ordinance.

Appeals to the Board of Zoning Appeals concerning interpretation or administration of this Ordinance may be taken by any person aggrieved or by any officer, department, board, or bureau of the county. Appeal must be taken within thirty- five (35) days from the date of the decision notice or letter, by filing with the officer from whom the appeal is taken, and with the secretary of the Board notice of appeal specifying the grounds of such appeal. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken. The Board of Zoning Appeals shall fix a reasonable time for hearing the appeal, give due notice of the hearing, at least 15 days prior to the hearing date, to the parties of interest, and decide the same within a reasonable time. At the hearing, any party may appear in person or by designated agent or attorney. The Board may reverse or affirm, wholly or in part, or may modify the order, requirement, decision, or determination appealed from and shall make such order, requirements, decision, or determination and to that end shall have all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit.

3:5.3 Stay of Proceedings

An appeal, or other pending completed application requesting Board action (variance, special exception) stays all proceedings in furtherance of the action appealed from unless the officer from whom the appeal is taken, certifies to the Board, after notice of appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In which case, proceedings shall not be stayed other than by a restraining order, which may be granted by the Board or by a court of competent jurisdiction.

3:5.4 Decisions

The concurring vote of the majority of the members of the Board of Zoning Appeals shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Administrator charged with the enforcement of this Ordinance, to decide in favor of the applicant any matter upon which it is required to pass under this Ordinance, or to grant a variance from the provisions of this Ordinance. In all final decisions or orders, the Board must specifically state that it is ordering, modifying or denying the particular matter presented to it for decision.

All final decisions and orders of the board must be in writing and be permanently filed in the office of the board as a public record. All findings of fact and conclusions of law must be separately stated in final decisions or orders of the board, which must be delivered to parties of interest by certified mail.

3:5.5 Parties in Interest

For the purposes of this Article, “parties of interest” shall include the applicant and/ or the appellant, and other persons who have submitted a written statement to the Board or Zoning Administrator indicating their interest in the matter before the Board.

3:5.6 Appeals

Every decision of the Board of Zoning Appeals may be appealed in the manner provided by the laws of the State of South Carolina and particularly by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S. C. Code Title 6, Chapter 29.

3:5.7 Board of Zoning Appeals Fees

An administrative fee of $80 plus $20 required advertising cost shall be paid to the Zoning Administrator for each application for a variance, use permitted by special exception, appeal, or interpretation to the Board of Zoning Appeals.

3:5.8 Action after Denial of a Variance or Use by Special Exception

After the Board of Zoning Appeals has denied a request for a Variance or Use by Special Exception, the applicant must wait 1 year from the date of the denial before applying for a new Variance or Use by Special Exception on the same property. If the request has been substantially altered from the original request, the applicant must wait 3 months from the date of the denial before applying for a new Variance or Use by Special Exception on the same property. The Zoning Administrator shall determine if a new request for a Variance or Use by Special Exception has been substantially altered. His decision may be appealed to the Board of Zoning Appeals pursuant to the provisions of §3:5. *(Ord. 4266, § 1, passed 3-3-2009)*

Section 3:6 Building Permits

No land shall be used, occupied, or excavated, and no building or other structure shall be erected, structurally altered, added to, or moved until approval for the issuance of a Building Permit has been granted by the Zoning Administrator. If the proposed plan, in two copies, conforms with the provisions of this Ordinance, the Zoning Administrator shall endorse a Building Permit Application, and return one copy of the plan to the applicant. The Zoning Administrator shall mark the plan as approved and attest to the same by authorized signature. The Office of Building Safety shall retain the second copy of the plan, similarly marked, and a copy of the Building Permit. A record of all Building Permits issued and/or plans shall be kept on file in the Office of Building Safety in accordance with the S.C. Department of Archives & History, Division of Archives and Records, Management Retention Schedule.

3:6.1 Right of Appeal

If the request for a Zoning Application is disapproved, or a Certificate of Use is denied, the applicant may appeal the action of the Zoning Administrator to the Board of Zoning Appeals.

Section 3:7 Certificate of Use

3:7.1 Certificate of Use

It shall be unlawful to use, occupy, or permit the use of any building or premises or part hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure or effect a change of tenancy/ownership until a Certificate of Use has been issued by the Zoning Administrator stating that the proposed use of the building or land complies with the provisions of this Ordinance.

The Zoning Administrator shall retain a record of all Certificates of Use issued.

3:7.2 Application Procedures

Application for a Certificate of Use shall be made coincidentally with the application for a building permit. The Certificate of Use shall be issued within five days after the successful completion of all the final inspections related to the project.

3:7.3 Temporary Certificate of Use

The Zoning Administrator may issue a temporary Certificate of Use for a period as determined by the Zoning Administrator, but not to exceed six months for alterations, or for use of a building pending completion, or for bazaars, carnivals, and other temporary activities. The temporary certificate may require conditions and safeguards to protect the occupants and the general public.

3:7.4 Failure to Obtain Certificate of Use

Failure to obtain a Certificate of Use shall be a violation of this Ordinance and punishable under Article 13 of this Ordinance. *(Am. Ord. 4402, § 2, passed 2-1-2011)*

Section 3:8 Conformance of Construction and Use

Certificates of Use are issued on the basis of approved construction documents and applications approved by the Zoning Administrator. Certificates of Use authorize only the use, arrangement, and construction set forth in such approved construction documents and applications.

Use, arrangement, or construction that differs from approved construction documents and applications is a violation of the Ordinance and punishable under Article 13 of this Ordinance.

Section 3:9 Site Plan Review for PD, NC, POD, and FRD

This section lists the criteria by which PD, Planned Development, districts, NC, Neighborhood Commercial districts, POD, Planned Office Development districts, and FRD, Flexible Review Districts, are reviewed. Permitted uses must be in conformance with the zoning district requirements.

A site plan meeting the requirements of this section shall be reviewed and approved by the Planning Commission staff prior to the issuing of permits (i.e. grading, encroachment). All site plan review approvals are valid for 1 year, where upon if no permit has been issued, a new site plan review will be required. Provided, however, approved site plans for the zoning districts covered under this Section; PD, NC, POD, and FRD are subject to the provisions of the County's Vested Rights Ordinance.

3:9.1 Application for Site Plan Review

All applications for development in the PD, Planned Development district, NC, Neighborhood Commercial district, POD, Planned Office District, and FRD, Flexible Review district shall be made to the office of the Planning Commission. The application fee of $75 shall accompany the application. The Planning Commission staff shall provide the applicant or his designated representative with an adequate number of Public Notice Plan Review signs to allow the applicant or his designated representative to properly post and maintain on the property a notice of public hearing at least 15 days prior to the date of the Planning Commission hearing. The Planning Commission may authorize the planning staff to review and approve site plans. At the discretion of the planning staff or in the case of an appeal of the decision of the planning staff, the Planning Commission will act on the application. In this case, the Planning Commission staff shall submit a written review and recommendation of the application to the Planning Commission. The Planning Commission will evaluate the staff's recommendation in its consideration of the application. The Planning Commission may impose additional or more restrictive requirements if it is determined that it is within the best public interest.

Before the planning staff makes a recommendation to the Planning Commission, it shall determine the following:

A. That the spirit of the zoning district shall not be violated.

B. That the proposed development will harmonize with existing developments.

C. That the proposed development will be a desirable addition to the physical pattern of the neighborhood.

D. That the design be such that additional traffic will not be a burden on existing streets.

E. That no adverse environmental impacts will be created by the proposed development.

F. That the visual appearance of the development will harmonize with the existing development.

G. That the architectural character blends with the surrounding area.

3:9.2 Site Plan Submittal Requirements

Two reproducible copies of the site plan meeting the requirements of this section must be submitted to the Planning Commission office. No building permit shall be issued until site plans have been reviewed and approved by the Planning Commission following the process outlined in Section 3:9.1. In order to ensure proper and expeditious review, the site plan must meet the following criteria:

A. The site plan must be drawn to a scale of not less than 100 feet to 1 inch by a registered engineer/surveyor of the State of South Carolina;

B. A vicinity map, title block, scale, north arrow, site size, and property line survey;

C. The location of any utility easements;

D. The land use for every part of the site and the number of acres devoted to each use;

E. The site's traffic circulation plan, including the location of curb cuts and points of ingress/egress, and also including the location and width of all streets, drives, medians, service areas, dumpster pads, entrances to parking areas, etc.;

F. The site's parking plan, including all off-street parking, loading/unloading areas, and structures, and also including all parking spaces and their dimensions;

G. Storm Water Management and Sedimentation and Erosion Control Plans, which must be submitted to the County Soil and Water Conservation District;

H. The site's sign plan, which includes all exterior signage of the development;

I. The site's lighting plan, including the location, height, and type of all exterior light fixtures;

J. If applicable, the location of all proposed nonresidential buildings or structures, their general exterior dimensions, and gross square footage;

K. If applicable, the location of all proposed residential structures, their general exterior dimensions, the number of residential dwelling units by type, and the number of the bedrooms in each unit;

L. If applicable, the site's pedestrian circulation plan, including the location of all sidewalks, paths, trails, etc. and the dimensions thereof;

M. The screening and landscape plan for the site; including the location, size, and type of plant material;

N. Specifications indicating the proposed treatment or improvements to all open space areas and the delineation of those areas proposed for specific types of developed recreational activities;

O. Elevations of proposed development;

P. Perspective sketch indicating colors and materials of all structures and screening. *(Am. Ord. 4382, § 1(1), passed 10-19-2010)*

INTENTIONALLY BLANK

ARTICLE 4 DEFINITIONS

Except where specifically defined herein, all words used in this Ordinance shall carry their customary meanings. Words used in the present tense include the future tense; the singular number includes the plural. The word shall is mandatory, not directory.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Apartment – Same as *"Dwelling, Multiple-Family."*

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

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

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

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

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

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

Automobile sales – Establishments engaged in the sale or rental of vehicles, except motorcycles, designed and used for the transportation of 12 or less persons along public streets and highways.

Automotive Repair Facility – A building or part thereof, which is used for painting, body and fender work, engine overhauling, or other major repairs of motor vehicles. These repairs typically take more than one day to complete. These facilities may not dispense flammable or combustible liquids.

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

Automobile Service Station – An establishment used for the servicing of automobiles including the sale of gasoline, oil, grease, minor accessories, and washing and polishing, but excluding the sale of automobiles, body repairing, major motor repairing, and painting.

Automotive Storage Facility – A lot or facility in which automobiles are stored for periods greater than five (5) days.

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

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

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

Banquet Hall – See Special Event Facility

Barn or Stable – A structure that may be used to house animals, farm equipment, feed, storage or other farm related items.

Basement – Any floor level below the first story in a building, except that a floor level in a building having only one floor level shall be classified as a basement unless such floor level qualifies as a first story as defined herein.

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

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

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

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

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

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

Board – The Greenville County Board of Zoning Appeals.

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

Buffer – An area of land used to physically separate one use from another or which acts as a separation between two land uses of different intensity.

Buffer (Big Box Retail) – Also known as a "screen". An area provided to reduce the conflict between two different land uses. Buffers are intended to mitigate undesired views, noise and glare – effectively providing greater privacy to neighboring land uses. Typical buffers consist of materials that serve this purpose and include, but are not limited to, plant materials, walls, fences and/or significant land area to separate the uses.

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

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

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

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

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

Building Face, Public – Any building side that is visible from public or private right-of-ways and/or the faces that contain public entry.

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

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

Building, Temporary – A building used temporarily for the storage of construction materials and equipment incidental and necessary to on-site permitted construction of utilities, buildings, or other community facilities, or used temporarily in conjunction with the sale of property within a subdivision under construction.

Business or Financial Services – An establishment intended for the conduct of professional business services by a commercial enterprise.

Business Incubator Centers – A business/office building that provides space for multiple tenants.

Caliper – A unit of physical measure for defining the diameter of a planted tree measured eighteen (18) inches above ground level.

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

Canopy Tree – Any single-stem tree which normally reaches a height of 30 feet or more and a crown spread of 20 feet or more in excess of 45 feet at maturity.

Care Facilities – Child/Adult

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

Day Care Center – A facility that provides personal care service for **6 or more persons and less than 24 hours**. (*Personal care service* - The care of persons who do not require chronic or convalescent medical or nursing care. Personal care involves responsibility for the safety of the person while at the facility.)

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

Day Care Home – A residential home that serves as a personal care facility for **5 or less persons**. Only those residing in the home may be involved in the day-to-day operation of the adult / childcare home. (*Personal care service* - The care of persons who do not require chronic or convalescent medical or nursing care. Personal care involves responsibility for the safety of the persons while at the home.)

Group Care Home – A residential home that serves as a personal care facility for **5 or less persons on a 24-hour basis**. Only those residing in the home may be involved in the day-to-day operation of the adult / childcare home. (*Personal care service* - The care of residents who do not require chronic or convalescent medical or nursing care. Personal care involves responsibility for the safety of the resident while at the home.)

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

Nursing Care in Home – A residential home that serves as a personal nursing care facility for **5 or less persons on a 24-hour basis**. Only those residing in the home may be involved in the day-to-day operation of the adult / childcare nursing home.

Cemetery – Land used or intended to be used for the burial of the dead, including columbariums, mausoleums, and chapels when operated in conjunction with and within the boundaries of such cemetery.

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

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

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

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

Church – A building for public worship regardless of denomination or religious affiliation.

Church, Mega – A house of worship that has a seating capacity of more than 1750 persons in the sanctuary, and that may include such non traditional accessory uses as retail sales, residential sales, amusements parks, and sport and entertainment facilities, as an integrated part of the development."

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

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

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

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

Commercial Vehicle - A commercial vehicle is any vehicle that is used primarily for business purposes. Commercial vehicles shall be determined by business identification and/or class of vehicle as outlined by the Federal Highway Administration.

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

Communication Antenna – A device used to transmit and/or receive radio or electromagnetic waves between terrestrially or orbitally based structures.

Communication Tower – A tower of any size which supports communication (broadcast or receiving) equipment utilized by commercial, governmental, or other public and quasi-public users. This does not include communication equipment operated by a public service agency, private home use of satellite dishes and television antennas, or amateur radio operators as licensed by the Federal Communications Commission.

Community Center - A facility used for recreational, social, educational, and/or cultural activities, usually owned and operated by a public or non-profit group or agency. A community center provides ongoing activities and services for the general benefit of people in the community, such as educational, art, and recreational classes; indoor and outdoor recreational facilities; job training and small business development; child and adult day care; social activities; group meeting space; performance and event space; and kitchen and dining facilities.

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

Conditional Use – Provisions that impose conditions, restrictions, or limitations on a permitted use that are in addition to the restrictions applicable to all land in the zoning district.

Condominium – A multiple dwelling or development containing individually owned dwelling units and jointly owned and shared areas and facilities, which dwellings or development is subject to the provisions of state law.

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

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

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

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

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

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

Developable Land – Land which is suitable as a location for structures.

Diameter at Breast Height (DBH) – Diameter at Breast Height is used for measuring all trees greater than twelve inches caliper. The DBH of a tree is the total diameter in inches of a tree trunk or trunks measured in inches at a height of 4.5 feet above existing grade (at the base of the tree). If a tree trunk

splits at ground level and does not share a common base, then each trunk shall be measured as a separate tree. If a multi-trunk tree splits below the 4.5' mark, all trunks shall be measured separately and count as one tree.

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

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

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

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

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

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

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

Dwelling, Multiple-Family – A residential building containing three or more individual dwelling units located on a single lot or parcel of ground. A multiple-family dwelling, commonly known as an apartment house, generally has a common outside entrance(s) for all the dwelling units, and the units are generally designed to occupy a single floor one above the other.

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

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

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

Dwelling, Two-Family (Duplex) – A residential building containing two individual dwelling units located on a single lot or parcel of ground.

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

Equipment Sales and Rental – Establishments primarily engaged in the sale, service or rental of tools, trucks, tractors, construction equipment, agricultural implements, party supplies, and similar industrial equipment, and the rental of temporary office/storage trailers. Included in this use type are the incidental storage, maintenance, and servicing of such equipment.

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

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

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

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

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

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

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

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

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

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

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

Forestry and Logging Activities – The use of land for the raising and harvesting of timber, pulp woods, and other forestry products for commercial purposes, including the cutting and removal of trees from their growing site and the related operation of cutting and skidding machinery. Forestry and logging

activities do not include the construction or creation of roads or the clearing of land for construction approved under this Ordinance, which is considered accessory to the development of the property.

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

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

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

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

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

Grand Tree – A tree that is designated to be of notable significance and value because of its size, location, and/or age.

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

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

Group Home – A use, structured as a single housekeeping unit and in accordance with any applicable state code, rules and regulations, that provides a support setting for persons, who by reason of mental or physical disability, addiction to drugs or alcohol or family and/or school adjustment problems, require a specialized residential setting.

Group Non-Residential Development – A building or group of buildings which consists of more than one office, commercial, retail or industrial structure erected on one or more parcels of ground developed with a common plan for the protection, maintenance and improvement of the parcels with reciprocal easements and rights in one or more of the parcels and governed by an Owner's Association or developed as a horizontal property regime.

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

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

Hip Roof – Roof without gables.

Home Occupation - Any use of principal and accessory buildings clearly incidental to their uses for dwelling purposes and conducted for compensation by a resident thereof within a residential district and meeting the requirements of Article 6 of this Ordinance.

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

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

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

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

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

Industrial/Service – Enterprises engaged in the processing, manufacturing, compounding, assembling, packaging, treatment or fabrication of materials and products, from processed or previously manufactured materials. Included would be assembling electrical appliances, bottling, foodstuffs, and printing plants, and the manufacturing of paint, oils, pharmaceuticals, cosmetics, solvents and other chemicals, and the production of items made of stone, metal or concrete.

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

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

Junk Yards – Any property which is used in part or in whole for the storing, keeping, buying or selling of items defined as “junk”, excluding properly licensed landfills, but including but not limited to abandoned barrels or drums, dismantled or inoperable industrial or commercial equipment or

machinery being salvaged for parts, and the following old, scrap or used items: metal; rope; rags; batteries; paper; cardboard; plastic; rubber; pallets; appliances; motors; industrial or commercial fixtures; rubbish; debris; wrecked, dismantled or disabled motor vehicles or parts thereof.

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

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

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

Legislative Body – Greenville County Council.

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

Lot – A parcel of land designated by number or other symbol as a part of a legally approved and recorded subdivision or as described by metes and bounds and recorded in the office of the Greenville County Register of Deeds.
Lot of Record – A lot existing before the adoption of the Zoning Ordinance and as shown or described on a plat or deed in the records of the Greenville County Register of Deeds.

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

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

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

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

Lot, Double Frontage – A lot which extends through a block having frontage on two roads.

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

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

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

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

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

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

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

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

Mini-Warehouse – A facility composed of one or multiple structures divided into sections for use as storage of items either temporary or long-term and not to be used for any other purpose (such as small office, garage, etc.). Such a facility may include one accessory manager's office/apartment which is clearly subordinate to the primary use of the facility for warehousing purposes.

Mixed Use Development – A parcel of land or portion thereof containing two or more uses.

Mixed Use Structure – A building or portion thereof containing two or more occupancies or uses.

Mobile Food Unit – Any vehicle, trailer, or other movable motorized or non-motorized establishment that is used for the sale of food and beverages to the general public.

Modular Home – A home consisting of two or more factory fabricated components that do not have an integrated chassis which are transported to the home site where they are put on a permanent foundation or slab and joined to make a permanent single-family house. Such units shall comply with all state laws and adopted building codes.

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

Nightclub – Any establishment, whether public or a private club, including cocktail lounges, etc., serving a predominantly adult clientele, and whose primary business is the sale of alcoholic beverages, including beer and wine, for consumption on the premises in conjunction with dancing or live performances. The purchase of food is at the option of the customers and not required by the operator. The sale of alcoholic beverages, beer, and wine must be licensed by the State Alcoholic-Beverage Licensing Board.

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

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

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

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

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

Office – Business – A location, usually a building or portion of a building, where a company conducts its business. A company can have just one office, known as its home office, or a main office and a variety of field offices or branch offices

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

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

Office Support Services – Office Support Services where the office services are the portion of a company made up of administrative and support personnel who are not client facing. People who

hold jobs in office positions carry out functions such as settlements, clearances, record maintenance, regulatory compliance, accounting and IT services.

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

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

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

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

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

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

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

Permitted Use – Use or activity which because of it's nature and impact is allowed to occur within a designated zoning or regulating district as a use by right or a special use.

Personal motorized vehicle sales and rental - Establishments primarily engaged in the sale, service or rental of motorcycles, atv's, mopeds, golf carts and other vehicles intended for off-road recreational use. Included in this use type are the incidental storage, maintenance, and servicing of such equipment.

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

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

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

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

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

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

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

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

Protected Ridgeline Area – All land within fifty (50) feet, measured downslope, from the ridgeline down each slope.

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

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

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

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

Recreation, Indoor – An establishment providing completely enclosed recreation activities. Accessory uses shall be permitted to include the preparation and serving of food and/or the sale of equipment related to the enclosed uses. Included in this definition shall be bowling, roller-skating or ice-skating, billiards, pool, motion picture theatres, and related amusements.

Recreation, Outdoor – An area free of buildings except for restrooms, dressing rooms, equipment storage, maintenance buildings open-air pavilions and similar structures used primarily for recreational activities.

Recreational Vehicle (RV) - A vehicular unit, which is designed as a temporary dwelling for travel, recreational, and vacation use, and which is self-propelled, mounted on, or pulled by another vehicle.

Examples include but are not limited to a travel trailer, camping trailer, truck camper, motor home, fifth-wheel trailer, or van.

Recyclable Materials – Reusable material including, but not limited to, glass, clothing, plastics, paper products (e.g. news papers, stationary, scrap paper, computer paper and corrugated cardboard) rubber, batteries, ferrous and non-ferrous metals, concrete asphalt, wood, building materials, and yard wastes.

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

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

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

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

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

a) **Materials Recovery Facility ("MRF")** – A facility which accepts recyclable materials that have been separated from the waste stream and are delivered either by private citizens, businesses or recyclables collectors (i.e. "source separated" recyclables) to be processed in order to meet market specifications.

b) **Dirty Materials Recovery Facility ("DMRF")** – A facility which separates recyclable materials from a combined stream of household refuse and processes the recyclables in order to meet market requirements.

c) **Co-composting Facility** – A facility which accepts yard waste, industrial process wastes, agricultural wastes, residues from agricultural products processing, or sludge, functioning as a nitrogen source, to be combined in a manner that will lead to its biological or natural degradation.

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

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

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

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

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

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

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

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

Roadside Buffer – The designated area between the road right-of-way and the parking area used to soften the impact of dissimilar land uses and provide screening to satisfy the requirements of this Ordinance.

Runway – A defined area at an airport or airstrip prepared for landing and take-off of aircraft along its length.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Small-Scale Urban Farming - Small scale production of agricultural products such as produce and flowers grown to sell through a marketing channel such as Farmers' Markets, CSAs, or other means. This does not include the production of animals or their products.

Small Tree – A single or multi-stem tree of a species that normally reaches a mature height between eight (8) and thirty (30) feet and a crown spread of less than twenty (20) feet at maturity.

Special Event – A Special Event is a celebration, ceremony, wedding, reception, corporate function, or similar activity that takes place on a regular basis, involving the gathering of individuals assembled for the common purpose of attending an event. Special Events are subject to a use agreement between a facility owner and another party. Uses that are accessory to a single family residential use

and are not subject to a use agreement are not defined as a special event and are not regulated under this ordinance. These include, but are not limited to, private parties, gatherings, and similar activities. This definition does not include churches and similar congregations where a wedding or funeral is an ancillary use.

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

Stadium – An outdoor open-air facility with tiers of seats for viewing events such as sports and concerts etc.

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

Storage Unit, temporary portable – A temporary portable storage unit means any unit not less than six hundred (600) cubic feet in size, including, but not limited to, a trailer, box, or other shipping container, primarily for use as storage space.

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

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

b) **Collector Street** – A street designed primarily to connect residential service streets with arterial streets, or to provide a direct connection between two arterial streets, with traffic having neither origin nor destination on the street.

c) **Residential Street** – A street used primarily to provide access from major or minor collector streets to residential units. By nature of their design, these streets serve vehicles passing through the area with either origin or destination within the area. The classes of residential streets are listed in the Land Development Regulations, Section 1.2.

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

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

Structure – Anything constructed or erected which requires permanent location above grade. For purposes of this Ordinance, "structure" does not include landscape features such as ornamental pools, planting boxes, sculpture, bird baths, open terraces, walkways, driveways, walls or fences, shelters for pets, playhouses, open stairs, recreational equipment, flagpoles, light standards, game

courts, swimming pools, underground fallout shelters, air conditioning compressors, pump houses or wells, mailboxes, outdoor fireplaces, gatehouses, burial vaults, or bus shelters.

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

Swimming Pool – Any structure intended for swimming, recreational bathing or wading that contains water over 24 inches (610mm) deep. This includes in-ground, above-ground and on-ground pools, hot tubs, spas and fixed in place wading pools.

Tavern – Any establishment, whether public or operated as a private club, including cocktail lounges, etc., serving a predominantly adult clientele, and whose primary business is the sale of alcoholic beverages, including beer and wine, for consumption on the premises, and where the purchase of food is at the option of the customers and not required by the operator. The State Alcoholic Beverage Licensing Board must license the sale of alcoholic beverages, beer, and wine.

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

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

Tract – An area, parcel, site, piece of land, or property.

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

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

Uses By Special Exception – A Special Exception use is one which is not permitted by right, but which may be permitted after assessing and addressing potential uses. The Zoning Ordinance lists, by zoning district, those uses that may be allowed by right or by Special Exception. Only uses contained in these lists will be considered in each zoning district.

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

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

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

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

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

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

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

Wedding Chapel – See Special Event Facility

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

Winery – A facility where grapes or other fruit are processed into wine or similar spirits. Such facilities include all aspects of production, including growing, crushing, fermenting, aging, blending, bottling, and storage, as well as administrative offices and a tasting room. A winery that produces 50,000 or more cases of wine per year is considered an industrial/service use.

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

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

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

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

(Am. Ord. No. 3968, § 1, passed 11-1-2005; Am. Ord. No. 4089, § 1(2), passed 3-6-2007; Am. Ord. 4224, § 1(3), passed 9-16-2008; Am. Ord. 4272, § 2, passed 4-7-2009; Am. Ord. 4402, § 2, passed 2-1-2011, Am. Ord. 4610, § 2, passed 1-21-2014; Am. Ord. 4638, §1(1), passed 7-8-2014; Am. Ord. 4670,

§1, passed 11-2-2014, Am. Ord. 4789, §1, passed 4-5-2016; Am. Ord. 4917, §1, passed 7-18-2017; Am. Ord. 4942, §1, passed 10-3-2017)

ARTICLE 5 ZONING DISTRICT REGULATIONS

Section 5:1 Zoning Districts

The Greenville County zoning jurisdiction area is hereby divided into the following districts:

Base Zoning Districts

R-R3,	Rural Residential
R-R1,	Rural Residential
R-S,	Residential Suburban
R-20,	Single-Family Residential
R-20A,	Single-Family Residential
R-15,	Single-Family Residential
R-12,	Single-Family Residential
R-10,	Single-Family Residential
R-7.5,	Single-Family Residential
R-6,	Single-Family Residential
R-M2 / R-M20,	Multifamily Residential
R-MA,	Multifamily Residential
R-MHP,	Residential Manufactured Home Park District
O-D,	Office District
C-1,	Commercial District
C-2,	Commercial District
C-3,	Commercial District
S-1,	Services District
I-1,	Industrial District

Special Purpose and Review Districts

I-2,	Industrial Park District
PD,	Planned Development District
NC,	Neighborhood Commercial District
POD,	Planned Office District
FRD,	Flexible Review District
ESD-PM	Environmentally Sensitive District - Paris Mountain
AP,	Airport Protection District
HP,	Historic Preservation District
SRC,	Scuffletown Rural Conservation District
BTD,	Business Technology District
AG,	Agricultural Preservation District

(Am. Ord. 4942, § 1, passed 10-3-2017)

5:1.1 Zoning District Hierarchy

Under the hierarchy established by this Ordinance, the R-R3 district is the most restrictive zoning district, while the I-1 district is the least restrictive zoning district. The list of uses in **Section 5:1** presents the districts in order, from most restrictive to least restrictive. Special Purpose Districts and Review Districts are not included in the zoning district hierarchy.

Section 5:2 R-R3, Rural Residential District

The purpose of this district is to provide a low density housing option in areas that are rural in character and are not necessarily served by public water or sewer. The restrictions contained in this district also are intended to preserve trees and protect natural amenities within the rural portions of the County.

5:2.1 Uses Permitted and Uses by Special Exception

See Table 6.1

5:2.2 Permitted Residential Densities

See Table 7.1

5:2.3 Setback/Height

See Table 7.3

5:2.4 Off-Street Parking/Loading
See Table 12.1

5:2.5 Access to Lots
See Section 9:4

Section 5:3 R-R1, Rural Residential District

The purpose of this district is to provide a low density housing option in areas that are rural in character and are not necessarily served by public water or sewer. The restrictions contained in this district also are intended to preserve trees and to protect natural amenities within the rural portions of the County.

5:3.1 Uses Permitted and Uses Permitted by Special Exception
See Table 6.1

5:3.2 Permitted Residential Densities
See Table 7.1

5:3.3 Setback/Height
See Table 7.3

5:3.4 Off-Street Parking/Loading
See Table 12.1

5:3.5 Access to Lots
See Section 9:4

Section 5:4 R-S, Residential Suburban District

The purpose of this district is to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character. Provision is made for reduction of the minimum lot size where public or community sewerage and water systems are available.

5:4.1 Uses Permitted and Uses Permitted by Special Exception
See Table 6.1

5:4.2 Permitted Residential Densities
See Table 7.1

5:4.3 Setback/Height
See Table 7.3

5:4.4 Off-Street Parking/Loading
See Table 12.1

5:4.5 Lot Area for the R-S, Residential Suburban District

The minimum lot area for lots with public water and sewer shall be 25,000 square feet. The minimum lot area for lots with public water only shall be 25,000 square feet. The minimum lot area for lots without public water and sewer shall be 37,500 square feet.

Section 5:5 R-20, R-20A, R-15, R-12, R-10, R-7.5, and R-6, Single-Family Residential Districts

These residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

5:5.1 Uses Permitted and Uses Permitted by Special Exception

See Table 6.1

5:5.2 Permitted Residential Densities

See Table 7.1

5:5.3 Setback/Height

See Table 7.3

5:5.4 Off-Street Parking/Loading

See Table 12.1

5:5.5 R-20A District.

The purpose of the R-20A district is to allow livestock, non-commercial nurseries and greenhouses, riding academies and stables in a residential district. All other uses permitted, exceptions, and conditional uses for the R-20A district shall conform to the uses permitted, exceptions, and conditional uses for the R-20 district.

Space or shelter shall be provided where livestock is kept or fed in an R-20A district and shall not be permitted within 100 feet of any property line, except where such property line abuts a street, railroad, or watercourse at least 100 feet in width. *(Ord. No. 4022, § 1, passed 6-6-06)*

Section 5:6 R-M2 through R-M20, Multifamily Residential Districts

These residential districts are established to provide for varying population densities. The principal use of land is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development. *(Am. Ord. 4224, § 1(1), passed 9-16-2008)*

<u>The multifamily residential districts are designed to allow variable densities ranging from a maximum of 2 dwelling units per acre in the R-M2 district to a maximum of 20 dwelling units per acre in the R-M20 multifamily residential district. Properties may only be rezoned to the following density districts: R-M2, R-M3, R-M4, R-M5, R-M6, R-M7, R-M8, R-M9, R-M10, RM11, R-M12, R-M13, R-M14, R-M15, R-M16, R-M17, R-M18, R-M19 and R-M20</u>. *(not codified)*

5:6.1 Uses Permitted and Uses Permitted by Special Exception

See Table 6.1

5:6.2 Permitted Residential Densities
See Table 7.1

5:6.3 Setback/Height
See Table 7.3

5:6.4 Off-Street Parking/Loading
See Table 12.1

5:6.5 Dimensional Requirements

5:6.5-1 Lot Area
There is no minimum lot area for single-family detached, single-family attached, (townhouses, condominiums) and two-family (duplex) developments under the open space option. Density is based on a maximum number of dwelling units per acre as specified by the zoning district. E.G., R-M6 = a maximum of 6 dwelling units per acre.

After the effective date of this section, the minimum lot size for a two-family dwelling (duplex) shall be 7,500 square feet.

See Table 7.1 regarding lot area for conventional single-family attached residential development in a multifamily district. *(Am. Ord. 4224, § 1(1), passed 9-16-2008)*

The minimum lot area for multiple-family dwellings (apartments) shall be two acres; however, within a 2-acre multifamily development, no minimum lot area is required. Density is based on a maximum number of dwelling units per acre as specified by the zoning district. E.G., R-M6 = a maximum of 6 dwelling units per acre.

For nonresidential buildings, the lot area shall be adequate to provide off-street parking and loading areas required in Section 12:2, Off-Street Parking and 12:3, Off-Street Loading. *(not codified)*

5:6.6 Screening and Buffering
Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements.

5:6.7 Single Family Residential Dwellings
See Section 7:3.9

Section 5:7 Intentionally Blank

INTENTIONALLY BLANK

Section 5:8 R-MA, Multifamily Residential District

This residential district is established to provide for high population density. The principal use of land is for two-family and multiple-family dwellings, manufactured homes and manufactured home subdivisions, and the recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area.

5:8.1 Uses Permitted and Uses Permitted by Special Exception
See Table 6.1

5:8.2 Permitted Residential Densities
See Table 7.1

5:8.3 Setback/Height
See Table 7.3

5:8.4 Off-Street Parking/Loading
See Table 12.1

5:8.5 Dimensional Requirements

5:8.5-1 Lot Area

There is no minimum lot size for single-family detached, single-family attached, (townhouses, condominiums) and two-family (duplex) developments under the open space option. Density is based on a maximum of 20 units per acre.

The minimum lot area for multiple-family dwellings (apartments) shall be 12,000 square feet; however, within a 12,000 square foot multifamily development, no minimum lot area is required. Density is based on a maximum of 20 units per acre. The minimum lot size for single-family detached and two-family dwellings (duplex) shall be 7,500 square feet. *(not codified)*

For nonresidential buildings, the lot area shall be adequate to provide off-street parking and loading areas required in Section 12:2, Off-Street Parking and 12:3, Off-Street Loading.

5:8.6 Screening and Buffering
Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements.

5:8.7 Single Family Residential Dwellings
See Section 7:3.9

Section 5:9 R-MHP, Residential Manufactured Home Park District

The manufactured home park district is established to allow manufactured home parks provided certain locational criteria are met, and County Council approves the request.

The requirements of this district are set forth to ensure that manufactured home parks may coexist with existing and future residential development. The following criteria should be used in zoning property R-MHP.

A. Proposed site ensures adequate access to public street systems and does not cause undue congestion or place excessive traffic on local streets.

B. The proposed development should be located where public facilities and services are either existing or planned.

C. Approval of the application should not result in an over concentration of housing types that would alter the basic character of the area.

D. The proposed development should be compatible with adjoining and nearby properties.

5:9.1 Uses Permitted and Uses Permitted by Special Exception
See Table 6.1

5:9.2 Permitted Residential Densities
See Table 7.1

5:9.3 Setback/Height
See Table 7.3

5:9.4 Off-Street Parking/Loading
See Table 12.1

5:9.5 Site Plan Approval
Prior to construction or enlargement of a manufactured home park existing at the time of adoption of this Ordinance, a development plan approved by South Carolina Department of Health and Environmental Control (DHEC) shall be submitted to the Zoning Administrator.

The Zoning Administrator shall review the proposed development for conformance with all applicable regulations.

5:9.6 Site Plan Requirements
The plan shall be drawn by a registered engineer/surveyor of the state of South Carolina to scale of not less than 100 feet to 1 inch and shall contain the following information:

A. The location of the proposed park and the type of surrounding land uses.

B. The location and dimensions of streets, rights-of-way, drives and parking spaces.

C. The location and size of manufactured home sites.

D. The location and size of service buildings and recreation areas.

E. The location and type of screening, fences, or hedges.

F. The names and addresses of abutting property owners and of developers. Any manufactured home, service building, or recreation area located in any manufactured home park shall be placed in accordance with an approved development plan.

G. Existing and finished contours at intervals not more than 2 feet.

H. The location of fire hydrants if applicable.

I. Storage areas.

J. Dumpsters if applicable.

5:9.7 Design Standards

5:9.7-1 Park Size

The minimum area for a manufactured home park shall be 2 acres.

5:9.7-2 Site Size

Each manufactured home shall be on a site not less than 4,500 square feet in area. The maximum number of manufactured homes shall not exceed 9 dwelling units per acre.

5:9.7-3 Setbacks

No manufactured home shall be located closer than 35 feet to the right-of-way line of a public street or highway or closer than 15 feet from side and rear property lines. For additional minimum setback requirements, refer to the Transportation Corridor Preservation Ordinance #3079.

5:9.7-4 Access

No manufactured home shall have direct access to a public street or highway. All manufactured home sites shall have access to an all weather interior roadway which is not less than 30 feet in width having a paved surface not less than 20 feet in width. Roads with parallel parking on one side shall have a paved surface of 28 feet with a 5-foot right-of-way on each side.

5:9.7-5 Screening and Buffering

Where any property line of a manufactured home park abuts land zoned for or occupied by another residential use, there shall be provided and maintained along the property line of the manufactured home park a continuous visual screen not less than 6 feet in height. The screen shall be a wall, fence, compact evergreen hedge or other type of evergreen foliage, or a combination of fence and shrubbery. Natural plant materials must be capable of reaching 6 feet in height after a three-year growing period.

5:9.7-6 Utility Requirements

Within the area zoned, each manufactured home site in a manufactured home park shall be provided with approved water and sewer service that is connected to the municipal water and sewerage systems or other systems meeting the approval of DHEC.

5:9.7-7 Recreation Areas

Recreation space of not less than 200 square feet of usable land for each manufactured home site shall be provided in the manufactured home park. For purposes of this section, "Usable Open Space" shall be construed to mean parks, open space, and recreation amenities such as clubhouse, swimming pool, or similar improvements. When the anticipated population shall include children, a play area shall be provided of no less than 400 square feet.

5:9.7-8 Patio or Deck

For each manufactured home there shall be constructed a permanent patio located adjacent to or attached to the manufactured home pad. The patio shall be at least 16 square feet in area of concrete or masonry construction. Each patio shall have sufficient gradient to direct drainage away from the manufactured home pad. The patio shall not be within 5 feet of the property line. In lieu of the patio, a treated wood deck of the same dimensions may be used.

5:9.7-9 Operating Requirements

The operator of each manufactured home park shall comply with all DHEC rules and regulations governing the sanitation and operation of manufactured home parks.

5:9.7-10 Garbage Disposal
Garbage containers with tight fitting covers shall be required for each site to permit the disposal of all garbage and rubbish. Collection will be on a regular basis to ensure the containers shall not overflow. In lieu of individual containers, a 20 cubic yard dumpster for every 20 manufactured homes may be provided. Refuse shall not be disposed of within the park.

5:9.7-11 Anchors
Each manufactured home shall be anchored according to the HUD regulation of the National Manufactured Housing Construction and Safety Standards Act as required of each manufacture specification.

5:9.7-12 Dead-End Roads
Closed dead-end roads shall be provided with paved approved turning area for fire apparatus.

5:9.7-13 Occupancy
There shall be no less than 10 manufactured home spaces available at first occupancy.

5:9.7-14 Foundation Curtain Wall
Foundation enclosures or curtain walls shall be required around the perimeter of each manufactured home from the base of the home to the ground. Development owners shall advise each homeowner of this requirement to ensure the safety of residents from animals and other infestations. Residents shall comply within a six-month period and it shall be the responsibility of the landowner to advise each manufactured home owner of the required time period to complete the enclosure.

5:9.7-15 Street Lighting
All streets within the park shall be lighted at night. The lighting system shall be in accordance with standards recognized by Illuminating Engineering Society of North America.

5:9.7-16 Storage Area
On each manufactured home site, a space shall be designated for a storage building if provided.

5:9.7-17 Drainage Plan
Storm Water Management and Sedimentation and Erosion Control Plans shall be submitted to the County Soil and Water Conservation District and approved prior to final approval being granted by the Zoning Administrator.

5:9.7-18 Street Names
Permanent street names approved by the Planning Commission shall be assigned to each road with the development.

5:9.8 Preexisting Manufactured Home Parks
Manufactured home parks or subdivisions that were lawfully in existence and operating on April 15, 1986, under valid permits issued by Greenville County Council but which do not conform to requirements set forth in this section shall be considered a nonconforming use. However, nonconforming parks may be expanded if in accordance with prior approvals.

Section 5:10 O-D Office District

This district is established to provide for office uses including but not limited to the following: accountant, advertising agency, bank, savings and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate, and research facilities.

5:10.1 Uses Permitted and Uses Permitted by Special Exception

See Table 6.1

5:10.2 Setback/Height

See Table 7.3

5:10.3 Off-Street Parking/Loading

See Table 12.1

5:10.4 Screening and Buffering

Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements.

Section 5:11 C-1, Commercial District

This district is established to provide commercial establishments for the convenience of local residents.

5:11.1 Uses Permitted and Uses Permitted by Special Exception

See Table 6.1

5:11.2 Setback/Height

See Table 7.3

5:11.3 Off-Street Parking/Loading

See Table 12.1

5:11.4 Maximum Allowable Coverage

Office and commercial uses including Group Commercial (Shopping Centers), and Group Office uses may not exceed a total of 75,000 square feet.

5:11.5 Screening and Buffering

Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements.

Section 5:12 C-2, Commercial District

This district is established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

5:12.1 Uses Permitted and Uses Permitted by Special Exception

See Table 6.1

5:12.2 Setback/Height

See Table 7.3

5:12.3 Off-Street Parking/Loading

See Table 12.1

5:12.4 Screening and Buffering

Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements.

Section 5:13 C-3, Commercial District

This district is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares. Establishments in this district provide goods and services for the traveling public.

5:13.1 Uses Permitted and Uses Permitted by Special Exception

See Table 6.1

5:13.2 Setback/Height

See Table 7.3

5:13.3 Off-Street Parking/Loading

See Table 12.1

5:13.4 Screening and Buffering

Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements.

Section 5:14 S-1, Services District

This district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.

5:14.1 Uses Permitted and Uses Permitted by Special Exception

See Table 6.1

5:14.2 Setback/Height

See Table 7.3

5:14.3 Off-Street Parking/Loading

See Table 12.1

5:14.4 Screening and Buffering

Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements.

Section 5:15 I-1, Industrial District

This district is established as a district for manufacturing plants, assembly plants, and warehouses. The regulations are intended to protect neighboring land uses from potentially harmful noise, odor, smoke, dust, glare, or other objectionable effects, and to protect streams, rivers, and the air from pollution.

5:15.1 Uses Permitted and Uses Permitted by Special Exception

See Table 6.1

5:15.2 Setback/Height

See Table 7.3 and Section 7:3.10

5:15.3 Off-Street Parking/Loading

See Table 12.1

5:15.4 Screening and Buffering

Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements.

5:15.5 Environmental Reviews

DHEC regulates pollution which may impact citizens in proximity to industrial uses. These types of pollution include, but are not limited to:

- Air Pollution
- Water Pollution
- Solid Waste
- Hazardous Waste
- Underground Storage Tanks

The applicant should contact the South Carolina Department of Health and Environmental Control (DHEC) Permitting Liaison. The Permitting Liaison is responsible for contacting all Bureaus within DHEC and insuring that facilities obtain the correct permits prior to construction. The Permitting Liaison can be contacted at:

SC DHEC
Appalachia II Environmental Quality Control
301 University Ridge - Suite 5800
Greenville, SC 29601-5800

Permitting Liaison
Office of Environmental Quality Control
South Carolina Department of Health and Environmental Control
2600 Bull Street
Columbia, SC 29201

Section 5:16 AG, Agricultural Preservation District

The purpose of this district is to preserve prime farmland for agricultural and forestry uses and limit non-agricultural development in productive and prime agricultural areas to densities and development patterns that are consistent with the continuation of economically viable agriculture.

5:16.1 Uses Permitted and Uses Permitted by Special Exception, and Conditional Uses

See Table 6.1

5:16.2 Permitted Residential Densities

See Table 7.1

5:16.3 Setback/Height

See Table 7.3

5:16.4 Off-Street Parking/Loading

See Table 12.1

5:16.5 Access to Lots

See Section 9:4

5:16.6 Permitted Accessory Uses

Outdoor storage, storage/accessory buildings, and workshops for repair and maintenance of agricultural equipment may be permitted as an accessory use to a principle use within the AG District subject to meeting all setback and height requirements per Table 7.3 of the GCZO. This does not include operating a commercial repair shop on the parcel.

5:16.7 Conditional Accessory Uses

Dwelling – Accessory and Farm Labor Dwellings may be permitted meeting all requirements per Section 6:2 of the GCZO.

ARTICLE 6 USE REGULATIONS

Section 6:1 Permitted Uses, Special Exceptions and Conditional Uses

Principle uses shall be allowed within the base zoning districts of this ordinance in accordance with Table 6.1.

6:1.1 Uses Permitted By-Right = P

A **"P"** indicates that a use type is permitted by-right in the respective zoning district, subject to compliance with all other applicable regulations of this ordinance.

6:1.2 Uses Subject to Conditions = C

A **"C"** indicates that a use type is permitted in the respective zoning district only if it complies with use-specific conditions and all other applicable regulations of this ordinance. The applicable conditions are found at the end of Table 6.1. The number following the "C" provides a cross-reference to the use-specific conditions.

6:1.3 Special Exception Uses = SE

An **"SE"** indicates that a use type is permitted only if reviewed and approved in accordance with the Special Exception procedures of Article 11, subject compliance with use-specific conditions and all other applicable regulations of this ordinance.

6:1.4 Uses Not Allowed

A blank cell indicates that a use type is not permitted in the respective zoning district, unless it is otherwise expressly allowed by other regulations of this ordinance.

6:1.5 New or Unlisted Uses

If an application is submitted for a use type that is not listed as an allowed use in one or more zoning districts, the Zoning Administrator shall be authorized to make a similar use interpretation.

INTENTIONALLY BLANK

Table 6.1 Uses Permitted, Uses by Special Exception, and Conditional Uses

Use	AG	R-R3	R-R1	R-S	R-20 - R-6	R - 20A	R-M2 - R-M20	R-MA	R-MHP	O-D	POD	NC	C-1	C-2	C-3	S-1	I-1	I-2	BTD	ESD - PM
ABC (Liquor sales)														P						
Adult Entertainment Establishments (Sexually Oriented Business)																C[1]				
Agricultural Crops, Trees		P	P	P												P	P			
Agricultural/Horticultural Production, Indoor	P																			
Agricultural/Horticultural Production, Outdoor	P																			
Agricultural Processing, Storage, and Support Services	P																			
Agritourism	C[32]																			
Amusement/ Theme park																P				
Amusements - commercial														P	P	P				
Animal Production	P																			
Animal Shelters														P	P	P				
Arena, Stadium, Exhibition Hall															SE	SE	SE			
Armory														SE	SE					
Assembly Operation																	P	P	P	
Athletic Facility	SE																			
Auction House/Auction Lots - cars equipment														P	P	P				
Auditorium														SE	SE	SE				
Automatic Teller Machines										P	P	P	P	P	P	P	P	P		
Automobile Repair Facility																C[2]	C[2]			
Automobile Service Facility														P	P	P				
Automobile Service Station														P	P	P				
Automobile Sales and Rental														C[31]	C[31]	C[31]				
Automobile Storage - Wrecked or Damaged (See salvage & Junkyards)																C[2]	C[2]			
Automobile wash (All types)													C[3]	P	P	P				
Bank, Savings and Loan Association, or similar financial institution										P	P	P	P	P	P	P			P	
Barber and/or Beauty Shop												P	P	P	P	P				
Bed and Breakfast	C[4]	C[4]	C[4]	C[4]	C[4]	C[4]						P	P	P	P					
Big Box Retail														C[26]	C[26]					
Boat and RV sales, service and rental														P	P	P				
Boathouse		C[5]	C[5]	C[5]	C[5]	C[5]	C[5]	C[5]	C[5]											
Broadcasting Studio, Radio or TV										P	P		P	P	P	P				
Business Incubator Centers										P	P		P	P	P	P	P	P		
Cabinets/Carpentry/Carpenter Shop															P	P	P			
Care Facilities - Child/ Adult																				
Care Center							C[6]			P	P	P	P	P	P	P				
Day Care Center							SE	SE		P	P	P	P	P	P	P				
Day Care Center in a Church		C[7]	C[7]	C[7]	C[7]	C[7]	C[7]	C[7]	C[7]	P	P	P	P	P	P	P				

Use	AG	R-R3	R-R1	R-S	R-20 - R-6	R - 20A	R-M2 - R-M20	R-MA	R-MHP	O-D	POD	NC	C-1	C-2	C-3	S-1	I-1	I-2	BTD	ESD - PM
Day Care Home		C[13]	C[13]	C[13]	C[13]	C[13]	C[13]	C[13]	C[13]											
Group Care Home							SE	SE												
Group Homes	C[12]	C[12]	C[12]	C[12]	C[12]	C[12]	C[12]	C[12]												C[12]
Nursing Care Facility										P	P		P	P	P	P				
Nursing Care in Home		SE	SE	SE	SE	SE	SE	SE	SE											
Catering Establishment														P	P	P				
Cemetery	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		
Church	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P			SE
Chickens		P	P	P	C[29]		C[29]	C[29]												
Clean Manufacturing																	P	P	P	
Clothing Alteration												P	P	P	P	P				
Columbaria		C[8]	C[8]	C[8]	C[8]	C[8]	C[8]	C[8]	C[8]				P	P	P	P				
Communication Towers	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P			
Community Center		C[34]	C[34]	C[34]	C[34]	C[34]	C[34]	C[34]	C[34]	P	P	P	P	P	P					C[34]
Concert Hall														P	P	P				
Corporate Headquarters																	P	P	P	
Dance Studio													P	P	P					
Data Centers																P	P	P	P	
Dry cleaning/laundry (on premises if clothing is brought in by customers)												P	P	P	P					
Dry cleaning, institutional																P	P			
Dwelling - accessory	C[9]									C[9]	C[9]	C[9]	C[9]	C[9]	C[9]	C[9]	C[9]			
Dwelling - accessory, temporary		SE	SE	SE	SE	SE	SE	SE	SE											
Dwelling - Farm Labor	C[33]																			
Dwelling - multiple-family							P	P			P	P								
Dwelling - single-family attached					C[10]	C[10]	P	P			P	P								
Dwelling - single-family detached	P	P	P	P	P	P	P	P			P	P								P
Dwelling - two-family (duplex)					C[10]	C[10]	P	P			P	P								
Dwelling - zero lot line		P	P	P	P	P	P	P			P	P								
Dwelling - manufactured multi-section home	C[11]	C[11]	C[11]	C[11]	C[11]	C[11]	C[11]	C[11]	P											
Dwelling - manufactured single-section home	C[11]	C[11]	C[11]	C[11]				C[11]	P											
Electronics and Home Appliance Repair														P	P	P				
Emergency Service, Fire, Police, EMS		SE	SE	SE	SE	SE	SE	SE				P	P	P	P	P	P	P	SE	
Equipment Sales and Rental														P	P	P	P			
Fairgrounds - public														SE	SE	SE				
Farm Animals, Livestock, Barns, Stables	P	P	P	P		C[25]														
Farmstands	P																			
Feed and Seed Sales														P	P	P	P			
Fishing Lakes and Ponds	P																			
Fireworks Stands, temporary													P	P	P	P				
Flea Market														P	P					
Forestry and Logging Activities	P																			

Use	AG	R-R3	R-R1	R-S	R-20 - R-6	R - 20A	R-M2 - R-M20	R-MA	R-MHP	O-D	POD	NC	C-1	C-2	C-3	S-1	I-1	I-2	BTD	ESD - PM
Florists, Flower and Gift Shops										P	P	P	P	P	P					
Fraternity and Sorority House							P	P												
Funeral Home		SE	SE	SE	SE	SE	SE	SE					C[27]	P	P	P				
Garden Center													P	P	P					
Gas sales - commercial and industrial																P	P			
Golf Courses		SE	SE	SE	SE	SE								P	P	P	P	P		
Governmental Facilities and Operations	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Group Industrial Development																P	P	P		
Gunsmith												P	P	P	P	P				
Home Occupation		C[13]	C[13]	C[13]	C[13]	C[13]	C[13]	C[13]												C[13]
Horses in Residential Zones		P	P	P	C[14]	C[25]														
Hospital										P	P			SE	P	SE				
Hotel/Motel														P	P	P				
Industrial/ Service																P	P	P		
Industrial Light																	P	P	P	
Industrial Heavy																	P			
Kennel (outside runs)																P				
Laboratories																P	P	P	P	
Landfills - Sanitary		P	P	P												P	P			
Landscape Business														P	P	P				
Laundromat, Self-Service												P	P	P	P	P				
Library												P	P	P	P	P				
Linen or Towel Supply Business														P	P	P				
Locksmith												P	P	P	P	P				
Lumber Yards																P				
Mail Order House														P	P	P				
Manufactured Home Park Office									P											
Manufactured Home Sales														P	P	P				
Medical Clinic										P	P		P	P	P	P				
Mega-Church	SE												P	P	P	P	P			
Merchant Power Plants																	P			
Mini-Warehouses														C[15]	C[15]	P	P			
Mixed Use Development												C[28]	C[28]	C[28]	C[28]					
Mixed Use Structure												C[28]	C[28]	C[28]	C[28]					
Mobile Food Unit	C[35]											C[35]	C[35]	C[35]	C[35]	C[35]	C[35]			
Monuments and Tombstones Sales														P	P	P				
Motor Sport/ Race Track																	P			
Museum		SE	SE	SE	SE	SE								P	P	P				
Music Teachers/ Schools										P			P	P	P					
Nightclub, Tavern														P						
Non-Commercial Nursery/Greenhouse		P	P	P		P														
Nursery/Greenhouse		P	P	P									P	P	P	P				

Use	AG	R-R3	R-R1	R-S	R-20 - R-6	R - 20A	R-M2 - R-M20	R-MA	R-MHP	O-D	POD	NC	C-1	C-2	C-3	S-1	I-1	I-2	BTD	ESD - PM
Office- Business										P	P	P	P	P	P	P	P	P	P	
Office- Medical										P	P	P	P	P	P	P	P	P		
Office Support Services										P	P	P	P	P	P	P	P	P	P	
Parking Facility (indoor/outdoor)													P	P	P	P				
Pawn Shop														P	P					
Personal motorized vehicle sales, service and rental														C[31]	C[31]	C[31]				
Pest or Insect Control Business														P	P	P				
Pet Grooming/Boarding (indoor)												P	P	P	P	P				
Photo Processing (production)																P				
Photography Studios										P	P	P	P	P	P	P				
Plumbing Business														P	P	P				
Post Offices										C[16]	C[16]	C[16]	C[16]	C[16]	C[16]	C[16]				
Primary Metal Industries																	P			
Print Shop														P	P	P				
Private Fitness Center												P	P	P	P	P	P			
Public Utility		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Quarries																	P			
Recreation - (commercial) indoor or outdoor including skating, swimming, game courts, health facilities, driving ranges													P	P	P	P	p			
Recreation - (private/public/nonprofit) indoor or outdoor including skating, swimming, game courts, health facilities, driving ranges		SE	SE	SE	SE	SE	SE	SE					P	P	P	P	p			
Recreation - (community area)		C[17]	C[17]	C[17]	C[17]	C[17]	C[17]	C[17]	C[17]	C[17]	C[17]	C[17]	C[17]	C[17]	C[17]	C[17]	C[17]	C[17]		C[17]
Recreation - private, game courts and swimming pools on single family lots		C[18]	C[18]	C[18]	C[18]	C[18]	C[18]	C[18]	C[18]	C[18]	C[18]	C[18]	C[18]	C[18]	C[18]	C[18]	C[18]	C[18]		C[18]
Recording Studio										P	P			P	P	P				
Recycling Collection and Processing Center																	SE			
Recycling Convenience Center														P	P	P	P			
Recycling Drop Box		C[19]	C[19]	C[19]	C[19]	C[19]	C[19]	C[19]	C[19]	P	P	P	P	P	P	P	P	P		
Recycling Trailer										P	P	P	P	P	P	P	P			
Research & Development																	P	P	P	
Restaurant												P	P	P	P	P				
Retail/Mercantile												C[3]	C[3]	P	P					
Riding Academies	P	SE	SE	P		P														
Runway(s)	SE																			
Salvage Yard (See junkyard & automobile storage)																	SE			
Sand and Gravel Pits																P	P			
Schools - colleges, universities		C[21]	C[21]	C[21]	C[21]	C[21]	C[21]	C[21]	C[21]	C[21]	C[21]	C[21]	C[21]	C[21]	C[21]	C[21]				
Schools - commercial													P	P	P	P				
Schools - primary, secondary		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE				SE
Shopping Center												P	P	P	P					
Shooting Range, outdoor		SE	SE	SE												SE	SE			

Use	AG	R-R3	R-R1	R-S	R-20 - R-6	R - 20A	R-M2 - R-M20	R-MA	R-MHP	O-D	POD	NC	C-1	C-2	C-3	S-1	I-1	I-2	BTD	ESD - PM
Shooting Range, indoor														C[22]	C[22]	C[22]				
Sign, Painting, Manufacturing														P	P	P				
Special Event Facility	C[30]	C[30]	C[30]	C[30]	C[30]	C[30]	C[30]	C[30]	C[30]	C[30]	C[30]	C[30]	C[30]	P	P	P				
Storage Buildings for on-site residents							P	P	P											
Storage Units (temporary, portable)		C[23]	C[23]	C[23]	C[23]	C[23]	C[23]	C[23]		C[23]	C[23]	C[23]	C[23]	C[23]	C[23]	C[23]	C[23]	C[23]		C[23]
Theatre/Motion Pictures (indoor)													C[24]	P	P					
Tire Recapping and Retreading Plant																	P			
Trim/Upholstery														P	P	P				
Truck Terminal																P	P			
Veterinary Hospitals	P	SE	SE	SE												P				
Veterinary Offices and Clinics	P	SE	SE	SE						SE	SE		P	P	P	P				
Welding Shop																P	P			
Wholesaling, Warehousing, Flex Space, and Distribution																P	P	P	P	

(Am. Ord. No. 3968, § 2, passed 11-1-2005; Am. Ord. No. 4004, §1, passed 4-18-2006; Am. Ord. No. 4022, § 2, passed 6-6-2006; Am. Ord. No. 4081, § 1, passed 2-20-2007; Am. Ord. No. 4089, § 1(1), passed 3-6-2007; Am. Ord. 4215, § 1(1), passed 8-5-2008; Am. Ord. 4224, § 1(2), (3), passed 9-16-2008; Am. Ord. 4272, § 1, passed 4-7-2009; Am. Ord. 4280, § 1, passed 5- 5-2009; Am. Ord. 4389, § 1(2), passed 11-2-2010; Am. Ord. 4390, § 1(2), passed 11-2-2010; Am. Ord. 4543, § 2(1), passed 3-5-2013; Am. Ord. 4610, § 2, passed 1-21-2014; Am. Ord. 4638, §1(2), passed 7-8-2014; Am. Ord. 4670, §3, passed 11-2-2014; Am. Ord. 4917, §1, passed 7-18-2017; Am. Ord. 4942, §1, passed 10-3-2017)

INTENTIONALLY BLANK

Section 6:2 Use Conditions

(1) Adult Entertainment Establishments (Adult Oriented Business)
Sexually Oriented Businesses may be permitted subject to the district requirements and the current provisions of County Adult Oriented Business Ordinance No. 2673 (Appendix F).

(2) Automobile, Boat, Motorcycle, and RV Storage and Repair (Temporary)
Temporary auto storage and repair may be permitted subject to the district requirements and the following conditions:

A. Storage yards of all wrecked, disassembled, damaged, and inoperable boats and vehicles must be enclosed by a continuous screen. The screen shall be a wall, fence, compact evergreen plant material or a combination of fence and evergreen plant material at least 8 feet in height.

B. Long term storage of wrecked disassembled, damaged, and inoperable boats and vehicles are subject to the requirements of County Junk Yard Ordinance #1777 (Appendix D).

(3) Automobile Wash (Automated) in Conjunction with a Convenience Food Store with Gasoline Sales
Automated Automobile Wash may be permitted in the C-1 Commercial district subject to the district requirements and the following conditions:

A. The automobile wash facility shall not be permitted within 50 feet of any residentially zoned property

B. Entrances and exits to the automobile wash facility shall not face any residentially zoned property.

C. All exits from those automobile wash facilities not equipped with automated dryers or blowers to remove excess water from vehicles shall not be permitted within 50 feet of any street right-of-way if the exit lane is not curbed and sloped to return the excess water into the automobile wash facility.

(4) Bed and Breakfast Establishments
All Bed and Breakfast facilities must conform to the requirements of the zoning district in which they are located. Bed and Breakfast establishments are permitted in the NC, C-1, C-2, and C-3 zoning districts. In the RR-3, RR-1, R-S, R-20, R-20A, R-15, R-12, R-10, and R-7.5, zoning districts, Bed and Breakfast establishments are permitted subject to the following conditions:

A. Accommodations are limited to a maximum of four (4) guest rooms.

B. The appearance and primary function of the home shall remain as a residence, not as a lodging establishment.

C. Cooking facilities are not permitted in any of the Bed and Breakfast guest rooms.

D. Operators of all Bed and Breakfast facilities must maintain a guest register. The guest register shall contain the following guest information: names, license plate numbers, home addresses, and work and home telephone numbers. The guest register shall be available for inspection by law enforcement personnel.

E. All Bed and Breakfast establishments must meet all tax, fire and building code requirements, DHEC requirements, and prior to the commencement of operations and at all times thereafter.

F. Luncheons, banquets, charitable fund raisers, commercially advertised activities or other gatherings for direct or indirect compensation are prohibited at a Bed and Breakfast homestay, host home or guest house located within a residentially zoned district.

G. Approval of a Bed and Breakfast facility or establishment by the Greenville County Board of Zoning Appeals does not extend to the paying guest(s) of the Bed and Breakfast facility or establishment the use or access to private community activities. Examples of such amenities include, but are not limited to, tennis, golf courses, pools, and lakes.

H. Signage for all Bed and Breakfast facilities must comply with the Greenville County Sign Ordinance. In addition, those Bed and Breakfast facilities located in single-family residential zoning districts shall be limited to a non-illuminated name plate not more than two (2) square feet in area mounted flat against the wall of the principal building in which the Bed and Breakfast is located. Signage in multifamily residential zoning districts shall be limited to six (6') feet in height and twenty (20) square feet in area.

I. Bed and Breakfast facilities in residential zoning districts shall not be located within one thousand five hundred (1,500') feet of another Bed and Breakfast facility, boarding house, rooming house, inn or hotel.

J. No existing structure in a residential area may be enlarged or expanded for the purpose of providing additional rooms for guests without the prior approval of the Greenville County Board of Zoning Appeals, in accordance with the provisions of Section 3:4, of the Greenville County Zoning Ordinance.

K. All parking for Bed and Breakfast establishments must be located in the rear or on the side of the facility. There shall be one (1) parking space per guest room.

L. Owner of the property must reside in the structure.

(5) Boathouse

Boathouses are permitted as an accessory use to a principal residential use and not intended to be used as a temporary or permanent residence or shelter and shall not exceed one story nor sixteen feet (16’) in height.

(6) Care Center

A Care Center is permitted in the R-M10 through R-M20, and R-MA districts subject to the district requirements, Section 10:1, Provisions for Group Development, and the following conditions:

The minimum lot area requirement for a Care Center is 30,000 square feet. In determining minimum area requirements for a Care Center, an interior road system shall not constitute an exterior property line.

A. No structure shall be located closer than 25 feet to an exterior property line, and no structure shall be located closer than 35 feet to a public right-of-way. Interior setback requirements are otherwise not regulated.

B. The structure(s) shall have a residential appearance.

C. The maximum allowable number of dwelling units shall be the zoning district’s maximum allowable density multiplied by a factor of 1.5. For properties fronting on and accessing major

4-lane arterials, the multiplying factor shall be 1.8. The total number of nursing beds and dwelling units combined shall not exceed the multiplied factor for the residential district.

D. A 15-foot landscaped buffer along the exterior property lines adjacent to residential uses and districts shall be maintained.

E. Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements.

(7) Day Care Center in a Church

A church related day care center is permitted subject to the district requirements and the following conditions:

A. The day care center is clearly incidental and subordinate to the church.

B. Does not occupy more than 25% of the church facility not including the sanctuary.

C. Plans must be submitted with the application designating the day care center operation area in relation to the church operation area.

D. The design shall be such that additional traffic will not have an adverse impact on existing streets.

E. The visual appearance of the day care center will harmonize with the existing church

F. Separate signage is not permitted for the childcare center. Signage for the church facility shall meet the provisions of the Greenville County Sign Ordinance.

G. Landscaping and screening of outdoor Day Care Recreation Areas are subject to Section 12:9, Screening and Buffering Requirements.

(8) Columbaria

Columbaria are permitted subject to the district requirements and the following conditions:

A. Must be associated with a church or cemetery

B. Height limit – 8 feet

C. Appearance - Brick or stone

D. Setbacks - Columbaria must be setback 50 feet from property lines of adjacent residentially zoned property and 25 feet from all road rights-of-way

(9) Dwelling, Accessory

A. One accessory dwelling unit may be permitted in conjunction with any permitted principal use in all nonresidential districts subject to the following conditions:
   1. In the O-D, C-1, C-2, C-3 districts, the accessory dwelling unit must be located entirely within the structure containing the permitted principal use.
   2. The accessory dwelling unit must be clearly incidental and subordinate to and necessary to the operation of the permitted principal use.
   3. The accessory dwelling unit shall not interfere with the operation of the permitted principal use, nor shall the operation being carried on by the permitted principal use create conditions which are adverse or hazardous to the person or persons occupying the accessory dwelling unit.

B. Only one detached accessory dwelling unit may be permitted in conjunction with a principle dwelling in the AG, Agricultural Preservation District subject to the following conditions:
   1. The accessory dwelling unit shall not be larger than 50% of the primary dwelling's gross square footage.
   2. Must be located in the side and rear yards of the primary dwelling.
   3. Must meet the setback requirements per Article 7, Table 7.1 and Table 7.3.
   4. Must meet all SC Department of Health and Environmental Control regulations.
   5. Must share a driveway with the primary dwelling.
   6. If a manufactured house is to be used as an accessory dwelling, then it must meet the conditions for Manufactured Houses outlined in Condition 11 below.

(10) Dwelling, Single-Family Attached, and Dwelling, Two-Family (Duplex)
Single-family attached residential dwellings and two-family (duplex) dwellings are permitted subject to the district requirements and the following conditions:

A. In the R-6, R-7.5, R-10, R-12, R-15, R-20, and R-20A Zoning Districts, single-family attached dwelling units (two or more) are only permitted in these zoning districts and must be within a subdivision submitted and reviewed under Section 7:2, Open Space Residential Development.

B. In the R-6, R-7.5, and R-10 Zoning Districts, a two-family (duplex) is permitted on an existing lot of record, provided it meets all requirements as outlined in the zoning district for a single-family dwelling.

(11) Dwelling, Manufactured Homes Single-Section and Multi-Section
Single-section manufactured homes may be permitted on any lot zoned R-S, Residential Suburban District; R-R3; R-R1; Rural Residential District; R-MA, Multifamily Residential, subject to the district requirements and following conditions:

Multi-section manufactured homes comprised of two or more sections may be permitted on any lot zoned R-7.5, R-10, R-12, R-15, R-20, R-20A, Single-Family Residential; R-S, Residential Suburban District; R-R3; R-R1; Rural Residential District; and R-M10; R-M20; R-MA, Multifamily Residential, subject to the following conditions:

A. Certification
The home must bear a label certifying or documents certifying that it is constructed in compliance with the National Manufactured Housing Construction and Safety Standards Act. Homes currently located in Greenville County without the certification may not be relocated to another site until it has been inspected by the Building Safety Department to assure the structure meets habitability standards.

B. Dimensions for Multi-section Homes
Multi-section manufactured homes must have a length not to exceed four (4) times its width, measured at the narrowest point, excluding alcoves, and must have a minimum floor area of 900 square feet.

C. Roofing
1. Single-section Homes: The roof may be metal or shingle.

2. Multi-section Homes: The pitch of the roof must have a minimum vertical rise of two and one-half (2.5) feet for every 12 feet of horizontal run, and the roof must be finished with a type of shingle that is commonly used in conventional residential site-built dwellings.

D. Siding

1. Single-section Homes: The exterior siding consists of wood, hardboard, stucco, vinyl, aluminum lap siding or metal.
2. Multi-section Homes: The exterior siding consists of wood, hardboard, stucco, vinyl or aluminum lap siding comparable in composition, appearance and durability to the exterior siding commonly used in conventional residential site-built construction.

E. Installation

The home must be placed upon footings or piers meeting the requirements of the Manufacturer's Installation Manual.

F. Orientation

The manufactured home shall be located so that the main entry door faces the street on which the manufactured home is located. An all weather walkway shall be installed from the street, driveway or sidewalk adjoining neighboring lots to the front door. The manufactured home must be oriented on the lot so that its long axis is parallel with the street. However, a perpendicular or diagonal placement may be permitted if one or more of the three following conditions are met: 1) the manufactured home is being installed in a new subdivision (approved after the adoption of this Ordinance) where other multi-sectional homes are being located; or, 2) there is a building addition or substantial landscaping so the narrow dimension of the manufactured home, as so modified and facing the street, is no less than 50% of the home's long dimension; or, 3) this orientation is consistent and compatible with the adjoining residential developments.

G. Footings

The base of all piers shall be comprised of a solid masonry block at least 3,000 psi strength: piers less than 80" in height shall use blocks, 16" x 16" x 4" in size: piers more than 80" in height shall use blocks, 24" x 24" x 6" in size.

H. Piers

1. Piers less than 36" in height: 8" x 16" concrete block with open cells vertical.
2. The piers shall be covered with a 2" x 8" x 16" pressure treated wood or 4" masonry cap.
3. All piers between 36" and 80" in height and all corner piers must be double blocked (8" x 16" blocked inter-locked) and capped with a 4" x 16" x 16" pressure treated pier cap or a 4" masonry cap.
4. Piers over 80" in height require engineering.

I. Skirting

Skirting or a curtain wall, unpierced except for required ventilation and access door, must be installed and maintained so that it encloses the area under all manufactured homes and any additions, to ground level. Porches and decks may be enclosed with wood lattice or similar materials. The foundation skirting or curtain wall may be of brick, masonry, or vinyl or similar materials designed and manufactured for permanent outdoor installation. Material used for skirting should be erected so as not to create a fire hazard and maintained in a good state of repair.

A. Ventilation: The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement or cellar) shall be provided with ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet (0.67m2 for each 100m2) of under-floor space area. One such ventilating opening shall be within 3 feet (914 mm) of each corner of said building.

B. Access: An access opening 18 inches by 24 inches (457 mm by 610 mm) shall be provided to the under-floor space. Clearances shall be maintained to permit cleaning of heating and cooling surfaces; replacement of filters, blowers, motors, controls and vent connections; lubrication of moving parts; and adjustments.

J. Anchoring

Each manufactured home shall be anchored according to the HUD regulations of the National Manufactured Housing Construction and Safety Standards Act or the Manufacturer's Installation Manual. Should manufacturer's instructions not be available, this table shall be used.

(A) LENGTH OF HOME (FT.)	**(B) NO. OF VERTICAL TIES**	**(C) NO. OF DIAGONAL TIES/PER SIDE**	**(D) MIN. NUMBER OF ANCHORS**
Up to 40	2	4	8
40 to 46	2	4	8
46 to 49	2	5	10
49 to 54	3	5	10
54 to 58	3	5	10
58 to 64	3	6	12
64 to 70	3	6	12
70 to 73	3	7	14
73 to 84	4	7	14
Multi-section manufactured homes require only the diagonal ties specified in Column C.			

K. Removal of Transport Equipment

The tongue, axles, transporting lights, and towing apparatus must be removed from the manufactured home after placement of manufactured homes on the lot and before use.

L. Steps/Landings

Permanent landing and steps with handrails are required to each outside doorway. The structure must include steps which lead to the ground level.

M. Code Requirements

A. A minimum 4 ft. x 4 ft. landing shall be required outside of each exit door.

B. The landing shall not be more than 8 inches below the threshold.

C. Steps shall be 7- 3/4 inches maximum in height. Treads shall be a minimum of 10 inches wide.

D. All wood components in contact with the ground must be treated and approved for ground contact.

E. Handrails and Guardrails -

Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch (38 mm) between the wall and the handrails.

Exceptions:
1. Handrails shall be permitted to be interrupted by a newel post at the turn.

2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

Handrail grip size.
All handrails shall be of following type or provide equivalent graspability.
1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a maximum cross section of dimension of 2 1/4 inches (57 mm).

Guardrails required.
Porches, balconies or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guardrails not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guardrails not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads.

Porches and decks which are enclosed with insect screening shall be provided with guardrails where the walking surface is located more than 30 inches (762 mm) above the floor or grade below.

Guardrail opening limitations.
Required guardrails on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches (102mm) or more in diameter.

Exceptions:
1. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches (152 mm) cannot pass through.

2. Openings for required guardrails on the sides of stair treads shall not allow a sphere 4 3/8 inches (107 mm) to pass through.

N. Real Property

When the owner of a manufactured home is also the named owner of the real property upon which the home is situated, the homeowner may register the home on the tax rolls as part of the real property. For homes meeting this requirement, a unified, single tax bill for home and land will be generated, and the home shall be taxed accordingly.

O. Inspections

Each manufactured home approved for placement on a parcel shall be subject to the following inspections prior to use:

1. Site inspection to ensure zoning requirements are met.
2. The permitted shall give the Building Safety Department notice when the premises are ready for inspection and shall not occupy the manufactured home until a Certificate of Final Inspection has been issued.
3. Foundation must be installed in compliance with the manufacturer's installation or with the State Code if the manual is not available.
4. Foundation anchors and utility connections or landings.
5. Steps and landings must be installed at all doors.
6. Grass and erosion control measures are installed on each lot.
7. There is an all weather surface drive from the adjacent public road to the manufactured home.
8. Foundation curtain walls. (The Building Safety Department may grant a 30-day extension to complete the foundation curtain wall if it is masonry.)

(12) Group Home

Group homes not licensed or approved by a state agency or department shall not house more than six (6) unrelated persons and shall not locate within 1,320 feet of any existing group home.

(13) Home Occupation

Occupations, professions, or trades customarily carried on by occupants of dwelling units as secondary uses which are clearly incidental to use of dwelling units for residential purposes are allowed as accessory uses in districts where dwelling units are permitted or permissible, subject to the following conditions:

A. Not more than one non-resident may be employed on site.

B. Home occupations shall be conducted only within principal structure unless otherwise specified.

C. An area equal to not more than 25 percent of the floor area of the principal structure may be utilized for home occupational purposes (see exceptions below).

D. The occupation shall not involve the on-site retail sale of merchandise manufactured off the premises except for products related directly to the service performed such as beauty products.

E. No display of merchandise shall be visible from the street.

F. No outdoor storage shall be allowed in connection with any home occupation.

G. No alteration of the residential character of the premises may be made.

H. The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.

I. No sign shall be permitted except one non-illuminated nameplate not more than 2 square feet (i.e. 1' x 2') in area mounted flat against the wall of the principal building in which the occupation is conducted.

J. No more than three clients, patients, or pupils, excluding day care clients, may be present on the property at one time.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations.

Artist*
Barber / Hairdresser
Child day care home
Home-based food production operations (as covered under Section 44-1-143 of the State of South Carolina Code of Laws, commonly known as the Cottage Food Law)
Instruction and Tutoring, such as
Academic Tutor
Music Teacher
Dance Instructor
Internet retail sales
Locksmith
Massage Therapy
Manufacturer's representative
Notary (Public)
Photographer
Professional Consultant, such as
Accountant and bookkeeper
Attorney
Insurance agent
Information technology professional
Real Estate Professional
Residence as business mailing address (Home Office)
Secretarial Service
Small-scale Urban Farming*
Tailoring

*Specified uses are not limited to the confines of the principle structure and may utilize up to 25% of the parcel area.
(*Am. Ord. 4684, §1, passed 3-17-2015*)

(14) Horses in Residential Districts
Ponies and horses may be kept in the ESD-PM, R-20 and R-15 districts subject to the district requirements and the following conditions.

A. The minimum lot area upon which horses and ponies may be kept in the R-15, R-20, and ESD-PM districts is 1-1/2 acres. Not more than one head of livestock shall be permitted for each 1/2 acre of lot area except in the R-S district.

B. Space or shelter shall be provided where livestock is kept or fed and shall not be permitted within 50 feet of any property line in the R-15, R-20 and ESD-PM, districts except where such property line abuts a street, railroad, or watercourse at least 50 feet in width. For additional minimum setback requirements, refer to the Transportation Corridor Preservation Ordinance #3079.

(15) Mini-Warehouse

Mini-warehouses may be permitted in the C-2 and C-3 Highway Commercial districts subject to the district requirements and the following conditions:

A. Where sites abut residentially zoned properties, buildings adjacent to the perimeter must face inward with their doors oriented to the interior of the site.

B. The facility shall not be utilized for the manufacture or sale of any commercial commodity or the provision of any service, such as the commercial repair of automobiles, boats, motors, or other items.

C. The facility shall not be utilized for the storage of flammable chemical substances.

D. Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements.

(16) Post Office

Post offices may be permitted subject to the district requirements and the following conditions:

A. Stacking lanes for postal drop boxes must be adequate to contain all traffic movements within the site.

(17) Recreation Area, Community

Community recreational areas, private neighborhood recreation areas, or country clubs may be permitted in all residential districts subject to the district requirements and the following conditions:

A. Community Recreation Areas must be located on the Preliminary and Final Subdivision Plat or approved Group Development Site Plan.

B. The minimum lot area for a community recreational area shall be equal to the district's minimum lot size.

C. The provision of food and entertainment for members and guests may be permitted provided that such provision shall not cause a nuisance in the residential district. No commercial activity shall be allowed.

D. Off-street parking shall be provided in accordance with the provisions set forth in Section 12:2, Off-Street Parking.

E. Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements.

(18) Recreation Area, Private

Private recreation areas on single-family residential lots may be permitted in all residential districts subject to the district requirements and the following conditions:

A. Game Court Requirements
   1. Game courts shall be located in the rear yard.
   2. Game courts shall be set back not less than 5 feet from any lot line.
   3. Setback requirements for game courts on corner lots shall be the same as those for accessory buildings.
   4. Game courts shall not occupy more than 65 percent of the rear yard.
   5. Lighting for game courts shall have proper shielding from glare.

B. Swimming Pool Requirements
   1. Swimming pools shall be located in the rear yard. The Zoning Administrator, or his/her agent, may grant permission to allow a swimming pool to encroach into the side yard providing the rear yard contains a demonstrable unbuildable area. For the purposes of the section, unbuildable areas are defined as areas of the rear yard that meet any of the following:

      a. Have a topographic slope greater than 11%
      b. Contain drainage, utility, and/or access easements
      c. Within right-of-way
      d. Contain septic systems tank(s) and/or drain fields
      e. Are within property line setbacks

      When requesting permission to place a pool in the side yard the applicant shall be required to supply the Zoning Administrator with accurate information detailing the conditions on site. The Zoning Administrator may request additional information as is reasonably appropriate to consider with the request. Such information may include a site survey, site plan, photographs, or other items as may be relevant to the request.
   2. Swimming pools shall not occupy more than 50% of rear yards. The portion of a swimming pool that encroaches into a side yard due to the conditions listed in the previous section shall not occupy more than 50% of the side yard. The area of the swimming pool shall be based on the total exposed water surface area of the pool and any other associated or integrated hot tubs, wading pools, etc.
   3. Swimming pools shall be set back a minimum of 5 feet from all side and rear property lines. For properties located on corner lots, side setbacks along street rights-of-way shall conform to front setback requirements for dwellings in the respective zoning district.
   4. Any portion of swimming pool and associated decking, structures, etc. that extends into a side yard shall be screened from the front and side street frontage, and also from immediately adjacent property that has a different zoning district or use. Screening shall consist of a 6-foot wall, fence, berm, evergreen screening plant material, or a combination of wall, fence, berm or evergreen screening plant material with a combined minimum height of 6 feet above grade. If evergreen plant material is used, it must be at least 4 feet in height at the time of planting and capable of forming a continuous opaque screen at

least 6 feet in height, with individual plantings spaced not more than 5 feet apart. Berms shall have a side slope no greater than a ratio of 3:1.

5. Lighting for swimming pools shall not create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property, or onto a public roadway. Flashing lights are prohibited.

(19) Recycling Drop Box

Recycling drop boxes may be permitted in residential districts subject to the district requirements and subject to the following conditions:

A. Recycling drop boxes may be co-located on a site with a permitted nonresidential (i.e. church, school, parks, fire station etc.) The location of a drop box on the site is subject to review by the Zoning Administrator to minimize impact on the adjoining properties.

B. In residential developments drop boxes shall be located within commonly maintained amenity areas.

C. All drop boxes must be screened from view from adjacent properties. Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements.

(20) Reserved *(Am. Ord. 4543, § 2(1), 3-5-2013)*

(21) Schools, Colleges, Universities

Establishment and expansion of uses associated with non-state supported colleges, universities, seminaries, or other institutions of higher learning *(administrative, athletic facilities, dormitories, conference centers, and such uses deemed appropriate by the Zoning Administrator)* are allowed subject to the district requirements and the following conditions:

A. No structure shall be erected within 25 feet from any external lot line. Minimum lot width, minimum yard sizes, maximum lot coverage, and maximum height are not otherwise regulated. For additional minimum setback requirements, refer to Appendix C, Transportation Corridor Preservation Ordinance #3079.

B. All buildings may exceed the height limitations of the zoning district if the minimum depth of rear yards and the minimum width of side yards required in the district regulations are increased 1 foot for each 3 feet by which the height of such building exceeds the prescribed height limit.

(22) Shooting Ranges, Indoor

Indoor shooting ranges may be permitted subject to the district requirements and the following conditions:

A. Any noise created by the discharge of firearms shall be contained within the structure housing the shooting range.

(23) Storage Units (temporary, portable)

Storage Units (temporary, portable) are permitted in residential districts subject to the district requirements and the following conditions:

A. Shall not be located on a residential lot for longer than 30 days.
B. Shall not be located in the public right of way or any easement.

C. Shall not create a sight obstruction for vehicular or pedestrian traffic.

(24) Theaters/Motion Pictures (indoors)
Theaters are permitted in the C-1, Local Commercial district subject to the district requirements and the following condition:

A. Limited to a maximum of 2 viewing screens.

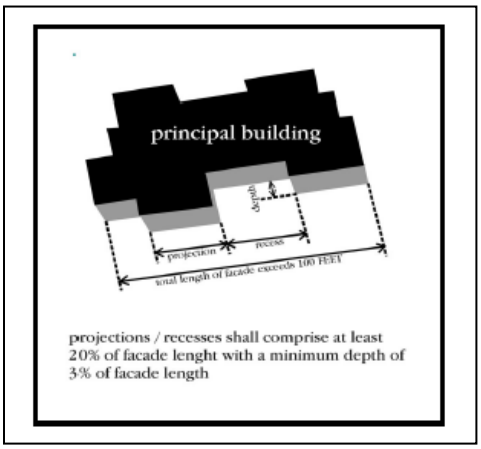
(25) Livestock in R-20A Zoning District
Space or Shelter shall be provided where livestock is kept or fed in an R-20A District and shall not be permitted within 100 feet of any property line, except where such property line abuts a street, railroad, or watercourse at least 100 feet in width. This does not apply to chickens kept, raised or used in accordance with Use Condition 29. *(Am. Ord. 4610, § 1, 1-21-2014)*

(26) Big Box Retail
The following conditions require a basic level of architectural variety, compatible scale, pedestrian and bicycle access, and mitigation of negative impacts. The conditions are by no means intended to limit creativity. These conditions are intended to serve as a design aid for developers proposing a shopping center, mall, or free standing site whose primary use is or was a retail sales facility with at least one tenant or occupant located in a forty thousand (40,000)square foot or larger building or structure. Exceptions to the conditions may be made under the following circumstances:

1. The strict application of the condition would result in peculiar and exceptional difficulties or exceptional and undue hardship upon the owner of the affected property; or

2. The alternative site planning and building design approach meets the design objectives as stated in the condition, equally well or better than would compliance with the condition; and

3. In either of the foregoing circumstances, the exception may be granted without substantial detriment to the public good.



A. Facades and Exterior Walls
The design of the exterior façade, shall include standards stated either A or B below or a combination standards from both A and B.

1. The building must have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planters. Facades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the façade and extending at least 20 percent of the length of the facade. No uninterrupted length of any façade shall exceed 100 horizontal feet. Smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels are prohibited as the predominant exterior building materials.
2. Ground floor facades that face public streets shall have a combination of arcades, display windows, entry areas, awnings, or other such features along no less than 60 percent of the horizontal length of the building. Smaller retail stores located within the larger principal building and that occupy an outside wall shall have display windows.

B. Roofs

Variations in roof lines should be used to add visual interest to, and reduce the massive scale of, large buildings. Roof features should complement the character of adjoining neighborhoods. Roof designs must incorporate no fewer than two of the following features:

1. Parapets screening flat roofs and rooftop equipment;
2. Overhanging eaves,
3. Sloped roofs,
4. Three or more roof slope planes,
5. Repeating pattern of change in color, texture, and material modules.

C. Materials and Colors

The exterior building materials and colors comprise a significant part of the visual impact of a building. Therefore, they should be aesthetically pleasing and compatible with materials and colors used in adjoining neighborhoods.

1. The predominant exterior building materials should include, without limitation:
   a. Brick
   b. Wood
   c. Sandstone
   d. Other natural stone
   e. Tinted and textured concrete masonry units

2. Facade colors shall be low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, or fluorescent colors is prohibited.

3. Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be an acceptable feature for building trim or accent areas.

4. The predominant exterior building materials should not include the following:
   a. smooth-faced concrete block
   b. tilt-up concrete panels
   c. pre-fabricated steel panels

D. Entryways

The entryway design should include elements and variations that give orientation and aesthetically pleasing character to the building.

Each principal building on a site shall have clearly defined, highly visible customer entrances featuring no less than three of the following:

1. Canopies or porticos

2. Overhangs
3. Recesses/projections
4. Arcades
5. Raised corniced parapets over the door
6. Peaked roof forms
7. Arches
8. Outdoor patios
9. Display windows
10. Architectural details such as tile work and moldings which are integrated into the building structure and design
11. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting

E. Pedestrian access
1. Require sidewalks along all sides of the lot that abut a public street.
2. The internal pedestrian walkways shall be distinguished from driving surfaces through the use of design features such as: special pavers, bricks, or scored concrete or stamped asphalt to enhance pedestrian safety and the attractiveness of the walkways.
3. Internal pedestrian walkways shall provide a weather protection feature such as a building overhang or awning which extends at least 10 feet from the building and runs parallel along the building for a distance of at least 30 feet from all customer entrances.
4. Features such as benches, seating or bus shelters shall be provided on the portion of the sidewalk beneath the awning or building overhang.
5. Walkways shall connect the main entrance to transit stops.

F. Rear and Side Facades
1. Colors shall be of low reflectance, subtle, neutral or earth tone colors.
2. The use of high intensity colors, metallic colors, black or fluorescent colors or neon tubing is not permitted.

G. Rear and Side Setbacks
No structure shall be erected within 25 feet from any external lot line, however, where land uses within the proposed development are the same as uses permitted in the adjoining properties, a lesser setback that is consistent with the zoning on the adjoining properties may be permitted. Minimum lot width, minimum yard sizes, maximum lot coverage, and maximum height are not otherwise regulated.

H. Screening
Screening must be provided along side and rear exterior lot lines where any non-residential use is adjacent to a residential use and/or district for the purpose of screening non-residential activities from view. Unless otherwise required, the following landscaping and screening provisions will apply.

1. A 6 foot wall, fence, berm, evergreen screening plant material, or a combination of wall, fence, berm or evergreen screening plant material with a combined minimum height of 6 feet above grade shall be used for the purposes of screening.
2. If evergreen plant material is used, it must be at least 4 feet in height at the time of planting and capable of forming a continuous opaque screen at least 6 feet in height, with individual plantings spaced not more than 5 feet apart.
3. Berms shall have a side slope no greater that 3:1.

I. Outdoor Storage, Trash Collection, and Loading Areas

Loading docks, trash collection, outdoor storage and similar facilities and functions must be incorporated into the overall design of the building and landscaped so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets.

1. No areas for outdoor storage, trash collection or compaction, loading, HVAC equipment or similar uses shall be located within 25 feet of any public street, public sidewalk, or internal pedestrian way residentially zoned property.
2. The display of items for sale such as but not limited to: temporary storage trailers, storage sheds, storage buildings, temporary movable storage buildings, lumber, masonry products, must comply with the front set back requirement of the zoning district of the site on which the primary structure is located, but in any case such materials may not be placed closer than 25 feet from a street right of way line.

J. Parking Lot Landscaping

Parking lot landscaping is an important element in reducing reflective heating, controlling water runoff and improving the aesthetics of a site. Increasing the landscape requirements may also help in the adaptive reuse of large scale retail buildings.

The landscaping requirements are listed below:

1. The amount of landscape material required in section 12.4 of the Greenville County Zoning Ordinance shall be increased by 50%.
2. The required spacing of landscape materials required in section 12.4 of the Greenville County Zoning Ordinance shall be reduced by 50%. *(Am. Ord. 4089, § 1, 3-6-2007)*

(27) Funeral Home

A. Location

1. The funeral home must be located on the same site as a cemetery or on a lot within one thousand (1,000) feet of a cemetery as measured between the closest property lines.
2. A funeral home shall be located on a road classified as a minimum of a Collector street as defined in the definition section of the GCZO.

B. Minimum Lot Area

The minimum lot area shall be two acres.

C. Off-Street Parking

1. Aisle and other space within the off-street parking area shall be adequate to allow funeral

processions to be formed entirely on site without hindering traffic on public streets.

2. The number of off-street parking spaces required shall be provided in accordance with Table 12.1 of this ordinance.
3. Parking lot landscaping shall comply with section 12:4 of this ordinance.

D. Height and Setbacks

A funeral home shall comply with the nonresidential setbacks in single-family zoning districts in Section 7:3.2 of this ordinance.

E. Screening and Buffering

Screening and buffering shall comply with section 12.9 of this ordinance in addition to a minimum of a twelve and a half (12.5) foot buffer.

F. Lighting

Site lighting shall conform to the standards set forth in Section 12:1.1.

G. Signage

1. Sign shall not exceed eight feet in height as measured above grade.
2. Maximum sign face dimension shall be eighty (80) square feet.
3. Site shall have a maximum of two (2) monument signs on site with a maximum of one (1) sign per street frontage.
4. Facade mounted signs shall not exceed five (5) percent of the area of the façade upon which they are placed, with the maximum size of any one sign limited to twenty (20) square feet. Only one (1) facade mounted sign per street frontage shall be permitted.
5. Site shall have a maximum of two (2) facade mounted signs.
6. No electronic reader board or similar signs shall be permitted. *(Am. Ord. 4215, § 2, 8-5-2008)*

(28) Mixed Use Developments and Mixed Use Structures in the NC, Neighborhood Commercial and C-1, C-2, and C-3, Commercial, Districts

Mixed Use Developments and Mixed Use Structures are permitted in the NC, Neighborhood Commercial and C-1, C-2, and C-3, Commercial Districts, subject to the following conditions:

A. If the proposed development meets the definition of a Mixed Use Development, then there must be at least twenty (20) percent of the total acreage within the proposed development that contains nonresidential uses.

B. If the proposed development meets the definition of a Mixed Use Structure, then the first floor of the structure must, but is not limited to, contain nonresidential uses.

C. Density

1. NC: maximum of 10 units/acre
2. C-1: maximum of 12 units/acre
3. C-2 and C-3: maximum of 16 units per acre

D. Connectivity

1. Vehicular:

a. If developed on the same parcel of land as a commercial use, vehicular access shall be provided internally between all uses, drives, and parking areas.

b. If developed adjacent to a multifamily, office, commercial use, or similar use as deemed by County Staff, an attempt to provide vehicular access to such uses shall be made.

2. Pedestrian:

a. If developed on the same parcel of land as a commercial use, pedestrian access shall be provided internally between all uses, drives, and parking areas.

b. Within the multifamily development, pedestrian access shall be provided between parking areas, buildings, open space areas, recreation areas, and other amenity areas where provided.

3. All developments must provide sidewalks to connect to an external sidewalk. If an external sidewalk is not available, the development will be required to install sidewalks along all roadways and where determined necessary within the project by County Staff.

4. All pedestrian pathways and sidewalks shall be at least five (5) feet in width.

E. Parking

1. Parking areas shall be located on the interior of the development with no parking allowed between buildings and adjacent roadways. Sites shall be designed to accomplish this requirement.

2. Parking areas must be distinguished from pedestrian walkways through curbing or wheel-stops.

F. Setbacks

The setbacks of the underlying zoning district shall apply on the exterior of the project with no internal setbacks enforced between uses.

G. Architectural Requirements

1. All multifamily buildings shall have pitched roofs.

2. Architectural treatments shall be provided on building walls and entrances. In addition, all walls visible from roadways and parking areas shall incorporate design features including arcades, windows, entry areas, overhangs, and other architectural features to ensure no blank walls are visible from these areas.

H. Landscaping

1. All developments shall meet the standards for parking lot landscaping in Section 12:4.

2. In addition to Section 12:4, landscaping or grassed areas are required between parking areas/sidewalks, and building entrances along the base of all buildings.

I. Screening and Buffering

1. All dumpsters, service areas, and mechanical equipment shall be screened from public view.

2. Buffer requirements shall apply according to Section 12:9. Screening shall only be required on the perimeter subject to Section 12:9, no internal screening between uses shall be required exclusive of the requirements stated in subsection 7 above.

J. Lighting

Lighting shall be designed to minimize light trespass on adjoining parcels. For outdoor lighting, cutoff fixtures shall be used. These outdoor lighting fixtures shall be aimed, located, designed, fitted, and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as to reduce obtrusive light on neighboring properties or public areas.

K. Stormwater

In addition to the conditions herein, all multifamily development in commercial districts shall meet the standards of the stormwater ordinance. Stricter provisions may be required by Greenville County to address existing downstream restrictions.

(29) Chickens

In addition to chickens permitted in the Unzoned area and the R-R3, R-R1, and R-S districts, chickens may be permitted in the R-6, R-7.5, R-10, R-12, R-15, and R-20 Single-Family Residential Zoning Districts; R-M2 through R-M20 and R-MA Multifamily Residential Zoning Districts; and may be permitted where single-family, two-family or multi-family uses are located in nonresidential zoning districts, subject to the following conditions:

A. No more than eight (8) chickens shall be permitted on a single property.

B. Roosters are prohibited.

C. Chickens shall be confined to the back yard of the property and shall not be allowed to roam off the owner's property. Should a property owner keep chickens without a pen/coop/enclosure, the area where the chickens are kept must be fenced.

D. Chickens shall be maintained in a healthy and sanitary manner to avoid potential health hazards or offensive odors.

E. Pens/coops/enclosures shall be considered accessory structures and shall meet all applicable provisions of the Zoning Ordinance relating to accessory structures and shall require a permit.

F. If constructed, pens/coops/enclosures must be screened from adjacent residential zoning districts and/or uses using the materials set forth in Section 12.9 of the Zoning Ordinance.

G. Nothing in this Amendment to the Zoning Ordinance shall be deemed to override private deed restrictions or homeowner/neighborhood association requirements that prohibit or regulate chickens or farm animals on the affected property. (*Am. Ord. 4610, § 2, passed 1-21-2014)*

(30) Special Event Facilities

All Special Event Facilities must conform to the requirements of the zoning district in which they are located. Special Event Facilities may only be allowed in R-R3, R-R1, R-S, R-6 through R-20, R-20A, R-M2 through R-M20, R-MA, and R-MHP districts as an accessory use to a lawful principal use. Special Even establishment are permitted in the R-R3, R-R1, R-S, R-6 through R-20, R-20A, R-M2 through R-M20, R-MA, R-MHP, OD, POD, NC, and C-1 zoning districts subject to the following conditions:

A. Facilities must include improvements to accommodate special events, including access and circulation improvements, parking areas, water supplies & sewer systems, gathering areas, and other physical improvements necessary to accommodate special events.

1. A scaled site plan shall be submitted to the Zoning Administrator; illustrating proposed uses, structures, drive aisles, access points, and off-street parking.
2. Off-street parking shall be contained on-site within all residentially zoned areas.
3. In residential districts, one (1) non-illuminated sign not more than six (6) square feet in size shall be permitted in an area mounted flat against the wall of the principal building or decorative entry feature, or hung from a yard post with an overall height not more than five (5) feet above ground. Placement of signs shall conform with Section 19-42 of the Greenville County Code of Ordinances. (*Am. Ord. 4638, §1(1), passed 7-8-2014*)
4. In the AG District, all parking shall meet Article 12 of this Ordinance.
5. In the AG District, all signage must comply with all requirements as stated in the Greenville County Sign Ordinance.
6. In the AG District, if the property is adjacent to a parcel containing a single-family residential use, then all activity must be set back at least 150 feet to the property line containing the single-family residential use.
7. All structures must comply with all applicable health, fire, building, and life safety requirements.

(31) Automobile and Personal Motorized Vehicle sales and rental

A. Minimum parcel size

1. Minimum parcel size for this use shall be one (1) acre (43,560 square feet).
2. If the property includes multiple uses or tenants requiring permits, only those areas designated for vehicle sales/rental operations shall be used towards meeting the minimum parcel size requirement.
3. Minimum parcel size only applies to new developments and does not apply to existing non-conforming automobile or personal motorized vehicle sales and rental lots that do not currently have one (1) acre and are existing at the time of this Amendment.

B. Sales/rental area

The sales/rental area includes the space intended for placement of vehicles for sale and/or rent. The sales/rental area is required to be clearly demarked from storage and parking areas and shall be striped to identify drive aisles and spaces for individual vehicles for sale or rental. The sales/rental area shall be paved.

1. <u>Vehicle sales/rental spaces</u>:

   a. Minimum vehicle sales/rental space dimensions are nine (9) feet wide by twenty (20) feet deep.

   b. The Zoning Administrator may allow for a reduction in size of sales/rental spaces for vehicles that are customarily smaller than automobiles (example: motorcycles).

2. <u>Drive aisles</u>: Minimum drive aisle width is twenty (20) feet.

3. <u>Fencing</u>: Chain link fencing is not permitted around the sales/rental area.

C. Vehicle storage areas

A vehicle storage area is the portion of the property intended for parking of vehicles being prepared for sale or serviced in connection with the sales/rental business. Vehicles may be arranged in this area in any manner that allows adequate emergency access as outlined in applicable codes.

1. Setbacks: Vehicle storage areas, if included, shall be located no closer to the edge of the road right-of-way than 100 feet and 15 feet from the property lines of a residential use and/or district.
2. Screening: Vehicle storage areas shall be screened by an opaque wall, fence or evergreen plant material or a combination thereof measuring at least eight (8) feet in height.
3. Storage of wrecked, damaged, dismantled, or inoperable vehicles:
    a. No wrecked, damaged, or dismantled vehicles are permitted on site in the C-2 and C-3 Commercial Districts. Inoperable vehicles that are being serviced in connection with the sales business are allowed while they are being serviced and shall only be parked within the storage area during this time.
    b. Wrecked, damaged, dismantled, or inoperable vehicles are permitted on-site in the S-1 Service District if such vehicles are being repaired in connection with the sales business. The repair period should in no case exceed 30 days and the vehicles may only be parked within the storage area during this time.

D. Parking

1. Minimum parking requirements to accommodate employees and customers shall meet standards outlined in Section 12:2 of the Greenville County Zoning Ordinance, with overall required minimum parking to include no less than three (3) parking spaces.
2. Shared and/or Remote Parking is not permitted for this use.

E. Landscaping

1. Roadside Buffer:
    a. The minimum roadside buffer width shall be eight (8) feet. The roadside buffer shall be grassed or landscaped.
    b. Within the roadside buffer, an average of one (1) shade tree for every sixty (60) feet of linear road frontage shall be planted, spaced so that there is a minimum of one (1) tree for every two hundred (200) linear feet of road frontage.
    c. Where existing overhead power utility lines preclude sufficient space for a shade tree to grow then two (2) small trees shall be substituted for each required shade tree.
    d. Shade trees shall have a minimum planting size of two (2) inches measured eighteen (18) inches above grade.
    e. Small trees and multi-stem trees shall have a minimum planting height of six (6) feet tall.
    f. Trees used to meet these requirements should be consistent with Section 12:4.8 - Suggested Plant List.
    g. No vehicles, fencing, or signage are permitted within the roadside buffer.

2. Interior Plantings: Interior plantings outlined in Section 12:4.2 are not required for the sales area or vehicle storage area on a vehicle sales lot.

3. Screening and Buffering: Screening and buffering shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements. *(Am. Ord. 4917, §1, passed 7-18-2017)*

(32) Agritourism

A. Must adhere to setbacks and height requirements per Article 7, Table 7.1 and Table 7.3 of the GCZO.

B. Must meet parking, landscaping, lighting, and other standards as outlined in Article 12 of the GCZO.

C. Approved hours of operation:

1. Staff may begin work no earlier than 5 a.m. and work no later than 11 p.m.

2. Open hours to the general public may be between 7 a.m. and 10 p.m.

D. All structures must comply with all applicable health, fire, building, and life-safety requirements.

(33) Dwelling, Farm Labor

A. All dwellings must be used by work laborers associated with the agricultural use.

B. May consist of one dwelling unit per 5 acres not to exceed 10 total units. Up to one unit per parcel may consist of a manufactured house.

C. Must adhere to setbacks and height requirements per Article 7, Table 7.1 and Table 7.3 of the GCZO.

D. May not consist of Recreational Vehicles.

E. Must adhere to all applicable SCDHEC requirements for septic tanks.

(34) Community Center

Community Centers will be required to meet the conditions below and any other applicable condition outlined in the Greenville County Zoning Ordinance and/or Land Development Regulations.

A. **Adaptive Reuse of Existing Buildings**

1. A community center may locate in an existing building, including a nonconforming building, if the building meets all applicable Building Code requirements.

2. Other improvements, such as the addition of landscaping and screening, are not required in order to establish a community center in an existing building. However, sufficient parking must be provided pursuant to Paragraph B, below.

B. **Parking**

1. All parking shall be accommodated in off-street parking spaces. Parking on-street or in grassed areas is prohibited except during major special events.

2. Due to the variety of activities that occur at a community center, parking needs may vary significantly from site to site. If the minimum parking ratio specified for community

centers in Table 12.1: Minimum Parking Requirements is not appropriate for a particular site, the applicant may submit a parking analysis that:

a. Documents the total number of existing off-street parking spaces and the total number of new spaces, as applicable;

b. Identifies the types of activities proposed to occur, along with the anticipated hours of operation and number of attendees for each activity; and

c. Demonstrates the existing and/or proposed parking sufficiently meets the anticipated parking demands of the various activities and does not produce conflicts (e.g., between parking spaces and day care drop-off lanes).

(35) Mobile Food Units

A. No permanent structure is permitted to be added to or adjacent to a mobile food unit. The mobile food, unit and all associated equipment, must be removed every night and may not be left overnight unless the mobile food unit is part of a special event that is taking place for more than one day;

B. If a tent is to be used, it cannot be larger than 400 sq. ft. without obtaining a Temporary Tent Permit from Greenville County Building Codes Department;

C. No mobile food unit is permitted to sit in any sight triangle or be a visual obstruction for any road or adjacent driveway;

D. Mobile Food Units cannot cause an adverse impact for an existing use on the same parcel;

E. Must have written permission from the property owner to set up on the site. Placement of the Mobile Food Unit may not impede traffic or block necessary parking spaces for the site resulting in customers parking on other properties or in non-parking spaces. They may also not obstruct emergency, handicap, or any other access points for the site and its structures.;

F. Must adhere to the Greenville County Noise Ordinance;

G. All signage must adhere to the Greenville County Sign Ordinance;

H. All trash and refuse created by the mobile food unit, it's operators and/or patrons, must comply and follow all county ordinances and the International Property Maintenance Code as they relate to litter, garbage, sanitation, rubbish and approved containers. All trash and refuse must also be removed every night upon vacancy;

I. Must obtain a Business Registration from Greenville County;

J. Must meet all Fire Safety regulations and have an updated and current Fire Inspection Decal clearly visible on the unit;

K. Must have all permits and approvals as required by any other Federal or State Agency;

L. Any generator that is to be used must be located at least 50 ft. from any residentially used or zoned parcel;

M. Failure to adhere to these conditions shall be a violation and punishable under Article 13 of this Ordinance.

ARTICLE 7 RESIDENTIAL DENSITY AND DIMENSIONAL STANDARDS

Section 7:1 Conventional Residential Development

7:1.1 Conventional Residential Development

A conventional residential development is one in which all land area within the development is devoted to building lots that comply with the minimum lot size limits of the residential zoning district. Unless otherwise expressly declared and approved at the time of preliminary plat approval, all residential subdivisions shall be considered conventional developments.

7:1.2 Permitted Uses

(See Table 6.1)

7:1.3 Minimum Lot Area

The minimum lot areas per dwelling unit for each zoning district are listed in Table 7.1 unless otherwise required by DHEC.

7:1.4 Calculating Minimum Lot Area

When calculating the minimum lot area within all residential districts, the area adjacent to a lot designated as being County owned right-of-way may be included in the computation and determination of the minimum lot area required under this Section. In the case of multiple lot frontages, only the single lot frontage with the greatest length shall be used in computing the minimum lot area.

This provision does not diminish the County's rights and privileges to use the right-of-way nor does it confer any additional rights or privileges concerning the County owned right-of-way to any adjacent landowner.

7:1.5 Lot Area for Non-residential Uses in Single Family Districts

For nonresidential buildings located in single-family districts, the lot area shall be adequate to provide the yard areas required by this section and the off-street parking and loading areas required in Section 12:2 and 12:3, Off-street Parking and Off-street Loading, provided, however, that the lot area for each nonresidential building shall not be less than 30,000 square feet.

7:1.6 Setback/Yard Requirements

Setbacks from existing roads will be consistent with the requirements outlined in the appropriate zoning district and listed in Section 7:3, Table 7.3 and Table 7.4.

7:1.7 Riparian Buffers

Riparian buffers shall be provided along all classes of streams in accordance with the Greenville County Soil and Water Conservation Commission Storm Water Management Design Manual.

Section 7:2 Open Space Residential Development

7:2.1 Intent

An Open Space Residential Development is a residential subdivision in which dwellings are situated on a portion of the site in exchange for the preservation of substantial amounts of open space for recreational, environmental, and ecological reasons. The purpose of open space development is to provide a method of land development that permits variation in lot sizes without an increase in the overall density of population or development. This allows the subdivision of land into lots of varying sizes which will provide home buyers a choice of lot sizes according to their needs, while at the same time, preserving open space, tree cover, scenic vistas, natural drainage ways, and outstanding natural topography. Such measures prevent soil erosion and flooding by allowing development to occur according to the nature of the terrain; provide larger open areas with greater utility for rest and recreation; and encourage the development of more attractive and economical site design.

The developer is able to provide a more economical and more aesthetically pleasing product to the consumer, with deference and consideration to existing neighborhoods and infrastructure, by reducing the overall cost of required sewer, roads, and other infrastructure. Open Space Residential Development facilitates the economic and efficient provision of public services, as well as providing the surrounding area a more harmonious development. The resultant subdivision benefits from the open, recreational space and by the placement of houses in a manner more conducive to better social interactions among neighbors.

When submitting a preliminary plan, an application for an Open Space Residential Development shall also meet the intent of Section 11.1 of the Land Development Regulations.

7:2.2 Open Space Development General Provisions

7:2.2-1 Minimum Lot Area

There is no required minimum lot area per dwelling unit unless otherwise required by SCDES.

7:2.2-2 Yard Requirements

There is no minimum lot width, except as required by SCDES and/or the International Building Code.

7:2.2-3 Open Space Ownership, Dedication, and Management

A. Ownership of Open Space - The owner and developer, or subdivider, shall select land dedicated for open space purposes and type of ownership. Type of ownership may include, but is not necessarily limited to, the following:

1. The County, subject to acceptance by the governing body;
2. Other public jurisdictions or agencies, subject to their acceptance;
3. Non-profit or quasi-public organizations committed to the protection and conservation of open space, subject to their acceptance;
4. Homeowner or cooperative associations or organizations; or
5. Shared, undivided interest by all property owners within the subdivision.

B. Maintenance of open space - The person(s) or entity identified above, as having the right to ownership or control over open space, shall be responsible for its continuing upkeep and proper maintenance.

7:2.2-4 Tree Ordinance

The Tree Ordinance, Greenville County Ordinance Number 4173, applies to all Open Space Residential Developments.

7:2.2-5 Effective Date

In order to use the Open Space Residential Development option, developers must declare their intent to use the Open Space Residential Development provisions at the time that the preliminary plat for the subdivision is submitted.

Any subdivision under consideration by the Planning Commission after the effective date of this ordinance is eligible to be considered for open space development, based on the requirements herein. Any subdivision that has Vested Rights, as outlined in the Vested Rights Ordinance, shall not be required to adhere to the requirements as outlined here in the event that a Major Change is requested.

7:2.3 [Reserved]

Reserved

7:2.4 Open Space Residential Development

7:2.4-1 Minimum Areas

The minimum tract area for an Open Space Residential Development shall be two (2) acres. The minimum area shall consist of contiguous parcels, not divided by an existing public or private road or a recreational or navigable body of water.

7:2.4-2 Setback

No structures shall be erected within 25 feet from an external lot line of any Open Space Residential Development, otherwise no front, side, or rear setbacks are required for internal lots. In addition, the following setbacks will apply along any existing public road:

- Arterial roads (100’)
- Collector roads (80’)
- Local residential roads (60’)

These setbacks may be reduced on arterial and collector roads with approval from staff only if a berm (4’ minimum) with evergreen plantings is included. Developments surrounded on more than 2 sides by existing roads will only need to provide setbacks on the 2 roads with the highest classification.

7:2.4-3 Permitted Uses

A. Single-Family Detached Dwellings

B. Single-Family Zero Lot Line Dwellings

C. Single-Family Attached Dwellings

7:2.4-4 Single-Family Attached

Single-family attached dwellings are permitted subject to the following requirements.

A. A maximum of 50% of the total number of allowed dwelling units may be single-family attached (two-family or townhouse) in the R-6, R-7.5, and R-10, Single-Family Residential Districts and 40% in the R-12 and R-15, R-20, and R-20A, Single-Family Residential Districts. Any attached unit must be a two-family (duplex) or a townhouse and excludes condominiums. However, if the parcel(s) being developed are located within Future Land Use Categories of the Comprehensive Plan that have a density higher than 6 dwelling units per acre, then they are permitted to consist of a 100% townhouse development.

B. If not part of an approved 100% townhouse development, attached units must be contained within the subdivision and not part of any exterior lot except in those areas where exterior lots are adjacent to land zoned for non-residential uses.

C. Attached units shall not exceed more than 6 attached units per structure.

D. Attached units shall not be located on preexisting platted lots within a subdivision.

7:2.4-5 Permitted Density

The overall number of dwellings allowed in an Open Space Residential Development may be found in Table 7.1.

7:2.4-6 Required Open Space

Required open space within an Open Space Development must adhere to Sections 11.3 and 11.4 of the Land Development Regulations.

7:2.4-7 Riparian Buffers

Riparian buffers can be located within the open space and shall be provided along all classes of streams in accordance with the Greenville County Soil and Water Conservation Commission Storm Water Management Design Manual.

7:2.4-8 Roadside Buffer

Existing road frontage shall require a minimum 20’ wide buffer. Within those buffers, vegetation shall be in accordance with the Tree Ordinance.

7:2.4-9 Project Preview Meeting

Project Preview Meetings shall be held for all proposed open space developments, in accordance with the Subdivision Calendar. The Greenville County Planning Commission, along with advice and recommendations from Staff, shall adopt and periodically review the procedure and guidelines for Project Preview Meetings.

7:2.5 [Reserved]

Reserved

7:2.6 Minimum Lot Area/Permitted Densities for Single-Family Residential

The minimum lot area for conventional zoning, and densities (units/acre) provided for in each open space development option may be found in the following table. All densities are based on the total number of dwelling units divided by the total number of acres (both developed land and undeveloped land).

Table 7.1 Minimum Lot Area/Permitted Densities for Single-Family Residential

Table 7.1 Minimum Lot Area/Permitted Densities for Single-Family Residential		
		Density Allowance
District	**Conventional Development**	**Open Space Development – *There is no minimum lot size required***
	Minimum Lot Size: sq. ft.	Units/Acre
R-6	6,000	6.7 per acre
R-7.5	7,500	5.2 per acre
R-10	10,000	3.9 per acre
R-12	12,000	3.2 per acre
R-15	15,000	2.6 per acre
R-20 / R-20A	20,000	1.9 per acre
R-S Without public water	25,000 or 37,500 (Section 5:4.5)	1.5 per acre 1.0 per acre
ESD-PM	See Section 8:5	See Section 8:5
R-R1	43,560 (1 acre)	Not Permitted
R-R3	130,680 (3 acres)	Not Permitted
AG	217,800 (5 acres)	Not Permitted
R-M2 / R-M20	S-F Detached – 7,500 S-F Attached – 1,800	Density determined by zoning district
R-MA	S-F Detached – 7,500 S-F Attached – 1,800	20 per acre
R-MHP	87,120 (2 acres)	Not Permitted

Table 7.2 [RESERVED]

Reserved

Section 7:3 Determining Setback Lines in All Districts

All setback lines adjacent to a public right-of-way are measured from the edge of the public right-of-way. When the right-of-way is not known, the setback shall be measured from the edge of the pavement or back of the curb, if present, and each required setback shall be increased by a minimum of 10 feet. *(See Graphics 1, 2, and 3 below).* For additional minimum setback requirements, refer to the Transportation Corridor Preservation Ordinance #3079 (Appendix C.).

Section 7:3.1 Setbacks/Height

Table 7.3 Setback/Height Requirements

Table 7.3 Setback/Height Requirements

District	Minimum Lot Width (feet)	Front Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Maximum Height (feet)
AG, Agricultural Preservation	100	75 (All Roads)	25 (75 for corner lots)	25	45 (Residential uses and structures)
RR-3 Rural Residential	150	30 Residential 40 Collector 50 Arterial	5	5	45
RR-1 Rural Residential	75	30 Residential 40 Collector 50 Arterial	5	5	45
R-S Residential Suburban	30	30 Residential 40 Collector 50 Arterial	5	5	45
R-20/ R-20A Single-Family Residential	30	20 Residential 30 Collector 50 Arterial	5	5	45
R-15 Single-Family Residential	30	20 Residential 30 Collector 50 Arterial	5	5	45
R-12 Single-Family Residential	30	20 Residential 30 Collector 50 Arterial	5	5	45
R-10 Single-Family Residential	30	20 Residential 30 Collector 50 Arterial	5	5	45
R-7.5 Single-Family Residential	30	20 Residential 30 Collector 50 Arterial	5	5	45
R-6 Single-Family Residential	30 (20 for interior attached units)	20 Residential 30 Collector 50 Arterial	5 See Section 6.2 (10)	5	45
R-M2 / R-M20 Multifamily Residential	30 See Section 7:3.9	20 Residential 30 Collector 50 Arterial	25 See Section 7:3.9	25 See Section 7:3.9	45

District	Minimum Lot Width (feet)	Front Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Maximum Height (feet)
R-MA Multifamily Residential	30 See Section 7:3.9	20 Residential 30 Collector 50 Arterial	25 See Section 7:3.9	25 See Section 7:3.9	45
R-MHP Manufactured Home Park	None	35	15	15	45
O-D Office	None	25	25 See Section 7:3.8	25 See Section 7:3.8	45 See Section 7:3.7
POD Office	None	15	25 See Section 7:3.8	25 See Section 7:3.8	45 See Section 7:3.7
NC Neighborhood Commercial	None	15 See Section 7:3.6	25 See Section 7:3.8	25 See Section 7:3.8	45 See Section 7:3.7
C-1 Commercial	None	25 See Section 7:3.6	None See Section 7:3.6	20 See Section 7:3.6	45 See Section 7:3.7
C-2 Commercial	None	25 See Section 7:3.6	None See Section 7:3.6	20 See Section 7:3.6	45 See Section 7:3.7
C-3 Commercial	None	25 See Section 7:3.6	None See Section 7:3.6	20 See Section 7:3.6	45 See Section 7:3.7
S-1 Services	None	45	25	20	45 See Section 7:3.7
I-1 Industrial	None	50	See Section 7:3.10	See Section 7:3.10	90 See Section 7:3.7
I-2 Industrial	None	See Section 8:4.10	See Section 8:4.10	See Section 8:4.10	90 See Section 7:3.7
ESD-PM	See Section 8:5.3	See Section 8:5.3	See Section 8:5.3	See Section 8:5.3	See Section 8:5.3
PD	N/A	N/A	See Section 8:1.4	See Section 8:1.4	N/A
FRD	See Section 8:8.4	See Section 8:8.4	See Section 8:8.4	See Section 8:8.4	See Section 8:8.4

To determine the classification of a specific street, refer to the definitions in Section 4 of this ordinance.

Section 7:3.2 Nonresidential Setbacks/Height

Table 7.4 Nonresidential Setback/Height Requirements

Table 7.4 Nonresidential Setback/Height Requirements					
District	**Minimum Lot Width (feet)**	**Front Setback (feet)**	**Side Setback (feet)**	**Rear Setback (feet)**	**Maximum Height (feet)**
RR-3 Rural Residential	200	30 Residential 40 Collector 50 Arterial	25	5	45
RR-1 Rural Residential	200	30 Residential 40 Collector 50 Arterial	25	5	45
R-S Residential Suburban	200	30 Residential 40 Collector 50 Arterial	25	5	45
R-20 / R-20A Single-Family Residential	200	20 Residential 30 Collector 50 Arterial	25	5	45
R-15 Single-Family Residential	100	20 Residential 30 Collector 50 Arterial	25	5	45
R-12 Single-Family Residential	100	20 Residential 30 Collector 50 Arterial	25	5	45
R-10 Single-Family Residential	100	20 Residential 30 Collector 50 Arterial	25	5	45
R-7.5 Single-Family Residential	100	20 Residential 30 Collector 50 Arterial	25	5	45
R-6 Single-Family Residential	100	20 Residential 30 Collector 50 Arterial	25	5	45
R-M2 / R-M20 Multifamily Residential	100	20 Residential 30 Collector 50 Arterial	15	25	45
R-MA Multifamily Residential	100	20 Residential 30 Collector 50 Arterial	15	25	45

To determine the classification of a specific street, refer to the definitions in Section 4 of this ordinance.

7:3.3 Calculating Minimum Front Setback

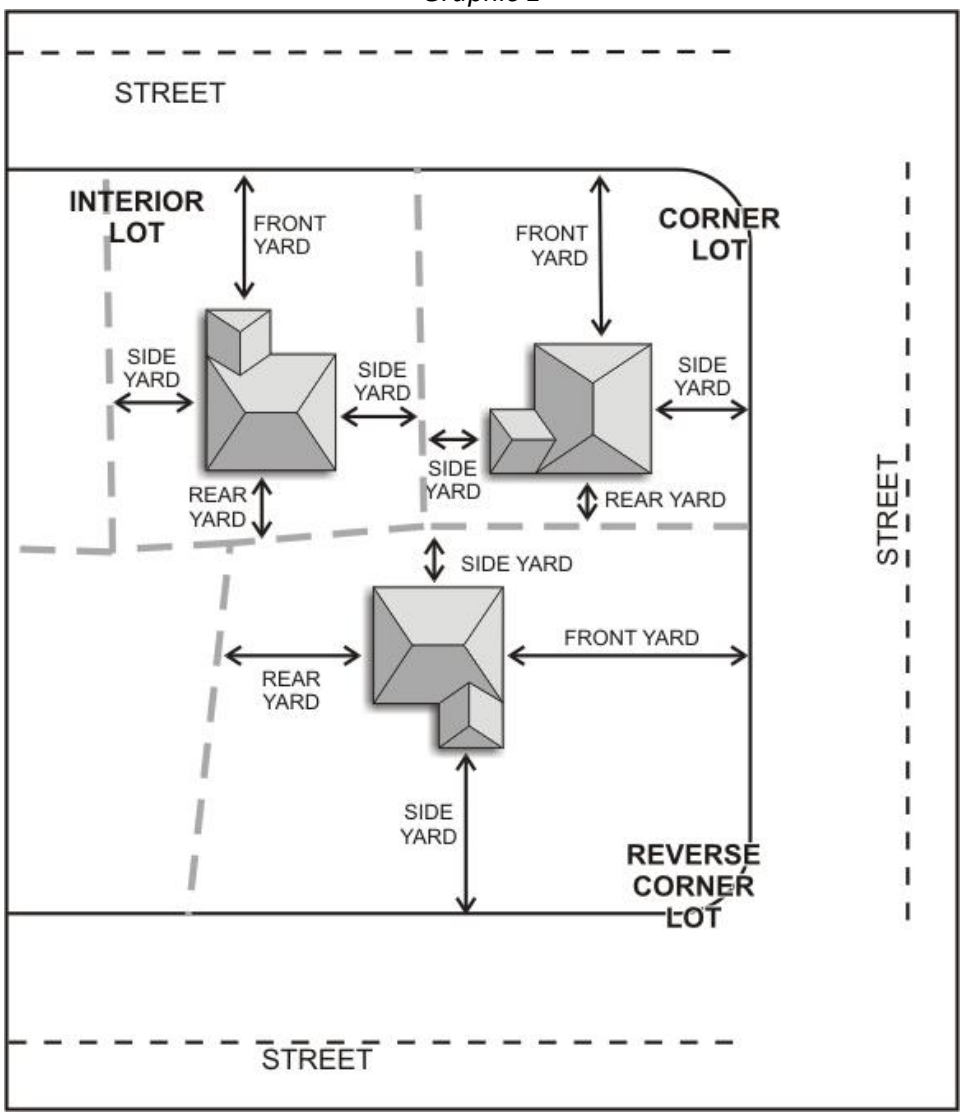
The minimum depth of the front yard measured from the street right-of-way line shall be 20 feet on a residential service street, 30 feet on a collector street, and 50 feet on an arterial street, except that when a right-of-way has not been established or is not known, the setback shall be measured from the edge of the pavement or back of the curb, if present, and each required setback shall be increased by a minimum of 10 feet. For additional minimum setback requirements, refer to the Transportation Corridor Preservation Ordinance #3079 (Appendix C.).

7:3.4 Side Setbacks in Single-family Residential Districts

For residences, accessory buildings, and nonresidential uses located on corner lots, the minimum side yard width measured from the street right-of-way line shall be 20 feet on a residential service street, 30 feet on a collector street, and 40 feet on an arterial street. For additional minimum setback requirements, refer to the Transportation Corridor Preservation Ordinance #3079 (Appendix C.).

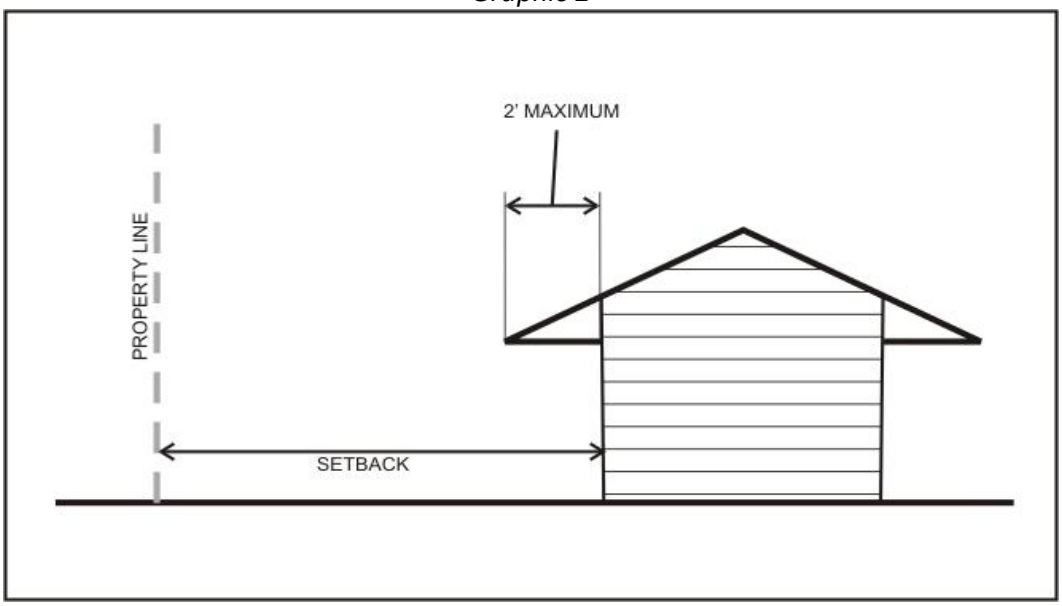
The rear and one side setback may be reduced to zero feet (0') for Zero Lot Line Dwellings located in single-family districts and are subject to the adopted Building Code.

Graphic 1



*Front is determined by E-911 address

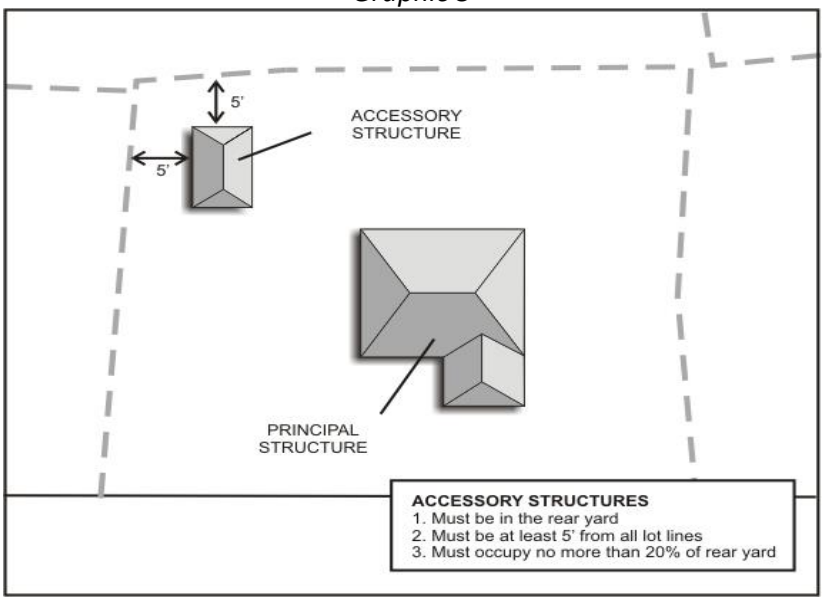
Graphic 2



Setbacks are measured from the foundation wall. Overhangs, architectural embellishments, etc. may encroach the setback a maximum of 2 feet. Cantilevers consisting of roofed over space may not encroach the setback line. Setback is not measured from stoops, porches, and landings provided they do not occupy more than 20% of any exterior wall.

Accessory buildings may be located in the rear yard or side yard provided that they are set back not less than five feet from any lot line and occupy not more than 20 percent of the rear yard.

Graphic 3



Graphic 3 - ***Note 1: Should read Must be in the rear yard or side yard** *(not codified)*

In the R-R1, Rural Residential District, R-R3, Rural Residential District, and AG, Agricultural Preservation District, accessory buildings, barns, and stables are permitted to be located in the front yard so long as the setbacks of the underlying zoning district are met. In the R-S, Residential Suburban

District, accessory buildings, barns, and stables are permitted in the front yard when the minimum acreage of the parcel is at least 1 acre and the setbacks of the underlying zoning district are met. In the R-R1, R-R3, AG, and R-S districts, accessory structures in front yards shall not be set back less than 30 feet from any right-of-way line and may not occupy more than 20 percent of the front yard.

7:3.5 Reduction of Rear Setback

The rear setback may be reduced to zero feet (0') for the express purpose of locating a boathouse along the shore of a lake or navigable body of water.

7:3.6 Additional Setback in Commercial Districts

On corner lots and lots adjacent to any residential district all commercial buildings and structures shall be set back not less than 15 feet from property lines. When a side yard is provided it shall be not less than 5 feet in width.

Commercial gasoline islands and canopies shall be set back from all street right-of-way lines not less than 15 feet.

7:3.7 Height

All buildings may exceed the height limitations of the district if the minimum depth of rear yards and the minimum width of side yards required in the district regulations are increased 1 foot for each 3 feet by which the height of such building exceeds the prescribed height limit.

Chimneys, elevators, poles, spires, tanks, towers, and other projections not used for human occupancy may exceed the district height limit.

7:3.8 Reduction in Setback in NC, POD, and OD Districts

No structure shall be erected within 25 feet from any side or rear lot line of any Neighborhood Commercial district, Office District and/or Planned Office Development district. However, where land uses within the NC, POD, and OD districts are the same as uses permitted on adjoining properties, the side and rear setbacks adjoining those like uses may be reduced to a minimum of 5 feet.

7:3.9 Single Family Residential Dwellings in Multi-family Districts

Single-family residential dwellings located in multi-family districts shall have a minimum lot width of 30 feet and a side and rear setback of 5 feet. Front setbacks are measured from the street right of way and are as follows; 20 feet on a residential street, 30 feet on a collector street, and 50 feet on an arterial street.

7:3.10 Setbacks for I-1

All buildings shall be set back from all street right-of-way lines not less than 50 feet. No building shall be located closer than 25 feet to a side or rear lot line except where the property is adjacent to a railroad right-of-way and written approval from the railroad authorities has been obtained to utilize the railroad spur for loading and unloading. (*Am. Ord. 4382, § 1(2), passed 10-16-2010; Am. Ord. 4389, § 1(1), (2), passed 11-2-2010)*

Section 7:4 Alternative Density, Lot Size, and Setback Requirements for Single Family Residential Districts

Alternative residential densities may be permitted in the R-6, R-7.5, R-10, R-12, R-15, R-20, R-20A, R-S, R-R1, and R-R3 Single-Family Residential Districts through participation in the voluntary Storm Water Banking Program. See Appendix E, Storm Water Banking Program Manual, for the minimum requirements of this program. *(Ord. 4542, § 2, passed 3-5-2011)*

INTENTIONALLY BLANK

ARTICLE 8 SPECIAL PURPOSE AND REVIEW DISTRICT REGULATIONS

Section 8:1 PD, Planned Development District

8:1.1 Intent

The PD district is established to encourage innovative and creative design of residential and/or commercial developments, to permit a greater amount of flexibility by removing some of the restrictions of conventional zoning. One of the goals of the Planned Development district is to promote efficient use of land and protect the natural features and scenic beauty of the land. Ideally, the development should be large scale and incorporate a variety of land uses or land use types. The district is also intended to encourage developments that provide a full range of residential types.

The PD district provides a mechanism for County Council and the Applicant to agree on the scope of the proposed development. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

8:1.2 Minimum Site Size

The minimum site size for any Planned Development is five (5) acres.

8:1.3 General Requirements

The provisions of the zoning ordinance regulating minimum lot area, parking, landscaping, and lighting shall apply. However, variations to these standards included in the approved Statement of Intent or Final Development Plan shall supersede the other provisions of this ordinance.

8:1.4 Minimum Lot Width, Minimum Yard Requirements, Maximum Lot Coverage, Maximum Height of Structures

No structure shall be erected within 25 feet from any external lot line of any Planned Development, however, where land uses within a Planned Development are the same as uses permitted in the adjoining properties outside the PD, a lesser setback that is consistent with the zoning on the adjoining properties may be permitted. Minimum lot width, minimum yard sizes, maximum lot coverage, and maximum height are not otherwise regulated within PD districts provided, however, that the Planning Commission and County Council shall ascertain that the characteristics of building location shall be appropriate as related to structures within the planned development and otherwise fulfill the intent of this Ordinance. For additional minimum setback requirements, refer to the Transportation Corridor Preservation Ordinance #3079. (Appendix C.).

Section 8:1.5 Development Standards

All uses and structures in the NC District shall be required to meet the standards set forth in Section 12:1, Development Standards for PD, NC and POD.

Section 8:1.6 PD Application Process and Preliminary Development Plans

A. Prior to submitting a PD application, the applicant is required to meet with the Planning Commission staff for a pre-application conference to avoid undue delay in the review process after the application is submitted.
B. Applications for a Planned Development district shall include the following:

1. Preliminary Development Plan - The applicant shall submit a reproducible vellum of the proposed Planned Development which shall include the following:

    a. A boundary survey with vicinity map, title block, scale, and north arrow.
    b. Total number of acres of overall site.
    c. Location and orientation of existing and proposed buildings, square footage of nonresidential uses.
    d. Primary traffic circulation pattern, including external and internal points of ingress and egress.
    e. Location of parking areas and approximate number of parking spaces per use.
    f. Any such information or descriptions as may be deemed reasonably appropriate for review.

2. Natural Resources Inventory – The primary objective of the natural resources inventory is to provide better information about the type of land cover, topography, and significant natural, historical and cultural features on sites proposed for development. The applicant shall submit a natural resources inventory at the same scale as the preliminary development plan including the following:

    a. Land cover type (i.e. wooded, pasture, wetland, etc.) indicating the wood line or boundary line between wooded and non-wooded areas of the site.
    b. Topographic contour lines at 8-foot intervals

3. Statement of Intent - The applicant shall submit 3 copies of a report setting forth the characteristics of the proposed Planned Development including the following:

    a. A description of the procedures of any proposed homeowners association or other group maintenance agreement.
    b. A statement setting forth the proposed development schedule.
    c. A statement of the public improvements both on- and off-site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.

    d. A statement of impact on public facilities including water, sewer collection and treatment, fire protection, etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed Planned Development.
    e. A statement describing or renderings or photographs of the architectural style, appearance and orientation of proposed buildings.
    f. A statement describing the landscaping and screening of proposed project.
    g. A statement describing the maintenance and screening of any proposed pond, lake, or retention pond contained in the development.
    h. A statement describing pedestrian access and circulation throughout the project.
    i. Any such information or descriptions as may be deemed reasonably appropriate for review.

8:1.7 Final Development Plan

Approval of a Preliminary Development Plan shall constitute authority for the applicant to prepare a Final Development Plan. All final development plans in the Planned Development District will require a site plan review and approval by the Greenville County Planning Commission in accordance with Section 3:9.1.

8:1.8 Subdivision Plats

Approval of a Final Development Plan shall constitute authority for the applicant to prepare subdivision plats if applicable in accordance with procedures set forth in the Greenville County Land Development Regulations. No building permit or certificate of occupancy shall be issued until the Planning Commission has approved a final subdivision plat.

8:1.9 Changes to Planned Development Districts

Changes to an approved Planned Development district may be permitted. The Zoning Administrator shall determine whether any proposed change is major or minor using the criteria below. The Zoning Administrator's determination shall be a part of the Planned Development records.

A. **MAJOR CHANGES -** Changes to a Planned Development district which would significantly alter the basic concept and general characteristics of the Planned Development district may be approved by County Council in accordance with the amendment procedures established in Article 3 of this ordinance. After approval of a major change by County Council, approval of a final development plan showing such changes must be submitted to the Planning Commission for site plan review in accordance with Section 3:9.1. Examples of major changes may include, but are not limited to the following:

1. boundary changes
2. decrease in open space
3. increase or decrease in number of ingress and egress points
4. changes to less restrictive land uses, e.g. residential to commercial
5. any change which the Zoning Administrator determines would significantly alter the basic concept and general characteristics of the PD.

B. **MINOR CHANGES -** Changes to a Planned Development district which do not significantly alter the basic concept and general characteristics of the Planned Development may be approved by the Planning Commission staff provided that no minor change may be approved by the Planning Commission staff which is in conflict with specific conceptual considerations previously approved by County Council. Examples of Minor Changes may include, but are not limited to the following:

- **reductions in:**
  density
  signage
  square footage

- **increases in:**
  landscaping
  open space
  setbacks

- **Minor changes to:**
  landscaping
  lighting
  parking
  signage

- **Minor changes to allow:**
  reorientation of structures
  realignment of approved ingress and egress
  more restrictive land uses, e.g. commercial to residential
  shift in approved density from one area of PD to another
  relocation of land uses

Section 8:2 POD, Planned Office District

8:2.1 Intent

This district is established to accommodate office development that is found to be compatible with surrounding physical development. Uses permitted in this district are limited to office and research facilities, and shall not include any use engaged in retail sales or the stocking and storage of merchandise.

8:2.2 Uses Permitted and Uses Permitted by Special Exception

See Table 6.1

8:2.3 Setback/Height

See Table 7.3

8:2.4 Off-Street Parking/Loading

See Table 12.1

8:2.5 Development Standards

All uses and structures in the POD District shall be required to meet the standards set forth in Section 12:1, Development Standards for PD, NC and POD.

8:2.6 Screening and Buffering

Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements.

8:2.7 Residential Uses

Residential uses are permitted subject to the provisions of the Section 5:6, R-M2 through R-M20 Multi-family Residential district**,** and the following requirements.

A. Residential dwelling units may be located in the same building as an office or commercial use permitted in the district;
B. Maximum residential density is 10 units per acre based on the total project area.

8:2.8 Parking Lot Landscaping

Off-street parking lot landscaping shall be provided in accordance with the provisions set forth in Section 12.4, Parking Lot Landscaping.

8:2.9 Application for Rezoning

The application for a POD classification shall include a conceptual site plan for the proposed development. At a minimum, the plan should show the following information:

A. Property boundaries

B. Total number of acres

C. Location and size of existing buildings and proposed buildings

D. Points of egress and ingress

E. Proposed uses

F. Proposed screening and buffer areas

The applicant shall submit a report setting forth the characteristics of the proposed Planned Office District including the following:

A. A statement addressing plans for all existing structures on the subject property, including but not limited to planned exterior renovations or demolition,

B. A statement addressing the architectural style of existing and proposed buildings.

C. A statement concerning the appearance, landscaping, screening, and maintenance of any proposed pond, lake, or retention pond contained in the development.

D. Any such information or descriptions as may be deemed reasonably appropriate for review.

8:2.10 Changes to Planned Office Districts

County Council may approve changes to a Planned Office District that would significantly alter the basic concept and general characteristics of the Planned Office Development district in accordance with the amendment procedures established in Article 3 of this ordinance. After approval of a major change by County Council, approval of a final development plan showing such changes must be submitted to the Planning Commission for site plan review in accordance with Section 3:9.1. Examples of major changes may include, but are not limited to the following:

A. Boundary changes

B. Increase or decrease in number of ingress and egress points

C. Location of land uses

D. Any change which the Zoning Administrator determines would significantly alter the basic conceptual site plan and general characteristics of the development.

8:2.11 Site Plan Review

All uses permitted in the POD, Planned Office District will require a site plan review and approval by the Greenville County Planning Commission in accordance with Section 3:9.1. This review is intended to make certain that any new development meets the development standards set forth in this ordinance, that the development is aesthetically pleasing and harmonizes with any existing development(s) in the immediate area, and that the new development will not have a negative

impact on the surrounding properties nor the infrastructure in the area. Site plan requirements and procedures for the Planned Office District are outlined in Section 3:9, Site Plan Review for PD, NC, and POD.

Section 8:3 NC, Neighborhood Commercial District

8:3.1 Intent

The intent of the NC district is to provide for convenient shopping areas and professional offices that meet the daily needs of the surrounding neighborhood. The requirements of this district are designed to ensure that the NC commercial development is aesthetically compatible with neighboring residential properties, and will not create a nuisance due to noise, traffic generation, lighting, or appearance. This district typically is located at the intersection of two collector streets or a collector street and arterial street in close proximity to developed residential neighborhoods.

8:3.2 Criteria to Consider When Rezoning Property NC:

A. Approval of the NC zoning classification must not alter the existing development patterns within the area.

B. It should be determined that NC district is the appropriate commercial district to provide for the convenience shopping needs of the neighborhood(s).

C. The NC use must not put any undue burden on existing streets or utilities.

D. Wherever possible, group development should be encouraged at intersections in an effort to concentrate NC uses and discourage sprawl and strip development.

E. The NC zone shall be located on a collector or an arterial street.

8:3.3 Uses Permitted and Uses Permitted by Special Exception

See Table 6.1

8:3.4 Setback/Height

See Table 7.3

8:3.5 Off-Street Parking/Loading

See Table 12.1

8:3.6 Non-Residential Uses

Commercial and office uses may be permitted in the NC district subject to the following requirements.

A. Non-residential uses including commercial establishments and offices may not exceed a total of 30,000 square feet.

B. Tenants within a group commercial shopping center shall not exceed 10,000 square feet.

C. Freestanding commercial establishments shall not exceed 15,000 square feet.

8:3.7 Residential Uses

Residential uses are permitted subject to the provisions of the Section 5:6, R-M2 through R-M20 Multi-family Residential district**,** and the following requirements.

A. Residential dwelling units may be located in the same building as an office or commercial use permitted in the district;

B. Maximum residential density is 10 units per acre based on the total project area.

8:3.8 Design of Parking Areas

Parking shall be located solely in the side or rear yard areas and excluded from the area between the public right-of-way and the front face of the building. The Planning Commission may permit parking between the public right-of-way line and the front face of buildings when it can be demonstrated that no other alternative exists.

8:3.9 Landscaping of Parking Lots

Off-street parking lot landscaping shall be provided in accordance with the provisions set forth in Section 12:4, Parking Lot Landscaping.

8:3.10 Development Standards

All uses and structures in the NC District shall be required to meet the standards set forth in Section 12:1, Development Standards for PD, NC and POD.

8:3.11 Screening and Buffering

Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements.

8:3.12 Application for Rezoning

The application for a NC classification shall include a conceptual site plan for the proposed development. At a minimum, the plan should show the following information:

A. Property boundaries

B. Total number of acres

C. Location and number of acres of various areas by type of use

D. Location and size of existing buildings and proposed buildings

E. Points of egress and ingress

F. Proposed uses

G. Proposed screening and buffer areas

The applicant shall submit a report setting forth the characteristics of the proposed Neighborhood Commercial District including the following:

A. A statement addressing plans for all existing structures on the subject property, including but not limited to planned exterior renovations or demolition,

B. A statement addressing the architectural style of existing and proposed buildings.

C. A statement concerning the appearance, landscaping, screening, and maintenance of any proposed pond, lake, or retention pond contained in the development.

D. Any such information or descriptions as may be deemed reasonably appropriate for review.

8:3.13 Changes to Neighborhood Commercial Districts

County Council may approve major changes to a NC District that would significantly alter the basic concept and general characteristics of the NC District in accordance with the amendment procedures established in Article 3 of this ordinance. After approval of a major change by County Council, approval of a final development plan showing such changes must be submitted to the Planning Commission for site plan review in accordance with Section 3:9.1. Examples of major changes may include, but are not limited to the following:

A. Boundary changes

B. Increase or decrease in number of ingress and egress points

C. Location of land uses

D. Any change which the Zoning Administrator determines would significantly alter the basic conceptual site plan and general characteristics of the development.

8:3.14 Site Plan Review

All uses permitted in the NC, Neighborhood Commercial District will require a site plan review and approval by the Greenville County Planning Commission in accordance with Section 3:9.1. This review is intended to make certain that any new development meets the development standards set forth in this ordinance, that the development is aesthetically pleasing and harmonizes with any existing development(s) in the immediate area, and that the new development will not have a negative impact on the surrounding properties nor the infrastructure in the area. Site plan requirements and procedures for the NC, Neighborhood Commercial District are outlined in Section 3:9, Site Plan Review for PD, NC, and POD.

Section 8:4 I-2, Industrial District

8:4.1 Intent

This district is established to provide a high level of design quality, site amenities, and open space for light industry, warehouse distribution, research and development operations, and similar industrial uses with compatible operations within a park atmosphere. All of the uses shall be of a type or intensity that do not produce odors, smoke, fumes, noise, glare, heat or vibrations which are incompatible with other uses in the park or its surrounding land uses outside the industrial park. The physical and operational requirements of the use, including type of structure used and volume of heavy truck traffic generated, shall not have an adverse impact upon surrounding land uses. Regulations are directed toward protecting neighboring land uses from any of the potential nuisances associated with industrial uses.

8:4.2 Uses Permitted and Uses Permitted by Special Exception

See Table 6.1

8:4.3 Setback/Height

See Table 7.3 and Section 8:4.10

8:4.4 Off-Street Parking/Loading

See Table 12.1

8:4.5 Prohibited Uses

Abattoirs (slaughter houses)
Correctional facilities and prisons
Commercial incineration
Landfill - sanitary
Manufacture and storage of explosives
Paper mills
Quarries
Scrap / salvage / junk yards
Any uses that are not compatible with the permitted uses as determined by the Zoning Administrator shall be considered prohibited uses.

8:4.6 Minimum Park Size

The minimum park size shall be 20 acres.

8:4.7 Minimum Lot Area

No minimum lot area is required within the park in order to allow for flexibility and creativity in design.

8:4.8 Maximum Percent of Lot Coverage

Building coverage shall not exceed 50% of the area of the lot on which it is located.

8:4.9 Signs

Identification signs and business signs shall be of a uniform design and non-flashing.

A. A Park Identification sign with logo is allowed at each primary entrance. It shall not exceed 300 square feet in area or 35 feet in height.
B. A Directory sign is allowed in addition to the Park Identification sign(s). It shall not exceed 200 square feet in area or 16 feet in height.
C. A Wall sign and a logo is allowed on each building wall having street frontage not to exceed 20% of the wall area or 350 square feet maximum area, and shall not protrude above the roof line.
D. Directional signs indicating entrance, exit, loading areas or location of parking shall not exceed six (6) square feet.

8:4.10 Setbacks and Buffers

No building shall be closer than 100 feet from all street right-of-way lines or 50 feet from a side or rear property line. No building or accessory structure shall be located closer than 150 feet from a residential district. A landscaped buffer area of a minimum of 100 feet shall be provided along boundaries of the park that abut residentially zoned districts.

8:4.11 Outside Storage

No outside storage of material shall be allowed within the park.

8:4.12 Architectural Form

A. The architectural design of buildings and structures and their materials and colors shall be visually harmonious with the overall appearance of the park.
B. All street furniture i.e., lights, signs, pedestrian benches, bus shelters etc. shall have a uniform design.

8:4.13 Noise, Odor, Vibrations, Emissions

All noises, odors, vibrations, emissions of smoke, dust, or gases shall be controlled so as not to be detrimental or cause a nuisance to nearby residential or commercial areas or other uses in the park. Any time prior to or after a building or site is occupied; control measures may be required in accordance with the appropriate governmental agencies, which monitor public health and welfare.

8:4.14 Screening of Loading Areas

A Landscape Plan shall be submitted with the rezoning application that provides buffers, screening or both between the park and neighboring residential districts. Opaque walls and/or fences and landscaping are required around outdoor waste containers, loading areas, and parking areas for commercial vehicles.

8:4.15 Covenants

A copy of any covenants must be provided with the rezoning application.

8:4.16 Traffic Impact Analysis

A traffic impact analysis shall be submitted with the rezoning application for development projects or development plans where 150 or more vehicle trips are expected to be generated at the peak hour.

The traffic impact analysis shall be prepared by a registered professional engineer with experience in traffic engineering. This analysis shall include:

A. An estimate of the traffic generated as a result of the proposed development;

B. An analysis of the existing street system serving the proposed development; and

C. An assessment of improvements needed to the existing street system, as well as any new improvements in order to support the traffic from the proposed development.

Estimates of vehicle trips shall be calculated based on trip generation rates from the most recent edition of the Trip Generation Manual published by the Institute of Transportation Engineers.

The results and recommendations of the Traffic Impact Analysis will be forwarded to Greenville County Council so that any needed road improvement can be added to the County's Road Improvement Plan.

8:4.17 Environmental Reviews

DHEC regulates pollution, which may impact citizens in proximity to industrial parks. These types of pollution include, but are not limited to:

A. Air Pollution

B. Water Pollution

C. Solid Waste

D. Hazardous Waste

E. Underground Storage Tanks

The applicant should contact the South Carolina Department of Health and Environmental Control (DHEC) Permitting Liaison. The Permitting Liaison is responsible for contacting all Bureaus within DHEC and insuring that facilities obtain the correct permits prior to construction. The Permitting Liaison can be contacted at:

SC DHEC
Appalachia II Environmental Quality Control
301 University Ridge - Suite 5800
Greenville, SC 29601-5800
(864) 241-1090 FAX: (864) 241-1092

Permitting Liaison
Office of Environmental Quality Control
South Carolina Department of Health and Environmental Control
2600 Bull Street
Columbia, SC 29201
1-800-819-9001

Section 8:5 ESD-PM, Environmentally Sensitive District - Paris Mountain

8:5.1 Intent

The intent and purpose of this district is to:

A. Protect the environmentally sensitive nature of Paris Mountain;

B. Encourage the proper and safe placement of structures in conformance with the natural landform;

C. Ensure that any new development is harmonized with existing developments and desirable to the physical pattern of existing development, including in visual appearance and architectural character;

D. Provide for detached single-family residential dwellings which are well integrated with the natural environment;

E. Preserve open space and natural resources, especially those areas containing sensitive or unique features such as steep slopes, streams, or specimen trees;

F. Mitigate hazards to life and structures which may be caused by wildfire (see the Paris Mountain Wildfire Mitigation Plan), erosion, or construction or use of land which is unsafe or unsuitable for development;

G. Maintain and protect the natural landscape, significant tree coverage, native plants, endangered species, and scenic views;

H. Encourage the use of native trees and plants;

I. Preserve wildlife habitats, sanctuaries, and migration corridors;

J. Promote motor vehicle, pedestrian. and bicycle safety, and;

K. Prohibit any use that would interfere with or be detrimental to the environmentally sensitive nature of the area in the district.

8:5.2 Uses Permitted and Uses Permitted by Special Exception

See Table 6.1

8:5.3 Dimensional Standards Table

Table ESD – PM Dimensional Standards	
Lot Area (min)	1.5 ac
Lot Frontage (min)	75 ft.
Front Setback (min)	30 ft.
Side Setback, Interior (min)	15 ft.
Side Setback, Corner Lot (min)	Same as Front Setback
Rear Setback (min)	15 ft.
Height (max)	35 ft.

Key: min = minimum required | max = maximum allowed | ac = acres | ft = feet
SCDOT may require a minimum lot width on State-owned roads.

8:5.4 Off-Street Parking/Loading

See Table 12.1

8:5.5 Density

The allowable density of the land shall be no greater than one dwelling unit per 1.5 acres.

8:5.6 Roads

Where applicable, all roads shall comply with the design standards and procedures established by the Greenville County Land Development Regulations. For roads in which the provisions of the Greenville County Land Development Regulations do not apply, the mountainous rural road design standards of the Greenville County Land Development Regulations shall apply.

8:5.7 Administrative Application and Review Procedures

Prior to the issuance of a clearing, grading, and/or building permit, a site plan shall be submitted to Greenville County. Greenville County staff must determine the consistency of the proposed plan with the intent of the Ordinance and the specific technical regulations of the ESD-P.M. Where applicable, the plans should include the following data:

A. Legal description of proposed development boundaries.

B. Total number of lots in the development area.

C. A topographic survey of the site while still in its natural state at a maximum of 10 foot contour intervals prepared by a licensed surveyor.

D. Plan showing complete grading of the site.

E. The location and size of all roads, driveways, and any other access.

F. The location and size of all dwelling units and any accessory structures.

G. A copy of covenants, grants, easements, or other restrictions proposed to be imposed upon the use of land, buildings, and structures including proposed easements on grants for public utilities if any.

H. If a homeowner's association or any other group maintenance or group ownership features are to be included, a detailed description of the proposed procedures and operation thereof.

I. Plan showing complete drainage of the entire site.

J. If blasting is needed, a statement of the expected duration of blasting activities and impact on nearby properties and structures.

K. A Tree Survey on which any trees which meet the criteria to be designated a Grand Tree must be identified.

L. Other such information or descriptions as may be deemed reasonably appropriate by Greenville County Staff.

8:5.8 Special Provisions

A. Transfer of Development Rights is not allowed into, from, or within the ESD-PM.

B. If a property within the ESD-PM bordering on Altamont Road is developed by providing vehicular access from another source and not utilizing Altamont Road, the development must maintain a 30 ft setback from Altamont Road as a buffer zone.

C. Variances – In addition to the provisions of Zoning Ordinance Section 3:4.1, no zoning variance or waiver may be granted by the Board of Zoning Appeals in the ESD-PM that violates, or is contrary to, the intent of the ESD-PM as outlined in Section 8:5.1.

D. Except as currently exists, a property within the ESD-PM shall not be allowed as a connector to any County road outside the ESD-PM, and it may not be used to access a property outside the ESD-PM when any use of that property is not permitted in the ESD-PM.

8:5.9 Tree Save and Tree Preservation

A. Tree Save Requirement - Clear-cutting is prohibited and topsoil shall be preserved on-site. Furthermore, no lot shall be cleared to an extent exceeding thirty-five (35) percent of the lot area or one acre, whichever is less, thereby preserving trees on at least 65% of the lot area.

B. Grand Tree Preservation – Trees in the ESD-PM which are healthy and disease free and meet either of the criteria below are hereby designated as Grand Trees:

1. 30 inches or greater DBH, located anywhere within the property, or
2. 20 inches or greater in DBH, located within the setback or buffer area of any property, or
3. 15 inches or greater DBH, located within the protected ridgeline area.

Grand Trees may only be cut down, topped, removed, pushed over, killed, harmed, or destroyed with written approval from Greenville County.

C. Non-compliance with the Tree Save and Preservation requirements shall result in a requirement for mitigation and replanting, as well as a fine to be levied by and paid to Greenville County in accordance with Article 13 Violations, Penalties and Enforcement. Replanting requires canopy trees equal to or greater than the cumulative DBH of the trees removed and/or injured. Canopy trees between 3 and 6 inches DBH and in good health, either native or a non-native non-invasive species as defined by South Carolina Exotic Pest Plant Council or by USDA Natural Resources Conservation Service “Major Species of Concern in South Carolina” and not an invasive or prohibited species, may be used to meet tree replacement requirements.

D. Pursuant to S.C. Code Ann. § 48-23-205, the provisions of Section 8:5.10 do not apply to forestry activities on forestland that is:
    1. taxed on the basis of its present use value as forestland under Section 12-43-220(d);
    2. managed in accordance with a forest management plan;
    3. certified under the Sustainable Forestry Initiative, the Forest Stewardship Council, the American Forest Foundations Tree Farm System, or any other nationally recognized forest certification system;
    4. subject to a legally binding conservation easement under which the owner limits the right to develop or subdivide the land; or
    5. managed and harvested in accordance with the best management practices established by the State Commission of Forestry pursuant to Section 48-36-30.

8:5.10 Outdoor Lighting

In order to reduce light trespass and light pollution, the following standards shall apply to all development in ESD-PM:

A. Lighting shall use downward and/or inward facing fixtures and/or utilize light shields to limit light trespass onto adjoining residential properties, and light trespass shall measure no greater than 0.1 foot-candle at the property line with adjoining residential property.

B. Light fixtures must be aimed, located, designed, fitted and maintained so as to direct light downward and create no light spillage above the tree canopy to minimize sky glow, glare and light pollution.

8:5.11 [Reserved]

[Reserved]

Section 8:6 AP, Airport Protective Areas

8:6.1 Airport Protective Areas Established as Supplementary

The "AP" designation is not intended to be utilized as a district classification but as a designation that identifies areas subject to regulations that are supplementary to the regulations of the district to which such designation is attached, appended, or "overlaid." Regulations that apply to areas designated on the Zoning map as being within such appended or overlaid designation must be determined by joint reference to the regulations of both the basic district classification and the appended or overlay classification. The basis for preparing these supplementary regulations is contained in the Federal Aviation Regulations (FAR), Vol. XI, Part 77, Objects Affecting Navigable Airspace.

8:6.2 AP Intent

It is the intent of this Ordinance to restrain influences which are adverse to the proper and safe conduct of aircraft operations in the vicinity of airports, to prevent creation of conditions hazardous to aircraft operations, and to encourage development which is compatible with airport use characteristics within the intent and purpose of zoning. To this end, the "AP" designation, when appended to a basic district classification, is intended to coordinate the purposes and intent of this

Ordinance with other regulations duly established by Greenville County whose primary intent is to further the purposes set out above.

8:6.3 Action Upon Applications Within Areas Designated "AP"

The Zoning Administrator shall take no action upon issuance of a zoning permit or presentation of an application to the Board of Zoning Appeals or other similar administrative procedures until it has been duly certified to him by proper authorities that the proposal upon which he is requested to act is in compliance with regulations of the AP Protective Area regulations as detailed in this section.

8:6.4 Definitions

AIRPORTS - Greenville-Spartanburg International Airport, Greenville Downtown Airport, and Donaldson Center

AIRPORT ELEVATION - The highest point of an airport=s usable landing area measured in feet above mean sea level (MSL)

APPROACH SURFACE - A surface longitudinally centered on the extended runway centerline, extending outward and upward from the end of the primary surface and at the same slope as the approach zone height limitation slope set forth in Section 8:6.6 of this Ordinance. In plan the perimeter of the approach surface coincides with the perimeter of the approach zone.

APPROACH, TRANSITIONAL, HORIZONTAL, AND CONICAL ZONES - These zones are set forth in Section 8:6.5 of this Ordinance.

BOARD OF ZONING APPEALS - A board consisting of 9 members appointed by County Council as provided in Article 2 of the Greenville County Zoning Ordinance.

CONICAL SURFACE - A surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to 1 for a horizontal distance of 4,000 feet.

HAZARD TO AIR NAVIGATION - An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

HEIGHT - For the purpose of determining the height limits in all zones set forth in this Ordinance and shown on the zoning map, the datum shall be mean sea level (MSL) elevation unless otherwise specified.

HELIPORT PRIMARY SURFACE - The area of the primary surface coincides in size and shape with the designated takeoff and landing area of a heliport. This surface is a horizontal plane at the elevation of the established heliport elevation.

HORIZONTAL SURFACE - A horizontal plane 150 feet above the established airport elevation, the perimeter which in plan coincides with the perimeter of the horizontal zone.

LARGER THAN UTILITY RUNWAY - A runway that is constructed for and intended to be used by propeller driven aircraft of greater than 12,500 pounds maximum gross weight and jet powered aircraft.

NONCONFORMING USE - Any pre-existing structure, object of natural growth, or use of land that is inconsistent with the provisions of this Ordinance or an amendment thereto.

OBSTRUCTION - Any structure, or other object, including a mobile object, which exceeds a limiting height set forth in Section 8:6.6 of this Ordinance.

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

PRECISION INSTRUMENT RUNWAY - A runway having an existing instrument approach procedure utilizing an Instrument Landing System (ILS), Differential Global Positioning System (DGPS) or a Precision Approach Radar (PAR). It also means a runway for which a precision approach system is planned and is so indicated on an approved airport layout plan or another planning document.

PRIMARY SURFACE - A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, or planned hard surface, the primary surface extends 200 feet beyond each end of that runway; for military runways or when the runway has no specially prepared hard surface or planned hard surface, the primary surface ends at each end of that runway. The width of the primary surface is set forth in Section 8:6.5 of this Ordinance. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.

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

STRUCTURE - An object constructed or installed by man, including, but without limitation, buildings, towers, smokestacks, earth formation, and overhead transmission lines.

TRANSITIONAL SURFACES - These surfaces extend outward at 90-degree angles to the runway centerline and the runway centerline extended at a slope of seven (7) feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces. Transitional surfaces for those portions of the precision approach surfaces, which project through and beyond the limits of the conical surface, extend a distance of 5,000 feet measured horizontally from the edge of the approach surface and at 90 degree angles to the extended runway centerlines.

TREE - Any object of natural growth.

UTILITY RUNWAY - A runway that is constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximum gross weight and less.

VISUAL RUNWAY- A runway intended solely for the operation of aircraft using visual approach procedures.

8:6.5 Airport Zones

In order to carry out the provisions of this Ordinance, there are hereby created and established certain zones which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they apply to Greenville-Spartanburg International Airport, Greenville Downtown Airport, and Donaldson Center. Such zones are shown on the official Greenville County Zoning Map that is on display in the Greenville County Planning Commission office. An area located in more than one (1) of the following zones is considered to be only in the one with

the more restrictive height limitations. The various zones are hereby established and defined as follows:

A. **Utility Runway Visual Approach Zone -** The inner edge of this approach zone coincides with the width of the primary surface and is 250 feet wide for utility runways with only visual approaches and 500 feet wide for utility runways with a non-precision approach on the opposite end. The approach zone expands outward uniformly to a width of 1,250 feet at a horizontal distance of 5,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

B. **Runway Larger Than Utility Visual Approach Zone -** The inner edge of this approach zone coincides with the width of the primary surface and is 500 feet wide for such runways with a visual approach or non-precision approach on the opposite end and 1,000 feet wide for those with a precision approach on the opposite runway end. The approach zone expands outward uniformly to a width of 1,500 feet at a horizontal distance of 5,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

C. **Precision Instrument Approach Zone -** The inner edge of this approach zone coincides with the width of the primary surface and is 1,000 feet wide. The approach zone expands outward uniformly to a width of 16,000 feet at a horizontal distance of 50,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

D. **Transitional Zones -** The transitional zones are the areas beneath the transitional surfaces.

E. **Heliport Transitional Zones -** These zones extend outward from the sides of the primary surface and the heliport approach zones a horizontal distance of 250 feet from the primary surface centerline and the heliport approach zone centerline.

F. **Horizontal Zones -** The horizontal zone is established by swinging arcs of a given radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The radii of these arcs are as follows: 5,000 feet for all runways designated utility or visual, and 10,000 feet for all other runways. The radii of the arcs for each end of the runway shall be the same and consist of the longest radius determined for either runway end. When a 5,000 foot arc is encompassed by tangents connecting two adjacent 10,000-foot arcs, the 5,000 foot arc shall be disregarded. The horizontal zone does not include the approach and transitional zones.

G. **Conical Zone -** The conical zone is hereby established as the area that commences at the periphery of the horizontal zone and extends outward therefrom a horizontal distance of 4,000 feet. The conical zone does not include the precision instrument approach zones and the transitional zones.

8:6.6 Airport Zone Height Limitations

Except as otherwise provided in this Ordinance, and with the exception of structures erected for aeronautical purposes, no structure shall be erected, altered, or maintained, and no tree shall be allowed to grow in any zone created by this Ordinance to a height in excess of the applicable height limit herein established for such zone. Such applicable height limitations are hereby established for each of the zones in question as follows:

A. **Utility Runway Visual Approach Zone -** Slopes twenty (20) feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 5,000 feet along the extended runway centerline.

B. **Runway larger Than Utility Visual Approach Zone -** Slopes twenty (20) feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 5,000 feet along the extended runway centerline.

C. **Precision Instrument Runway Approach Zone -** Slopes fifty (50) feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline; thence slopes upward forty (40) feet horizontally for each foot vertically to an additional horizontal distance of 40,000 feet along the extended runway centerline.

D. **Heliport Approach Zone -** Slopes eight (8) feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a distance of 4,000 feet along the heliport approach zone centerline.

E. **Transitional Zones -** Slope seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and approach surface, and extending to a height of 150 feet above the airport elevation, which is 963.8 feet MSL for GSP International Airport, 1,048 feet MSL for Greenville Downtown Airport, and 956.2 feet MSL for Donaldson Center. In addition to the foregoing, there are established height limits sloping seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the approach surface, and extending to where they intersect the conical surface. Where the precision instrument runway approach zone projects beyond the conical zone, there are established height limits sloping seven (7) feet outward for each foot upward beginning at the sides of and the same elevation as the approach surface, and extending a horizontal distance of 5,000 feet measured at 90 degree angles to the extended runway centerline.

F. **Heliport Transitional Zones -** Slope two (2) feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and the heliport approach zones and extending a distance of 250 feet measured horizontally from and at 90 degree angles to the primary surface centerline and heliport approach zones centerline.

G. **Horizontal Zone -** Established at 150 feet above the airport elevation or at a height of 1,113.8 feet MSL for GSP International Airport, 1,198 feet MSL for Greenville Downtown Airport, and 1,106.2 feet MSL for Donaldson Center.

H. **Conical Zone -** Slopes twenty (20) feet outward for each foot upward beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending to a height of 350 feet above the airport elevation.

I. **Excepted Height Limitations -** Nothing in this Ordinance shall be construed as prohibiting the construction or maintenance of any structure, or growth of any tree to a height up to fifty (50) feet above the surface.

8:6.7 Use Restrictions

Notwithstanding any other provisions of this Ordinance, no use may be made of land or water within any zone established by this Ordinance in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

8:6.8 Nonconforming Uses

A. **Regulations Not Retroactive -** The regulations prescribed by this Ordinance shall not be construed to require the removal, lowering, or other change or alteration of any structure or tree not conforming to the regulations as of the effective date of this Ordinance, or otherwise interfere with the continuance of nonconforming use. Nothing contained herein shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this Ordinance, and is diligently prosecuted.

B. **Marking and Lighting -** Notwithstanding the preceding provision of this Section, the owner of any existing nonconforming structure or tree is hereby required to permit the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the Greenville-Spartanburg Airport Commission, Greenville Downtown Airport Commission or the Donaldson Center Airport Commission to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated, and maintained at the expense of the respective Airport Commission.

8:6.9 Permits

A. **Future Uses -** Except as specifically provided in a, b, and c hereunder, no material change shall be made in the use of land, no structure shall be erected or otherwise established in any zone hereby created unless a permit therefore shall have been applied for and granted. Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to be determined whether the resulting use or structure would conform to the regulations herein prescribed. If such determination is in the affirmative, the permit shall be granted. No permit for a use inconsistent with the provision of this Ordinance shall be granted unless a variance has been approved.

1. In the area lying within the limits of the horizontal zone and conical zone, no permit shall be required for any structure less than seventy-five feet of vertical height above the ground, except when, because of terrain, land contour, or topographic features, such structure would extend above the height limits prescribed for such zones.
2. In areas lying within the limits of the approach zones, but at a horizontal distance of not less than 4,200 feet from each end of the runway, no permit shall be required for any structure less than seventy-five feet of vertical height above the ground, except when such structure would extend above the height limit prescribed for such approach zones.
3. In the areas lying within the limits of the transition zones beyond the perimeter of the horizontal zone, no permit shall be required for any structure less than seventy-five feet of vertical height above the ground, except when such structure, because of terrain, land

contour, or topographic features, would extend above the height limit prescribed for such transition zones.

Nothing contained in any of the foregoing exceptions shall be construed as permitting or intending to permit any construction, or alteration of any structure in excess of any of the height limits established by this Ordinance except as set forth in Section 8:6.6.

B. **Existing Uses -** No permit shall be granted that would allow the establishment or creation of an obstruction or permit a nonconforming use or structure to become a greater hazard to air navigation than it was on the effective date of this Ordinance or any amendments thereto or than it is when the application for a permit is made. Except as indicated, all applications for such a permit shall be granted.

C. **Nonconforming Uses Abandoned or Destroyed -** Whenever the Zoning Administrator determines that a nonconforming structure has been abandoned or more than 80 percent torn-down, physically deteriorated or decayed, no permit shall be granted that would allow such structure to exceed the applicable height limit or otherwise deviate from the zoning regulations.

D. **Variances -** Any person desiring to erect or increase the height of any structure or use property, not in accordance with the regulations prescribed in this Ordinance, may apply to the Board of Zoning Appeals for a variance from such regulations. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations will result in unnecessary hardship and relief granted, will not be contrary to the public interest, will not create a hazard to air navigation, will do substantial justice, and will be in accordance with the spirit of this Ordinance. Additionally, no application for a variance to the requirements of this Ordinance may be considered by the Board of Zoning Appeals unless a copy of this application has been furnished to the relative Airport Commission for advice as to the aeronautical effects of the variance. If the Airport Commission does not respond to the application within fifteen (15) days after receipt, the Board of Zoning Appeals may act on its own to grant or deny said application.

E. **Obstruction Marking and Lighting -** All objects penetrating the plane 50 feet beneath the following imaginary surface shall be lighted:

An approach surface having a 50:1 slope originating 200 feet beyond the end of an existing or proposed runway, which has a width of 1,000 feet, expanding uniformly for 10,000 feet to a width of 4,000 feet, thence becoming a 40:1 slope expanding uniformly for a distance of 40,000 feet to a width of 16,000 feet, or for such a distance that the imaginary surface is more than 200 feet above all terrain.

Otherwise, all objects must be marked and lighted in accordance with Federal Aviation Administration Advisory Circular 70/7460-1, as amended from time-to-time.

Any permit or variance granted may, if such action is deemed advisable to effectuate the purpose of this Ordinance and be reasonable in the circumstances, be so conditioned as to

require the owner of the structure in question to install, operate, maintain, at the owner=s expense, such markings and lights as may be necessary. If deemed proper by the Board of Zoning Appeals this condition may be modified to require the owner to permit the Airport Commission, at its own expense, to install, operate, and maintain the necessary markings and lights.

F. **Notification -** All such persons proposing the construction of objects, whether of a temporary or permanent nature within 20,000 feet of a public use airport and the height of which penetrates a slope of 100:1 from the nearest point of the nearest runway, shall submit a copy of FAA form 7460-1 to the affected airport for review. Said airport shall have ten business days to make any comments.

8:6.10 Airport Zones Relating to Noise Restrictions

As noted in Section 8:6.2, one of the intentions of AP Protective Areas regulations is to encourage development which is compatible with airport use characteristics. Noise resulting from aircraft operations is the airport use characteristic that most affects surrounding development.

Relating the zoning format to noise criteria is difficult because two land uses which might otherwise be compatible in a specific zoning category may each be affected differently by airport noise. For example, general commercial zoning may be compatible with airport noise. However, theaters (a commercial use) would need special protection at least to the extent that they were notified of potential incompatible noise characteristics on a proposed site prior to their construction.

Supplementary regulations contained in the AP Protective Areas section of the Ordinance would facilitate notification of potential incompatible uses (as a result of aircraft noise) without undue restriction of the establishment of retail uses lists the criteria for evaluating and regulating development around the airport. Sensitive areas surrounding Greenville Downtown Airport and Donaldson Center are divided into Zones I through III. Zone I being the most restrictive. The Official Zoning Map of Greenville County, located at the Greenville County Planning Commission, delineates the location and area of each of the zones around the airport.

Greenville-Spartanburg International Airport is surrounded by an Airport Environs Area, which prohibits certain future land uses. This area is delineated on the Official Zoning Map of Greenville County. The land uses allowed within the Environs Area are stated in the Greenville-Spartanburg Airport Environs Area Zoning Ordinance, which is on file with the Greenville County Planning Commission and the Greenville-Spartanburg Airport Commission.

8:6.11 Airport Zoning Related to Sanitary Landfill Location

Various studies and observations have resulted in the conclusion that sanitary landfills attract birds, and that birds in the vicinity of airports create potential hazards to aircraft operations (see FAA order SO 5200.5). Aircraft accidents have resulted when aircraft collided with low-flying birds, particularly during takeoff and landing.

In order to prevent such an occurrence in Greenville, the following regulations shall apply with regard to location of landfills:

A. No landfill shall be located within 10,000 feet from a runway of any airport.

B. Landfills located further than 10,000 feet, but within five miles of a runway of any airport will be reviewed on a case by case basis by the respective airport Commission staff, who may in turn contact the Bird Hazard Group and the Federal Aviation Administration. If in the opinion of the airport Commission staff, the landfill poses a threat to safe aircraft operations, then the landfill shall be considered an incompatible land use.

8:6.12 Enforcement

It shall be the duty of the Zoning Administrator to administer and enforce the regulations prescribed herein. Applications for permits and variances shall be made to the Building Safety Department upon a form published for that purpose. Applications required by this Ordinance to be submitted to the Zoning Administrator shall be promptly considered and granted or denied. Application for action by the Board of Zoning Appeals shall be forthwith transmitted by the secretary.

Section 8:7 HP, Historic Preservation District

8:7.1 The Historic Preservation Commission

8:7.1-1 Composition and Qualifications

There will be 9 members on the Historic Preservation Commission, all of whom shall be appointed by Greenville County Council. All members of the Historic Preservation Commission shall have a demonstrated interest in historic preservation. The Historic Preservation Commission should have at least one member representing each of the following categories:

A. A historian, knowledgeable in local history;

B. An architect;

C. A member of one of the local historical preservation groups, such as, the Historic Greenville Foundation, Greenville Historic Society, or another accredited group representing the historic and cultural interest of Greenville County; and

D. An archaeologist.

The Historic Preservation Commission shall elect one of its members chair, who shall serve for one year or until he or she is reelected or a successor is elected. The Historic Preservation Commission shall appoint a secretary who may be an officer of the governing authority, an appropriate staff person of Greenville County, or a member of the Historic Preservation Commission**.**

No member voting shall hold any other municipal or county office. S.C. Code 6-29-870(C). Members shall assume their duties at the first regular meeting after their appointment. Members shall serve without compensation except for reimbursement for authorized expenses attendant to the performance of their duties.

8:7.1-2 Removal

Any member of the Historic Preservation Commission may be removed by Greenville County Council, for repeated failure to attend meetings of the Historic Preservation Commission or for any other cause deemed detrimental to the Ordinance.

8:7.1-3 Appointment to Fill a Vacancy

If any place on the Historic Preservation Commission becomes vacant for any reason, the vacancy shall be filled by County Council.

8:7.1-4 Conflicts of Interest

Any member of the Historic Preservation Commission who has a personal or financial interest, either directly or indirectly, in any property which is the subject of, or affected by, a decision of the Historic Preservation Commission shall be disqualified from participating in the decision of the Historic Preservation Commission concerning the property.

8:7.1-5 Powers and Duties

The responsibility of the Historic Preservation Commission is to promote the purposes and objectives of this Ordinance, to review the designation of individual historic properties and historic districts, and to review plans and applications, as hereinafter provided, for all construction within historic districts and construction or demolition pertaining to duly designated districts and designated historic properties. The Historic Preservation Commission shall have the power to approve, approve with modifications or deny approval of such applications in accordance with the prescribed procedures and guidelines. The Historic Preservation Commission will also conduct first review and evaluation of all proposed nominations for the National Register of Historic Places for properties within its jurisdiction.

8:7.1-6 Historic Property Inventory

The Historic Preservation Commission shall develop and maintain a local inventory of buildings, structures, objects and sites more than 75 years old. These records shall be available to the public.

8:7.1-7 Designation of Historic Properties

8:7.1-8 Criteria for Historic Designation

The Historic Preservation Commission shall review the local inventory and make recommendations for historic designation to the Greenville County Council based on the following criteria. A property may be designated historic if it is 75 years of age or older, and is covered by at least one of the following requirements:

A. Has significant inherent character, interest or value as part of the development or heritage of the community, state or nation; or

B. Is the site of an event significant in history; or

C. Is associated with a person or persons who contributed significantly to the culture and development of the community, state or nation; or

D. Exemplifies the cultural, political, economic, social, ethnic or historic heritage of the community, state or nation; or

E. Individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period or specimen in architecture or engineering; or

F. Is the work of a designer whose work has influenced significantly the development of the community, state or nation; or

G. Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or

H. Is a part of or related to a square or other distinctive element of community planning; or

I. Represents an established and familiar visual feature of the neighborhood or community; or

J. Has yielded, or may be likely to yield, information important in pre-history or history.

The Historic Preservation Commission reserves the right to waive the 75-year requirement by a majority vote of a quorum meeting.

8:7.1-9 Owner Notification

Upon identification of properties to be proposed for designation, the Historic Preservation Commission by majority approval, shall notify, in writing, the owners of said property and request their permission for such designation.

The process of property identification can be initiated by either the Historic Preservation Commission or the property owner.

Owners of properties proposed to be designated historic shall be notified in writing of the Historic Preservation Commission's desire to so designate. No property shall be designated without the owner's written consent.

Upon designation, County Council will be notified in writing of subject property's location and historic significance.

8:7.1-10 Identification on County Zoning Map

All locally designated historic properties and historic districts will be clearly shown on the official zoning map of Greenville County. A copy of this map is to be kept current in both the offices of the Greenville County Planning Commission and the Building Safety Department.

8:7.1-11 Jurisdiction of the Historic Preservation Commission

The jurisdiction of the Historic Preservation Commission is the unincorporated areas of Greenville County and does not intrude into the limits of any municipality within the County, unless said municipality approves such authorization. The jurisdiction of the Historic Preservation Commission for the recommendation of properties to be designated historic is the same. The jurisdiction of the Historic Preservation Commission for the review of proposed alteration to exteriors of buildings, new construction, and demolition is the individual properties and areas that have been designated by the County Council as historic.

8:7.1-12 Nomination to the National Register of Historic Places

The Historic Preservation Commission shall conduct first review and evaluation of all proposed nominations for the National Register of Historic Places for properties that are within its jurisdiction, prior to consideration by the State Board of Review. The Historic Preservation Commission may send its recommendations to the State Historic Preservation Office for consideration at the meeting of the State Board of Review. The Historic Preservation Commission shall not nominate properties directly to the National Register; only the State Board of Review shall have this final review authority.

8:7.2 Certificate of Appropriateness

8:7.2-1 General

A Certificate of Appropriateness is required before a building permit can be issued for the demolition, new construction, exterior alteration, modification or addition to a designated historic property. Any building permit not issued in conformity with this Ordinance shall be considered void.

The owner or his/her authorized representative must sign application for a Certificate of Appropriateness and the form must be signed by the Chair or the Vice Chair of the Historic Preservation Commission stating its approval, denial or approval with conditions and the reasons for the decision.

8:7.2-2 Required Procedure

Application for a Certificate of Appropriateness shall be obtained from, and when completed, filed with the Clerk of County Council.

8:7.2-3 Time Limits

Applications for a Certificate of Appropriateness shall be considered by the Historic Preservation Commission at its next regular meeting, provided they have been filed at least 7 calendar days before the regularly scheduled meeting of the Historic Preservation Commission. If the Historic Preservation Commission fails to take action upon application within 45 days after the completed application is received, the application shall be considered approved, except in cases where the Historic Preservation Commission has postponed an application to demolish a structure under the provisions of this Ordinance.

8:7.2-4 Commission Action on Applications

The Historic Preservation Commission shall review the application, using the design guidelines given in Section 8:7.3 of this Ordinance to make findings of fact to decide whether or not the applicant's plans are appropriate. The decision of the Historic Preservation Commission with the reasons for each decision will be recorded in the minutes that will be available as a public reference for preservation procedures.

8:7.2-5 Contents of Application

The Historic Preservation Commission shall in its Rules of Procedure, require data as necessary to determine the nature of the application. An application shall not be considered complete until all the required data has been submitted.

8:7.2-6 Notification of Affected Property Owners

Prior to the issuance of an approval or denial of a Certificate of Appropriateness, the Historic Preservation Commission shall inform the owners of any property likely to be materially affected by the application, and shall give the applicant and such owners an opportunity to be heard.

8:7.2-7 Submission of a New Application

If the Historic Preservation Commission determines that a Certificate of Appropriateness, should be denied, a new application affecting the same property may be submitted only if substantial change is made in the plans for the proposed construction, alteration or

restoration.

8:7.2-8 Maintenance, Repair and Interior Projects

Nothing in this document shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures designated as historic when that repair does not involve a change in design, material, or defining characteristics of the structure. The Historic Preservation Commission shall not consider the interior arrangements or alterations to the interior of a building unless the interior of a public building or the public space of a private building is specifically described and designated as historic. The Historic Preservation Commission may authorize a Historic Preservation Commission member to approve minor projects involving repairs and ordinary maintenance that do not alter design, material or defining characteristics of a structure or interior projects not subject to design review.

8:7.2-9 Fines and Penalties

The system of fines and penalties applied by the County for violation of a building code will apply to violations of this Ordinance.

8:7.2-10 Substantial Hardship

In the event a Certificate of Appropriateness is denied, the property owner may apply for an exemption based on the substantial hardship of maintaining the property according to the design guidelines for historic properties.

The owner may be required to submit documents to show that he cannot comply with the design guidelines and earn a reasonable rate of return on his investment in the property. Information required may include:

A. Costs of the proposed development with and without modification needed to comply with the design guidelines as determined by the Historic Preservation Commission,

B. Structural report and/or a feasibility report,

C. Market value of the property in its present condition and after completion of the proposed project,

D. For the past 2 years, annual gross income from the property with operating and maintenance expenses, depreciation and annual cash flow before and after debt service during that time, and

E. Other information considered necessary by the Historic Preservation Commission to determine whether or not the property yields a reasonable return.

8:7.3 Design Guidelines

8:7.3-1 Intent

It is the intent of this Ordinance to ensure, insofar as possible that buildings or structures designated as historic shall be in harmony with the architectural and historical characteristics of the County. In granting a Certificate of Appropriateness, the Historic Preservation Commission shall take into account the architectural and historical significance of the structure under consideration and exterior form and appearance of any proposed additions or modifications to that structure, as well as the effect of such change or additions upon other structures in the vicinity.

8:7.3-2 The Secretary of the Interior's Standards for Rehabilitation

When considering an application for a Certificate of Appropriateness for new construction, alteration, repair or restoration, the Historic Preservation Commission shall use the U.S. Secretary of the Interior's Standards for Rehabilitation as guidelines in making its decisions. In addition, the Historic Preservation Commission may adopt more specific guidelines for local historic districts and local historic buildings. These guidelines serve as the basis for determining the approval with modifications or denial of an application. The Secretary's Standards for Rehabilitation are:

A. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

B. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterized a property shall be avoided.

C. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

D. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

E. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize property shall be preserved.

F. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature(s) shall match the old in design, color, texture and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, pictorial, or physical evidence.

G. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

H. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

I. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

J. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

8:7.4 Appeals

Any person may appeal a decision of the Historic Preservation Commission pursuant to the South Carolina Code of Laws, Section 6-29-900 *et seq*.

Section 8:8 FRD, Flexible Review District

8:8.1 Intent

The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.

It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

8:8.2 Minimum Site Size

There is no minimum site size for the FRD district.

8:8.3 General Requirements

The provisions of the zoning ordinance regulating minimum lot area, parking, landscaping, and lighting shall serve as a general guide. However, variations to these standards included in the approved Statement of Intent or Final Development Plan shall supersede the other provisions of this ordinance.

8:8.4 Minimum Lot Width, Minimum Yard Requirements, Maximum Lot Coverage, Maximum Height of Structures

No structure shall be erected within 25 feet from any external lot line of any FRD district with the following exceptions:

A. Where the property to be rezoned FRD is between 2 and 5 acres, no structure shall be erected within 12.5 feet from any external lot line.

B. Where the property is less than 2 acres, no structure shall be erected within 5' from any external lot line.

C. Where land uses within the FRD district are the same as uses permitted in the adjoining properties outside the FRD district, a lesser setback that is consistent with the uses or zoning on the adjoining properties may be permitted.

Minimum lot width, minimum yard sizes, maximum lot coverage, and maximum height are not otherwise regulated within the FRD district provided, however, that the Planning Commission and County Council shall ascertain that the characteristics of building location shall be appropriate as related to structures within the district and otherwise fulfill the intent of this Ordinance. For additional minimum setback requirements, refer to the Transportation Corridor Preservation Ordinance #4326 (Appendix C).

Section 8:8.5 Development Standards

The standards set forth in Section 12:1, Development Standards, may serve as a guide for the FRD district. However, variations are permitted. Applicants for the FRD district shall discuss variations with Greenville County Planning Staff prior to submitting their rezoning application.

Section 8:8.6 FRD Application Process and Preliminary Development Plans

A. Prior to submitting a FRD district application, the applicant is required to meet with the Planning Staff for a pre-application conference to avoid undue delay in the review process after the application is submitted.

B. Applications for the FRD district shall include the following:

1. Preliminary Development Plan - The applicant shall submit one printed site plan and one electronic site plan, which shall include the following:

    a. A boundary survey with vicinity map, title block, scale, and north arrow.

    b. Total number of acres of overall site.

    c. Location and orientation of existing and proposed buildings, including square footage.

    d. Primary traffic circulation pattern, including external and internal points of ingress and egress.

    e. Location of parking areas and approximate number of parking spaces per use.

    f. Any such information or descriptions as may be deemed reasonably appropriate for review.

2. Natural Resources Inventory – The primary objective of the natural resources inventory is to provide better information about the type of land cover, topography, and significant natural, historical and cultural features on sites proposed for development. The applicant shall submit a natural resources inventory at the same scale as the preliminary development plan including the following:

    a. Land cover type (i.e. wooded, pasture, wetland, etc.) indicating the wood line or boundary line between wooded and non-wooded areas of the site.

    b. Topographic contour lines at 4-foot intervals.

    c. Stream and Floodplain information.

3. Statement of Intent - The applicant shall submit one paper copy and one electronic copy of a report setting forth the characteristics of the proposed FRD district including the following:

    a. A description of the procedures of any proposed homeowners association or other group maintenance agreement.

    b. A statement setting forth the proposed development schedule.

    c. A statement of the public improvements both on- and off-site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.

    d. A statement of impact on public facilities including water, sewer collection and treatment, fire protection, etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed development.

    e. A statement describing or renderings or photographs of the architectural style, appearance and orientation of proposed buildings.

f. A statement describing the landscaping and screening of proposed project.

g. A statement describing the maintenance and screening of any proposed pond, lake, or storm water management facility contained in the development.

h. A statement describing pedestrian access and circulation throughout the project.

i. Any such information or descriptions as may be deemed reasonably appropriate for review.

8:8.7 Final Development Plan

Approval of a Concept Plan shall constitute authority for the applicant to prepare a Final Development Plan. All Final Development Plans in the FRD district will require a site plan review and approval by the Greenville County Planning Commission in accordance with Section 3:9.1.

8:8.8 Subdivision Plats

Approval of a Final Development Plan shall constitute authority for the applicant to prepare subdivision plats if applicable in accordance with procedures set forth in the Greenville County Land Development Regulations. No building permit or certificate of occupancy shall be issued until the Planning Commission has approved a final subdivision plat.

8:8.9 Changes to FRD Districts

Changes to an approved FRD district may be permitted. The Zoning Administrator shall determine whether any proposed change is major or minor using the criteria below. The Zoning Administrator's determination shall be a part of the FRD records.

Major Changes - Changes to an approved FRD district that would significantly alter the basic concept and general characteristics of the district shall be approved by County Council in accordance with the amendment procedures established in Article 3 of this ordinance. After approval of a major change by County Council, approval of a final development plan showing such changes must be submitted to the Planning Commission for site plan review in accordance with Section 3:9.1. Examples of major changes may include, but are not limited to the following:

A. Boundary changes

B. Decrease in open space

C. Increase or decrease in number of ingress and egress points

D. Changes to less restrictive land uses, e.g. residential to commercial

E. Any change which the Zoning Administrator determines would significantly alter the basic concept and general characteristics of the FRD district

Minor Changes - Changes to an approved FRD district that do not significantly alter the basic concept and general characteristics of the district may be approved by the Planning Staff provided that no minor change may be approved by the Planning Staff which is in conflict with specific conceptual considerations previously approved by County Council. Examples of may include, but are not limited to the following:

A. Reductions in density, signage, or square footage

B. Increases in landscaping, open space, or setbacks

C. Minor changes to landscaping, lighting, parking, or signage

D. Minor changes may allow reorientation of structures, realignment of approved ingress and egress, changes to more restrictive land uses, or shifts in approved density from one area of FRD to another. *(Ord. 4382, § 1(1), passed 10-19-2010)*

Section 8:9 SRC, Scuffletown Rural Conservation District

8:9.1 Intent and Purpose

The Scuffletown Rural Conservation (SRC) District is intended to provide for residential development that supports the development goals of the Scuffletown Plan Area, protects open space and natural resources, and retains the predominantly rural character of the area and is established to serve the following purposes:

A. To preserve open space, including those areas containing unique and sensitive features such as steep slopes, streams, wetlands and floodplains.
B. To preserve the rural atmosphere by maintaining and protecting the rural landscape, including large estate lots, farmland, natural rolling topography, significant tree coverage, and scenic views by minimizing views of new development from existing roads.
C. To preserve and maintain historic and archaeological sites and structures that serve as significant reminders of the county's cultural and architectural history.
D. To provide for active and passive recreational needs of county residents.
E. To provide greater efficiency in the location of services and infrastructure by reducing road length, utility runs and the amount of paving for development; and provide connectivity of subdivisions to existing and proposed street network.
F. To create an interconnected network of open space that supports wildlife habitat and corridors.
G. To minimize the impacts of development on flooding and water quality.

8:9.2 Applicability

The Scuffletown Rural Conservation District shall include the following areas identified in the Scuffletown Area Plan and shown in this ordinance. This district when in use does not change the underlying zoning classification where existing.

Conservation Subdivision Design shall be required for all new Major Subdivisions within this district. Planned Developments within the district, approved at the date of adoption will be exempt from this requirement.

All residential subdivisions shall comply with the requirements and standards specified herein and in all respects with other applicable codes and ordinances to the extent that they are not in conflict with these provisions. Where these standards are in conflict with the other sections of this ordinance, these standards shall apply.
Authorization to develop a tract in a conventional manner, without open space, rather than utilizing Conservation Subdivision Design, may be granted as a conditional use pursuant to Section 3. Rural Estate Lot Development Option.

A single parcel located in the Scuffletown Rural Conservation District that is greater than one acre in size but less than 8 acres in size may be subdivided into two parcels one time, following enactment of this provision, provided the resulting two parcels comply with the underlying zoning in the district. No parcel created by a subdivision authorized by this section is eligible for further subdivision, unless such subdivision is made in compliance with the other provisions of this Article.

8:9.3 Conservation Subdivision Design Standards

8:9.3-1 Minimum Area
The minimum pre-developed area or tract size of a Conservation Subdivision shall be eight (8) acres. The minimum pre-developed area shall consist of contiguous parcels, not divided by an existing public or private road or a recreational or navigable body of water.

8:9.3-2 Minimum Lot Size
Minimum lot size for lots within a Conservation Subdivision shall be 6,000 square feet.

8:9.3-3 Setbacks
Buildings shall not be erected within the required buffer yard areas, otherwise front, side and rear setbacks shall be in accordance with the requirements outlined in the appropriate zoning district and listed in Section 7:3 Table 7:3.1

8:9.3-4 Density (lots per acre)
The maximum gross density (number of lots allowed per acre) is determined by the parcels underlying zoning (Table 7.1 in this Ordinance). The lot density calculation is based on total gross acreage of the parent tract or parcel, excluding any utility right-of-way. Pre-developed parcels used to calculate lot density must be contiguous. In instances where pre-developed parcels are noncontiguous or a parent tract is separated by a road, the lot density and required open space will be calculated separately based on the gross acreage of each tract or noncontiguous parcel. Density may not be transferred to noncontiguous parcels of land or tracts separated by a road.

8:9.3-5 Open Space Requirement

A. At least 50% of land area of the total acreage to be subdivided, including developable and undevelopable land, shall be set aside as protected open space for natural habitat preservation, passive recreation, and/or conservation for agriculture.
B. Designated open space shall be contiguous with open space uses on adjacent parcels in order to provide large uninterrupted expanses of open space.
C. All open space areas shall have a minimum of one primary access point from an internal subdivision road. Additional secondary access points are encouraged. The primary access points shall not be less than twenty (20) feet in width. Additional secondary access points shall not be less than six (6) feet in width. Primary and secondary access points to open space shall be shown as part of the open space and shall not be part of an individual lot nor shall it be an easement.
D. Land dedicated for open space shall not include rights-of-way of high tension electrical transmission lines, oil or natural gas lines, the rights-of-way of existing and proposed streets or such uses as community swimming pool(s), clubhouses and similar uses. Recreational lake or ponds may be included in the land designated as open space. Fenced detention or retention areas used for storm water management shall not be included in the calculation of the required open space.
E. All required buffers may be credited toward meeting open space requirements

F. No more than 50% of designated open space shall be wetlands and or/floodplains.
G. Septic drain fields as part of a community wastewater collection and treatment system may be permitted within the required open space.

8:9.3-6 Open Space Network

Land dedicated as open space shall be of meaningful proportions and dimensions so as to be consistent with the purpose and intent of this section. Open space shall be physically connected, whenever possible, to the larger Scuffletown Area open space system outlined in the Scuffletown Area Plan and configured to create and maintain interconnected networks of conservation lands.

8:9.3-7 Open Space Ownership and Management

The developer or subdivider shall select the land dedicated for open space and type of ownership. Ownership of the designated open space may be held by:

A. Non-profit or quasi-public organizations committed to the protection and conservation of open space, subject to their acceptance;
B. Homeowners Association, or cooperative associations or organizations;
C. Shared, undivided interest by all property owners within the subdivision.
D. Public jurisdictions or agencies, subject to their acceptance.

8:9.3-8 Maintenance of Open Space

Designated open space shall be maintained in a natural condition, but may be modified to improve appearance, functioning or overall condition. Normal maintenance and the removal of dead or fallen trees are permitted and recommended. The cost and responsibility of maintaining open space and any facilities located thereon shall be borne by the property owner and/or homeowners association. Permitted modifications may include:

A. Reforestation, Forest management;
B. Pasture or cropland management;
C. Landscaping to enhance appearance and screening;
D. Stream bank protection;
E. Passive recreation such as trails, picnic areas, common greens.

8:9.3-9 Screening and Buffers

A. A minimum fifty (50) foot buffer shall be provided for the perimeter of the development. Within the fifty (50) foot buffer existing vegetation shall not be clear-cut and existing significant trees shall be preserved.
B. In those areas where existing landscape does not create a visual screen between the development and adjoining road frontages, a landscape screen at least 6 feet in height shall be provided. Screening shall consist of evergreen plant material at least 6 feet in height at time of planting, and capable of forming a continuous screen. Screening plant material shall not be placed within twenty-five (25) feet of the road right-of-way and shall be arranged in an informal manner.
C. Berms, privacy fences and walls may not be utilized to meet the screening requirements and are not permitted within the required buffer area.
D. The 50 foot buffer provided along the existing road frontage adjoining the subdivision shall be designated as open space or common area. Permitted activities and development within the road frontage buffer are as follows:
    1. Street of driveway access

2. Walkways, paths, trails and other elements associated with passive recreation or the provision for continuous pedestrian and bicycle connections between adjoining properties.
3. Entrance features and signage to the extent permitted
4. Clearing for sight distances as required for reasonable traffic safety.

8:9.4 Rural Estate Lot Development Option

8:9.4-1 Applicability
Rural Estate Lot Development may be conditionally approved provided that the applicant demonstrates compliance with the standards and criteria contained in this Section and establishes the following:

A. That a Rural Estate Lot Development setting aside little or no open space for permanent protection would preserve environmental resources, natural and scenic features, and historic resources to a degree equal to or greater than development utilizing open space design principles. The applicant may be required to protect such features, sites and resources from further development with appropriate covenants or easements running with the land.

8:9.4-2 Minimum Lot Size
The minimum lot size shall be four (4) acres for all Estate Lot Subdivisions. Family Subdivisions are exempt from the four (4) acre lot size requirement.

8:9.4-3 Rural Estate Lot Subdivision with New Roads (*Major Subdivisions*)
For lots created as part of a Rural Estate Lot Development, the following standards apply:

A. Building Setbacks:
   1. Front setback 75 feet minimum
   2. Side setback 50 feet minimum
   3. Rear setback 25 feet minimum

8:9.4-4 Rural Estate Lot Subdivision on Existing Roads (*Minor Subdivisions*)
For lots created through the minor subdivision process, the following standards apply:

A. Building Setbacks:
   1. Front setback 150 feet minimum
   2. Side setback 50 feet minimum
   3. Rear setback 25 feet minimum

B. Minimum Driveway Separation
   In addition to SCDOT or county requirements, minimum separation between private residential driveways shall be four hundred (400) feet.

8:9.5 Stream Protection Buffer

8:9.5-1 Stream Buffer Area
A minimum fifty (50) foot buffer as measured from the stream bank shall be established along each side of all blue line streams draining 50 acres or more and shall be included in a developments required open space where applicable. Within this 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.

8:9.5-2 Buffer Management

The following structures and activities if approved by Greenville County and/or the State of South Carolina are permitted within the stream buffer:

A. Road crossings, bridges, trails, storm water management facilities, and utilities
B. Stream restoration projects
C. Scientific studies, including water quality monitoring and stream gauging
D. Horticultural practices, including thinning and planting, may be used to maintain health of individual trees.
E. Removal of hazard trees and invasive species

8:9.6 Rural Scenic Road Buffer

8:9.6-1 Applicability

Major Subdivisions within the Scuffletown Rural Conservation District that adjoin a designated Rural Scenic Roads shall provide a road buffer. The following roads are designated as Rural Scenic Roads and are subject to the provisions of this section.

A. Jonesville Road
B. Scuffletown Road
C. Lee Vaughn Road
D. East Georgia Road
E. Bethany Road
F. Jones Mill Road
G. Hunter Road
H. League Road

8:9.6-2 Buffer Requirements

A. A minimum buffer of one hundred fifty (150) feet width shall be provided between any lot of a Major Subdivision and the right-of-way of any designated Rural Scenic Road. Within this buffer area there should be minimal disturbance of existing trees.
B. The required buffer shall be designated as open space or common area.

8:9.6-3 Screening

A. In those areas where existing landscape does not create the desired visual screen between the road and development, a landscape screen, at least 6 feet in height shall be provided. Screening plant material shall not be placed within twenty-five (25) feet of the road right-of-way and shall be arranged in an informal manner.
B. Berms, privacy fences and walls may not be utilized to meet the screening requirement and are not permitted within the required buffer area.

8:9.6-4 Buffer Management

A. Horticultural practices, including thinning and planting, may be used to maintain health of individual trees. Hazard trees and invasive species in the buffer may be removed.
B. Forest management and timber cutting techniques approved by Greenville County and the State of South Carolina may be undertaken within the buffer if necessary to preserve health of the forest from extensive pest or disease infestation or threat from fire.

C. Permitted development within the road frontage buffer:
   1. Street of driveway access
   2. Walkways, paths, trails and other elements associated with passive recreation or the provision for continuous pedestrian and bicycle connections between adjoining properties.
   3. Entrance features and signage to the extent permitted
   4. Clearing for sight distances as required for reasonable traffic safety.
   (Ord. 4789, §1, passed 4-5-2016)

Section 8:10 BTD, Business and Technology District

8:10.1 Intent
This district is established to provide a high level of design quality, site amenities, and open space for corporate headquarters, clean manufacturing, and similar business and professional office uses with compatible operations within an appealing business park atmosphere.

8:10.2 Uses Permitted, Uses by Special Exception, and Conditional Uses
Uses Permitted, Uses by Special Exception, and Conditional Uses shall be consistent with Section 6:1 and Table 6:1 of the Greenville County Zoning Ordinance.

Any uses that are compatible with the intent of the district as determined by the Zoning Administrator shall be considered permitted uses.

8:10.3 Prohibited Uses
Any uses that are not compatible with the permitted uses as determined by the Zoning Administrator shall be considered prohibited uses.

8:10.4 Setback/Height
No building or structure or any part thereof from a projection therefrom, shall be erected nearer than 100 feet from all street right-of-way lines or 50 feet from any interior side or rear property line. No building or accessory structure shall be located closer than 150 feet from a residential land use and/or zoning district properties.

No building or appurtenance, including, but not limited to water towers, standpipes, penthouses, elevators or elevator equipment, stairways, ventilation fans, skylight, tanks, cooling or other towers, wireless radio or television masts, or flagpoles shall exceed a height of 90 feet above the finished building grade.

8:10.5 Off-Street Parking/Loading
The provisions of Section 12:2, Section 12:3, and Section 12:4 provide the minimum off-street parking, loading, and parking lot landscaping requirements for the BTD.

8:10.6 Minimum Park Size
The minimum park size shall be 20 acres.

8:10.7 Minimum Lot Area
No minimum lot area is required within the park in order to allow for flexibility and creativity in design.

8:10.8 Signs

Signs within the Business and Technology District will be regulated in accordance with Section 9.2 (Business Park) of the Greenville County Sign Ordinance and the following design standards.

A. Business Park Identification Sign:
   1. Shall be freestanding and have a monument base of masonry construction.
   2. Shall consist of durable materials with neutral colors to complement the park design.
   3. No high contrast colors.
   4. Park identification signs shall be consistent throughout the park in design, size and location.

B. Freestanding Tenant Signs:
   1. Freestanding tenant signs shall be pole mounted pylon signs with aluminum base.
   2. Sign face to be aluminum with routed out copy and push through acrylic.
   3. Signs shall have neutral colors to complement the site design. No high contrast colors.
   4. Shall have 6" flat cut out address numerals on both sides of the base.
   5. Internal illuminated or non-illuminated only.
   6. No exposed conduit, boxes, etc.

C. Building Mounted Tenant Signs:
   1. Signs shall be durable dimensional letters with a minimum 1.5" return.
   2. Non-illuminated mounted flush to the wall or halo illuminated with LEDs.
   3. No exposed conduit, boxes, etc.
   4. Shall be sized to scale appropriately with the location and background area.

D. Directional Signs:
   1. Shall be located on site and provide directional copy only.
   2. Shall not exceed six (6) square feet in area and three (3) feet in height.
   3. Shall be consistent with the design, color and materials of the freestanding tenant sign.

8:10.9 Landscaping, Buffers and Screening

Landscape plantings consisting of canopy trees, understory trees and shrubs shall be layered to provide a visually appealing and varied streetscape. Canopy trees shall be located at all street frontages.

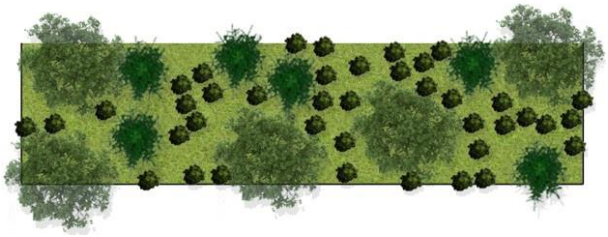
The landscape shall be designed to provide a varied plant palette while establishing a street landscape theme for the park.

A landscaped buffer of a minimum of 100 feet in width shall be provided along boundaries of the park that abut residential land use and/or zoning district properties. The buffer must incorporate either a Natural Buffer or a Structured Buffer as described below. The width of the screened portion of the buffer (as described below) must be measured from the property line nearest the residential land use and/or zoning district properties.

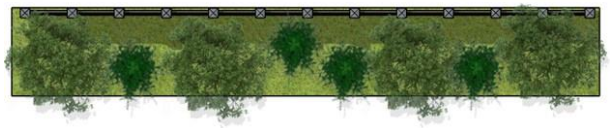
Buffer Width		Number of Required Plantings per 100 Linear Feet					
Natural Buffer	Structured Buffer	Shade or Evergreen Coniferous Trees		Small or Multi-Stem Tree		Evergreen Shrubs	
		Natural Buffer	Structured Buffer	Natural Buffer	Structured Buffer	Natural Buffer	Structured Buffer
50’	25’	5	4	6	4	30	--
Key: Structured buffers require a screening device that consists of a fence, wall, or berm that meets the standards of Section 12.9 *Screening and Buffering Requirements* in the Greenville County Zoning Ordinance.							

Buffer Example

Natural Buffer (100-Foot Segment)



Structured Buffer (100-Foot Segment)



Service, loading, and trash/recycling collection areas shall be screened from public view with solid evergreen plant material or architectural treatment similar to the design of the adjacent building.

A Landscape Plan shall be submitted with the building or grading permit application in accordance with the Greenville County Tree Ordinance and the landscape requirements of this section that provides buffers, screening, and any additional minimum landscaping requirements to be installed on common areas or individual properties within the park.

8:10.10 Outside Storage

Outside storage may be stored in an area that is either screened from all adjacent properties and street rights-of-way or buffered by a forested area no less than fifty (50) feet in total depth. All designated areas shall be located in the rear yard behind the building.

8:10.11 Architectural Form

A. The park shall be designed to provide compatible architectural features, materials, and colors throughout. Building materials must be appropriate for the scale of the building, compatible with its location and expressive of the character and image of the development. Architectural features typically include changes in façade depth, materials and colors.

B. Buildings should be located and oriented to provide a clearly distinguishable front façade that provides a functional relationship with its site, adjacent sites and nearby thoroughfares.

C. All street furniture i.e., lights, signs, pedestrian benches, bus shelters etc. shall have a uniform design.

D. A letter of compliance from the Property Owners Association (POA) shall be provided at the time of building or grading permit submittal.

8:10.12 Noise, Odor, Vibrations, Emissions

All noises, odors, vibrations, emissions of smoke, dust or gases, if they occur, shall be controlled so as not to be detrimental or cause a nuisance to nearby residential or commercial areas or other uses in the park. Any time prior to or after a building or site is occupied; control measures may be required in accordance with the appropriate governmental agencies which monitor public health and welfare.

8:10.13 Traffic Impact Study ("TIS")

A traffic impact study shall be submitted with the applications to rezone to the BTD district. Any change or expansion at an existing site that results in an expected increase of 25% or more peak hour trips may also require a TIS.

The traffic impact study shall be prepared by a registered professional engineer with experience in traffic engineering. This study shall include the study requirements as listed in the Land Development Regulations in Section 9.2 in addition to the following:

A. An estimate of the traffic generated as a result of the proposed development;

B. An analysis of the existing street system serving the proposed development;

C. An assessment of improvements needed to the existing street system, as well as any new improvements in order to support the traffic from the proposed development.

(Ord. 4942, §1, passed 10-3-2017)

Section 8:11 Taylors Main Street Development District

8:11.1 Intent and Purpose

The Taylors Main Street Development District (MSDD) aims to encourage development that is compatible with the traditional small town center, with a focus on commercial areas and immediately adjacent neighborhoods in the Taylors Main Street corridor. Considerations include site design of commercial properties, walkability, community vibrancy, and preservation of character consistent with neighborhoods that have historic ties to the textile industry and associated "mill village" development. The district also aims to protect investments in commercial and residential properties by ensuring new development is consistent with the community's vision.

8:11.2 Applicability

MSDD is a zoning overlay district and does not change the underlying zoning classification of any existing property.

All land use and development actions shall comply with the requirements and standards herein and in all respects with other applicable codes and ordinances to the extent that they are not in conflict with these provisions. Where these standards are in conflict with the other sections of this ordinance, these standards shall apply.

Questions of interpretation and enforcement, including unnecessary hardship, shall be first presented to the Zoning Administrator. Appeal from the decision of the Zoning Administrator shall follow standard processes described in Section 3.5 of the Greenville County Zoning Ordinance.

8:11.3 Official MSDD Boundary

The official MSDD boundary shall be delineated and maintained as part of the Greenville County, South Carolina Official Zoning Map per Section 1.4 of the Greenville County Zoning Ordinance.

8:11.4 Non-residential Setbacks and Facades

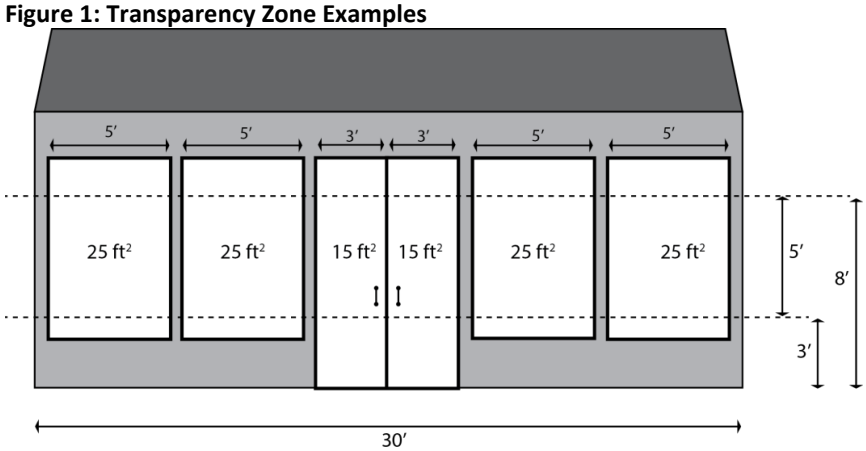
In order to better define Main Street and promote a building style consistent with historic neighborhood commercial areas, to protect the viability of existing historic structures that embody this character, and to promote pedestrian interest and access, non-residential setbacks may be adjusted in conjunction with façade design enhancements.

A. For non-residential uses on properties zoned C-1, C-2, C-3, and O-D, minimum front setback may be reduced, provided public-facing façade(s) include a transparency zone and pedestrian-oriented primary entry per Table 1. Transparency refers to the use of clear, non-mirrored glass windows, doors, and other architectural elements that are fundamentally see-through. Frosted, heavily tinted, and other semi-opaque glass materials shall not satisfy transparency zone requirements. Illustrated examples in Figure 1.

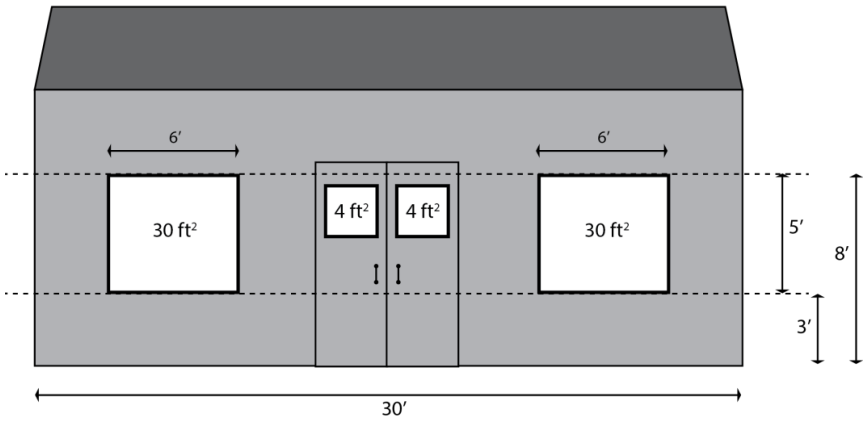
Table 1: Transparency Zone Requirements

Front Setback	Transparency Zone Requirements
0 feet – 10 feet	At least seventy percent (70%) of public facing façade surface area between 3 and 8 vertical feet from grade shall be transparent. Primary pedestrian-oriented entry required.
10 – 24 feet	At least forty percent (40%) of public facing façade surface area between 3 and 8 vertical feet from grade shall be transparent. Primary pedestrian-oriented entry required.
25 feet and greater	No transparency required. No additional entry requirements.

Figure 1: Transparency Zone Examples



Transparency Zone: 150 ft²
Percent Transparent: 87% (130 ft²)



Transparency Zone: 150 ft²
Percent Transparent: 45% (68 ft²)

B. All non-residential uses with a setback of less than twenty-five (25) feet shall include pedestrian facilities (walkway, at a minimum) that connect front-facing entry to an existing or planned sidewalk. Where a sidewalk does not exist, pedestrian facilities shall extend to the right-of-way boundary.

C. For non-residential uses on properties zoned C-1, C-2, C-3, and O-D, minimum side setbacks shall not apply, except where property abuts residential uses or districts.

D. For any special review district (PD, POD, FRD, NC, etc.), a twenty-five (25) foot buffer shall not be required on development boundaries directly adjacent to a public road right-of-way, provided this relief is used to support the development of commercial structures that meet public-facing façade requirements for reduced setbacks, described in this section. Additional buffer and/or screen may be required for parking facilities per Section 8:11.5 of this document. Twenty-five (25) foot buffer requirements shall remain for all special review district boundaries that are not adjacent to a public road right-of-way.

E. For front-facing façades of non-residential structures containing multiple contiguous units with discrete entries, no more than three contiguous units may utilize identical architectural elements. Acceptable variations in architectural elements may include design of entryway,

location of window(s) and door(s), shape/slope of roofline, and architectural siding. Additional variations are encouraged, such as signage, lighting, canopies/awnings, and landscaping.

F. Setbacks or specific construction requirements may be further determined by pertinent building code requirements.

8:11.5 Parking Facilities for All Properties, with the Exception of Single-Family Residential

In order to better define the character of Main Street and to support improved pedestrian safety and experience, the MSDD aims to reduce the visible impact of parking facilities from any public right-of-way.

A. For any use other than single-family residential, a limited number of parking spaces are permitted in the front setback yard, based on the parcel's width (Table 2) measured at the front property line. The front setback yard is defined as the open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest projection of the main structure.

Table 2: Permitted Parking Spaces in Front Setback Yard

Parcel Width at Front Property Line	Maximum Number of Parking Spaces permitted in Front Yard
<40 feet	0
40 – 90 feet	3
90 – 180 feet	5
>180 feet	10

B. For any use other than single-family residential, alternatives to on-site parking are encouraged and may include off-site parking, shared parking agreements, and officially designated on-street parking spaces in order to meet minimum parking requirements.

C. All parking areas shall be designed to connect with parking areas on adjacent properties when possible, or designed to allow for logical future connectivity if no adjacent parking area exists. Lands reserved for future connectivity may be used for parking until connection with adjacent properties is realized.

D. For any use other than single-family residential, one (1) deciduous canopy tree shall be included for every ten (10) parking spaces. For parking areas requiring more than one tree, trees shall be configured such that parking surface is shaded to the greatest extent possible.

E. Required handicapped parking spaces shall be allowed in the front setback area and shall not be included when calculating the total number of parking spaces.

8:11.6 Commercial Signs

For the purposes of commercial signage, the MSDD shall follow guidelines for a "Special Use Area" per Chapter 19 of the Greenville County Sign Ordinance, with the following exceptions.

A. No sign shall be internally lit, with the exception of digital message center signs. Acceptable lighting includes static spotlights (either from ground level or from above) and backlights (halo effect), assuming County light emissions standards are met.

B. No freestanding sign shall exceed eight (8) feet in height.

C. No sign shall exceed forty (40) square feet in size.

8:11.7 Residential and Office Uses on Commercial Properties

Where a commercial use is present on the ground floor of a multi-story commercial structure, residential and office uses shall be permitted on upper level(s) of the same structure with the following conditions.

A. Front setback is ten (10) feet or less and transparency requirements reflect setback per Section 8:11.4 of this document.

B. Parking facilities meet minimum requirements for all uses or demonstrate alternative parking arrangements per Section 8:11.5 of this document.

8:11.8 New Streets and Sidewalks

Any new street shall be part of the public realm and, in addition to providing access to new properties, shall play a role in community mobility by ensuring connectivity of transportation networks.

A. All new street(s) and right(s)-of-way shall be public, designed and constructed to meet all standards for public roads per Greenville County and/or South Carolina Department of Transportation regulations.

B. All new street(s) shall be designed to include connectivity with existing or planned streets at both termini, with no dead-ends or cul-de-sacs. In addition to construction standards required by Greenville County and/or the South Carolina Department of Transportation, new streets shall follow the guidelines of Traditional Neighborhood Development, as presented in Section 13.4 of the Greenville County Land Development Regulations.

C. All new streets shall include two sidewalks (one on each side of the street) designed to connect to an existing and/or planned pedestrian network. If required new sidewalk(s) are unable to connect to an existing pedestrian network, new sidewalk(s) shall be designed to accommodate future connectivity.

8:11.9 Infill Residential Development

Standards for new infill residential development are designed to allow for site-specific design that is harmonious with existing neighborhood patterns.

A. New single-family residential parcel(s) may be created as part of a minor subdivision (6 new parcels on an existing street), where the minimum lot size of new parcel(s) zoned for single-family residential use may be reduced to match the lot size of any abutting single-family residential parcel, provided:

    1. At least one new parcel shares a side boundary with the parcel to be matched, and all new parcels of a similar scale are contiguous.

    2. All new parcels front an existing public right-of-way.

    3. Minimum lot size for new parcels is 6,000 square feet, even if the lot size of the property to be matched is less than 6,000 square feet.

    4. Minimum frontage for new parcels is 50 feet.

    5. On-site parking facilities are not located between the primary structure and the fronting right-of-way.

    6. Attached garage is not oriented such that the garage door is an element of the structure's front-facing façade.

7. All new parcels that reflect existing neighborhood patterns shall be zoned R-6 or the most appropriate zoning designation available at the time of establishment.

B. For parcels created following the guidelines of this section, the front setback of any single-family residential structure may be reduced to match the setback of a single-family residential structure on an abutting property that fronts the same public right-of-way, provided:

1. On-site parking facilities are not located between the primary structure and the fronting right-of-way.
2. Attached garage is not oriented such that the garage door is an element of the structure's front-facing façade.

8:11.10 Special Review Districts

All development within special review districts, regardless of scope or acreage, shall refer to this document and the County Land Development Regulations Article 13: Traditional Neighborhood Development, to provide general development principles and guidelines.

Section 8:12 PCC, Pelham Road Commercial Corridor District Zoning Overlay

8:12.1 Intent and Purpose

The Pelham Road Commercial Corridor Overlay District is intended to encourage development and corridor design that is compatible with mixed-use commercial thoroughfares and mixed-use employment centers located along Pelham Road from Blacks Drive to SC Hwy 14. Considerations include site design of commercial properties, walkability, vehicular connectivity, beautification, and signage. The district also aims to protect investments in commercial and residential properties by ensuring new development is consistent with the visions outlined in the Plan Greenville County Comprehensive Plan.

8:12.2 Official PCC Boundary

The PCC boundary and zones shall be shown on the Official Zoning Map of Greenville County.

The PCC boundary incorporates the use of subareas and respective development standards applicable only within that subarea. Each area outlined has unique characteristics, issues, and opportunities which required the creation of a special emphasis zone.

8:12.3 Subarea A

The following sections are applicable to any property structure falling within Subarea A entirely or partially.

8:12.3.1 Setbacks

Setbacks shall apply to all structures.

A. Front setback shall be at least fifteen (15) feet from property line.
B. Please refer to Section 7:3.1, Setbacks/Height for additional setback and height requirements as prescribed in the base zoning district.

8:12.3.2 Screening and Buffers

8:12.3.2-1 Purpose

The intent for screening and buffering requirements along the corridor is to promote economic vitality, screen vehicular drives and parking areas, and promote safety, health, and general welfare for Greenville County residents.

8:12.3.2-2 Roadside Buffers

A minimum 15' landscaped roadside buffer is required. Buffers shall meet or exceed the following requirements:

A. Trees shall be spaced so that there is an average of one (1) tree per forty (40) linear feet of road frontage, with no gap in spacing larger than sixty (60) feet.
B. Evergreen shrubs planted so as to create a minimum thirty (30) inch tall continuous screen within three (3) years of installation. Shrubs shall have a minimum install height of twelve (12) inches and be maintained at no greater than thirty-six (36) inches when mature.

Refer to Section 12:4.8, Suggested Plant List for suitable species.

See Section 12:4.1, Roadside Buffers for additional screening requirements.

8:12.3.2-3 Screening

Fencing is not allowed within Subarea A, except conditional uses which require screening per Section 6:2.

Screening shall be required where any non-residential use is adjacent to a residential use and/or district.

See Section 12:9, Screening and Buffering Requirements for additional screening requirements.

8:12.3.3 Off-Street Parking and Loading

For new developments, reasonable effort should be made to provide parking behind primary structures. Parking shall meet, but not exceed 120% of the minimum parking requirements per Table 12.1. If minimum requirements cannot be satisfied behind the primary structure, the Zoning Administrator or his agent may authorize a reduction in the total number of parking spaces required on the site.

Shared use of required parking may occur in part or entirely subject to review of the building and zoning permit application. The following documentation must be submitted:

A. The names and addresses of the uses and of the owners or tenants that are sharing the parking;
B. The location and number of parking spaces that are being shared;
C. A legal instrument such as an easement or deed restriction that guarantees access to the parking for both uses.

Remote Parking may be provided on any land subject to Section 12:2.3, Remote Parking.

The provisions of Section 12:2, Off-Street Parking provides the minimum parking requirements, and Section 12:3, Off-Street Loading provide loading requirements.

8:12.3.4 Signage

All signs within the PCC shall follow guidelines established in the Greenville County Sign Ordinance, Chapter 19 of the Greenville County Code of Ordinances, with the following exceptions.

Signage must meet standards indicated below:

A. Window Signs
   1. To be located on the ground floor only.
   2. Extraneous information that is not allowed on building or freestanding signs may be permitted.
B. Wall Signs
   1. Extraneous information such as services provided by the business, phone numbers or websites, hours of operation, etc. is not permitted.
   2. Building signs on a one-story building must not be located above the roof line or parapet.
   3. Building signs for businesses located above the ground floor are generally not allowed. Identification of these buildings should be limited to an area on or adjacent to the ground floor leading to the upper floor.
   4. Signs located within thirty (30) feet of a single-family residential use and/or district may not be internally lit.
C. Wall Sign
   1. Quantity: One (1) per tenant wall in multi-tenant buildings.
D. Awning Signs
   1. Quantity: One (1) per tenant; for buildings with multiple tenants, awning signs should be separate to identify each tenant space.
   2. Text and graphics should be limited to 30% of the awning area.
   3. Awning signs should be complimentary to the architecture of the building.
E. Projecting Signs
   1. Quantity: One (1) per tenant
F. Freestanding Signs
   1. Two per street front for group development or one per street for individual developments.
   2. No Freestanding Sign shall exceed eight (8) feet in height.
   3. No Group Freestanding Signage shall exceed twenty (20 feet in height).

8:12.3.5 Lighting

For lighting of horizontal tasks such as roadways, sidewalks, entrances, and parking areas, fixtures shall meet IESNA "Full-Cutoff". Fixtures shall not be mounted in excess of 16' above finished grade.

All other outdoor lightings, such as floodlights and spotlights, shall be aimed, located, and designed so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward onto neighboring properties or roadways.

Flashing lights are prohibited.

8:12.3.6 Connectivity

8:12.3.6-1 Vehicular Connectivity

The intent of vehicular connectivity is to provide internal connections between all uses and parking areas, as well as encourage shared access points, shared parking, and reduce traffic congestions along the PCC District.

A. Two ingress/egress points must be provided through the use of vehicular cross access, shared drives, or encroachment subject to the review of Greenville County and/or South Carolina Department of Transportation.
B. A reduction in required ingress/egress points may be permitted upon proof of exhaustion of viable options, subject to review at the discretion of the Zoning Administrator, or their designee.

Reasonable effort should be made to provide one ingress/egress point along a public road other than Pelham Road, subject to SCDOT and County review, or neighboring property.

8:12.3.6-2 Pedestrian Connectivity

The intent of pedestrian connectivity is to provide safe connections between parking areas and uses, as well as encourage shared parking and mixed-use developments all while contributing overall to the connectivity network.

A. External sidewalks and pathways must be provided at least eight (8) feet in width.
B. Internal sidewalks and pathways must be provided at least five (5) feet in width.
C. Pedestrian connectivity must be clearly delineated between public sidewalks and building entrances.
D. Pedestrian connections must be provided between adjacent developments or land uses.
E. Pedestrian connectivity requirements may be waived at the discretion of the Zoning Administrator, or their designee, where infeasible.

8:12.3.7 Transparency

Transparency refers to the use of clear, non-mirrored glass windows, doors, and other architectural elements that are fundamentally see-through. Frosted, heavily tinted, and other semi-opaque glass materials shall not satisfy transparency zone requirements.

A. Within the Corridor Aesthetic Zone, at least seventy percent (70%) of public facing façade surface area between 3 and 8 vertical feet from grade shall be transparent. Primary pedestrian-oriented entry required.

8:12.4 Subarea B: Commercial Zone

8:12.4.1 Setbacks

Setbacks shall apply to all structures.

A. Front setback as prescribed in the base zoning district.
B. Please refer to Section 7:3.1, Setbacks/Height for additional setback and height requirements as prescribed in the base zoning district.

8:12.4.2 Screening and Buffers

8:12.4.2-1 Purpose

The intent for screening and buffering requirements along the corridor is to promote economic vitality, screen vehicular drives and parking areas, and promote safety, health, and general welfare for Greenville County residents.

8:12.4.2-2 Roadside Buffers

See Section 12.4.1, *Roadside Buffers*.

8:12.4.2-3 Screening

Fencing is allowed within setbacks and buffer yards such that they do not obstruct visibility. Use of Chain-Link fences, or similar, non-decorative fences is prohibited within the front yard.

Screening shall be required where any non-residential use is adjacent to a residential use and/or district. See Section 12:9, *Screening and Buffering Requirements*.

8:12.4.3 Off-Street Parking and Loading

To encourage cross-parcel connectivity, increased pedestrian use, and shared parking, parking shall meet but not exceed 120% of the minimum parking requirements per Table 12.1 in the Zoning Ordinance.

Shared use of required parking may occur in part or entirely subject to review of the building and zoning permit application. The following documentation must be submitted:

A. The names and addresses of the uses and of the owners or tenants that are sharing the parking;
B. The location and number of parking spaces that are being shared;
C. A legal instrument such as an easement or deed restriction that guarantees access to the parking for both uses.

Remote Parking may be provided on any land subject to Section 12:2.3, *Remote Parking*.

The provisions of Section 12:2, *Off-Street Parking* provide the minimum parking, and Section 12:3, *Off-Street Loading* for loading requirements.

8:12.4.4 Orientation

A. Buildings shall be configured in a manner that enhances pedestrian activity, regardless of the location of the main entrance or building setbacks through any of the following features:
    1. Orientation of the building towards adjacent streets, sidewalks, or open spaces;
    2. The inclusion of storefront windows and awnings;
    3. Pedestrian-oriented entrances; or
    4. Similar features that foster an active public realm.
B. Nonresidential and mixed-use developments should be configured in a manner that creates and enhances access to existing and planned transit features or bicycle/pedestrian trail.
C. Multiple building developments shall be oriented in at least one of the following formats:
    1. Buildings facing each other across a relatively narrow vehicular access area with pedestrian amenities in a "main street" character;
    2. Buildings framing and enclosing at least three sides of parking areas, public spaces, or other site amenities; or
    3. Buildings framing and enclosing outdoor dining or gathering spaces for pedestrians between buildings.
D. Outparcels
    1. Outparcels and their buildings shall be situated in order to define street edges, entry points, and spaces for gathering or seating between buildings.

2. Spaces between buildings on outparcels shall be configured with small scale pedestrian amenities such as plazas, seating areas, pedestrian connections, and gathering spaces.

8:12.4.5 Signage

All signs within the PCC shall follow guidelines established in the Greenville County Sign Ordinance, Chapter 19 of the Greenville County Code of Ordinances, with the following exceptions.

A. No freestanding sign shall exceed eight (8) feet in height
B. No Group Signage shall exceed twenty (20) feet in height.

8:12.4.6 Lighting

For lighting of horizontal tasks such as roadways, sidewalks, entrances, and parking areas, fixtures shall meet IESNA "Full-Cutoff". Fixtures shall not be mounted in excess of 20' above finished grade.

All other outdoor lightings, such as floodlights and spotlights, shall be aimed, located, and designed so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward onto neighboring property or roadways.

Flashing lights are prohibited.

8:12.4.7 Connectivity

8:12.4.7-1 Vehicular Connectivity

The intent of vehicular connectivity is to provide internal connections between all uses and parking areas, as well as encourage shared access points and shared parking along major thoroughfares such as the PCC District.

A. Two ingress/egress points must be provided through the use of vehicular cross access, shared drives, or encroachment subject to the review of Greenville County and/or South Carolina Department of Transportation.
B. A reduction in required ingress/egress points may be permitted upon proof of exhaustion of viable options, subject to review at the discretion of the Zoning Administrator, or their designee.

8:12.4.7-1 Pedestrian Connectivity

The intent of pedestrian connectivity is to provide safe connections between parking areas and uses, as well as encourage shared parking and mixed-use developments all while contributing overall to the connectivity network.

A. External and internal sidewalks and pathways must be provided at least five (5) feet in width.
B. Pedestrian connectivity must be clearly delineated between public sidewalks and building entrances.
C. Internal pedestrian connections must be provided between adjacent non-residential developments or land uses.
D. Pedestrian connectivity requirements may be waived at the discretion of the Zoning Administrator, or their designee, where infeasible.

8:12.5 Subarea C: Industrial Zone

8:12.5.1 Setbacks

Setbacks shall apply to all structures.

A. Front setback as prescribed in the base zoning district.
B. Please refer to Section 7:3.1, Setbacks/Height for additional setback and height requirements as prescribed in the base zoning district.

8:12.5.2 Screening and Buffers

8:12.5.2-1 Purpose

The intent for screening and buffering requirements along the corridor is to promote economic vitality, screen vehicular drives and parking areas, and promote safety, health, and general welfare for Greenville County residents.

8:12.5.2-2 Roadside Buffers

See Section 12:4.1 *Roadside Buffers*

8:12.5.2-3 Screening

Screening shall be required where any non-residential use is adjacent to a residential use and/or district. See Section 12:9, Screening and Buffering Requirements.

8:12.5.3 Off-Street Parking and Loading

To encourage cross-parcel connectivity, increased pedestrian use, and shared parking, parking shall meet but not exceed 120% of the minimum parking requirements per Table 12.1 in the Zoning Ordinance.

Shared use of required parking may occur in part or entirely subject to review of the building and zoning permit application. The following documentation must be submitted:

A. The names and addresses of the uses and of the owners or tenants that are sharing the parking;
B. The location and number of parking spaces that are being shared;
C. A legal instrument such as an easement or deed restriction that guarantees access to the parking for both uses.

Remote Parking may be provided on any land subject to Section 12:2.3, Remote Parking.

The provisions of Section 12:2, Off-Street Parking provide the minimum parking, and Section 12:3, Off-Street Loading for loading requirements.

8:12.5.4 Signage

All signs within the PCC shall follow guidelines established in the Greenville County Sign Ordinance, Chapter 19 of the Greenville County Code of Ordinances.

8:12.5.5 Lighting

For lighting of horizontal tasks such as roadways, sidewalks, entrances, and parking areas, fixtures shall meet IESNA “Full-Cutoff”. Fixtures shall not be mounted in excess of 24’ above finished grade.

All other outdoor lightings, such as floodlights and spotlights, shall be aimed, located, and designed so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward onto neighboring property or roadways.

Flashing lights are prohibited.

8:12.5.6 Connectivity

8:12.5.6-1 Vehicular Connectivity

The intent of vehicular connectivity is to provide internal connections between all uses and parking areas, as well as encourage shared access points and shared parking along major thoroughfares such as the PCC District.

A. Two ingress/egress points must be provided through the use of vehicular cross access, shared drives, or encroachment subject to the review of Greenville County and/or South Carolina Department of Transportation.
B. A reduction in required ingress/egress points may be permitted upon proof of exhaustion of viable options, subject to review at the discretion of the Zoning Administrator, or their designee.

8:12.5.6-1 Pedestrian Connectivity

The intent of pedestrian connectivity is to provide safe connections between parking areas and uses, as well as, encourage shared parking and mix-use developments all while contributing overall to the connectivity network.

A. External and internal sidewalks and pathways must be provided at least five (5) feet in width.
B. Pedestrian connectivity must be clearly delineated between public sidewalks and building entrances.
C. Pedestrian connections must be provided between adjacent developments or land uses.
D. Pedestrian connectivity requirements may be waived at the discretion of the Zoning Administrator, or their designee, where infeasible.

8:12.6 Variances

If the strict application of the provisions of this ordinance would result in unnecessary hardship, a request for a variance may be submitted to the Board of Zoning Appeals.

8:12.7 Non-conformities

All Changes to existing conditions of the lands, or structures within the Pelham Commercial Corridor Overlay District after spring 2023 shall be subject to the provisions of this District and the Greenville County Zoning Ordinance.

All new development and changes to existing developments with the exception of Dwelling – Single Family and Dwelling – Two-Family (duplex) shall be subject to the provisions of this district and shall be reviewed by the staff of the Zoning Administrator.

Please refer to Section 9:3, Nonconforming Uses and Structures for information regarding nonconformities.

Section 8:13 MCC, Mountain Creek Community Overlay District

8:13.1 Intent and Purpose

The intent and purpose of the Mountain Creek Community (MCC) District is to:

A. Prevent flooding and storm water challenges within the Mountain Creek Watershed. This is particularly important on infill parcels with environmentally sensitive features that abut existing development, such as:
   1. Wetlands, floodplains, riparian areas, wildlife habitats, mature forests, and unique geological formations;
   2. Waterways, aquifers, and areas that provide water recharge;
   3. Steep slopes, ridges, gorges, and ravines; and
   4. Historic buildings, cemeteries, and lands, and designated open spaces.

B. Improve screening and buffering requirements in order to:
   1. Preserve permeable open space and encourage preservation of valuable tree cover, which aids in diffusing rainfall;
   2. Promote the overall health and strength of the community's economy in order to maintain property values, preserve the community character, and foster ownership longevity;
   3. Screen vehicular drives and parking areas; and
   4. Preserve the lower density character of the MCC.

C. Preserve open space in order to align with the goals of the 2020 Plan Greenville County Comprehensive Plan (Objective D-2).

D. Provide for better protection of the district's historic sites, such as the Camp Sevier World War I training facility.

8:13.2 Applicability

The MCC shall apply to:

A. All new major subdivisions;

B. All existing major subdivisions which are substantially modified or expanded. For the purposes of this Section, "substantially modified" shall mean those requests which must be reviewed by the Greenville County Planning Commission according to Section 1.6.1 and Section 3.3 of the Greenville County Land Development Regulations.

This district, when applied, does not change the underlying zoning classification. All development shall comply with the requirements and standards specified herein and in all respects with other applicable codes and ordinances; where the standards of this Section conflict with other applicable standards, the more restrictive standard shall govern.

8:13.3 Official Mountain Creek Community District Boundary

The MCC boundary shall be shown on the Official Zoning Map of Greenville County as depicted on Exhibit A.

8:13.4 Definitions

For the purposes of this Section:

A. "Storm Water Management Ordinance" or "SWO" means the Greenville County Storm Water Management Ordinance, Article III of Chapter 8 of the Greenville County Code, as amended.

B. “Stormwater Management Design Manual” or “SMDM” means the Greenville County, South Carolina Stormwater Management Design Manual, as amended, adopted pursuant to the SWO.

C. “Low Impact Development Best Management Practices” or “LID BMPs” means those best management practices that reduce runoff and pollutant loads by encouraging the interception, evapotranspiration, infiltration, and/or capture and reuse of storm water runoff, as identified as low impact development practices by the Land Development Division pursuant to the SMDM.

D. “Total development acreage” means the gross acreage of the parcel or parcels subject to the development application, inclusive of areas to be dedicated as rights-of-way.

E. References in this Section to specific sections, divisions, appendices, or technical specifications of the Storm Water Management Ordinance or the Stormwater Management Design Manual mean those provisions as amended from time to time and include any renumbered or successor provisions.

8:13.5 Forested Perimeter Buffer and Screening

A. A minimum fifty (50) foot undisturbed buffer shall be provided along the perimeter of the development. Within the fifty (50) foot buffer, existing vegetation and trees shall be preserved except as otherwise permitted in subsection E below.

B. Areas of the buffer which are lacking in existing trees shall be supplemented with planted trees at the following ratios:
   1. One (1) canopy tree per forty (40) linear feet of buffer length. Canopy trees shall have a minimum two-inch (2”) caliper at time of installation.
   2. One (1) understory tree per twenty (20) linear feet of buffer length. Understory trees shall have a minimum installed height of six (6) feet.

C. In those areas where existing landscape does not create a visual screen between the development and adjoining road frontages, a landscape screen at least six (6) feet in height shall be provided. Screening shall consist of evergreen plants at least six (6) feet in height at time of planting and capable of forming a continuous screen. Screening plant material shall not be placed within twenty-five (25) feet of the road right-of-way and shall be arranged in an informal manner.

D. Berms, privacy fences, and walls may not be utilized to meet the screening requirements and are not permitted within the required buffer area.

E. The fifty (50) foot buffer provided along the existing road frontage adjoining the subdivision shall be designated as open space or common area. Permitted activities and development within the road frontage buffer are limited to the following:
   1. Street or driveway access;
   2. Walkways, paths, trails, and other elements associated with passive recreation or the provision of continuous pedestrian and bicycle connections between adjoining properties;
   3. Entrance features and signage to the extent permitted; and
   4. Clearing for sight distances as required for reasonable traffic safety.

F. If the required buffer is disturbed or cleared in violation of this Section, the land grade shall be returned to its pre-disturbance state. Disturbed ground should be stabilized in accordance with the Greenville County stormwater requirements. The buffer area shall be planted with trees per the requirements of Section 8:13.5-B above. This remedy is in addition to, and not in lieu of, the violations, penalties, and enforcement provisions of Article 13 of this Ordinance.

8:13.6 Stream Protection (Riparian Buffers)

A. Applicability. Riparian buffers shall be provided along all classes of streams and jurisdictional waters of the state in accordance with the current Greenville County Storm Water Management Ordinance, including Section 8-69 (Stream Protection), and the Greenville County Stormwater Management Design Manual.

B. Exemptions. In areas covered by an approved U.S. Army Corps of Engineers permit per the Clean Water Act, an applicant may be exempt from the County's riparian buffer requirements at the discretion of the County Engineer or the County Engineer's designee.

C. Manual and Specifications. Riparian buffers must comply with Greenville County's "Riparian Buffer Design and Maintenance Manual" and the County's "Stormwater Management Design Manual Technical Specification WQ-11: Permanent Water Quality Stream Buffer."

D. Delineation. Within the proposed project boundary, all jurisdictional waters or streams classified as waters of the state shall be delineated by a certified licensed professional using U.S. Army Corps of Engineers and SCDES Water Classifications and Standards and shall be shown in the Storm Water Management and Sediment Control Plan along with all natural buffer areas. Delineation as described in this Section is not required for preliminary plan review and approval.

E. Buffer Requirements.
   1. A minimum 100-foot riparian buffer, as measured from the top of the stream bank inland, shall be established along each side of all intermittent, perennial, and blue line streams.
   2. A minimum 100-foot riparian buffer shall be established along all jurisdictional waters of the state.
   3. Where the Storm Water Management Ordinance requires a greater buffer width, the greater width shall apply.

   F. No Disturbance. Within a riparian buffer, the existing vegetation shall not be cleared or disturbed. Grading, stripping of topsoil, plowing, cultivating, filling, or storing materials and machinery are prohibited within the buffer, except as provided in the Storm Water Management Ordinance.

G. Encroachments. The following structures and activities, if approved by the Greenville County Land Development Division or the State of South Carolina, are permitted within the riparian buffer:
   1. Road crossings, bridges, trails, and utilities;
   2. Stream restoration projects;
   3. Scientific studies, including water quality monitoring and stream gauging;
   4. Horticultural practices, including thinning and planting, used to maintain the health of individual trees; and
   5. Removal of hazard trees and invasive species.

8:13.7 Storm Water Management

A. General. All new development must meet the requirements of the current Greenville County Storm Water Management Ordinance. The additional requirements of this Section 8:13.7 and Section 8:13.8 apply within the MCC boundary and shall be administered, reviewed, and enforced by the Land Development Division in the same manner as the requirements of the Storm Water Management Ordinance.

B. Enhanced Runoff Control. In addition to the requirements set forth in Storm Water Management Ordinance Section 8-74 (Minimum Runoff Control Requirements), sites within the MCC boundary shall control post-development peak discharge rates so as not to exceed pre-development peak discharge rates for the 100-Year Frequency Storm event.
C. Definition. A "One Hundred (100) Year Frequency Storm" means a storm capable of producing rainfall expected to be equaled or exceeded on the average of once in 100 years. It also may be expressed as an exceedance probability with a one (1) percent chance of being equaled or exceeded in any given year.
D. Impervious Surfaces. Impervious surfaces shall be minimized within the MCC boundary, as determined by the Land Development Division during plan review.

8:13.8 Low Impact Development Features for Water Quality

A. Purpose. Low impact development (LID) is used in Greenville County to reduce runoff and pollutant loads by utilizing storm water practices that encourage the interception, evapotranspiration, infiltration, and/or capture and reuse of storm water runoff.
B. Applicability. This Section applies to all land disturbing activity, where appropriate, as defined in the current Greenville County Storm Water Management Ordinance, except any development activity expressly exempted by Storm Water Management Ordinance Section 8-57 (Prohibitions and Exemptions).
C. Requirements.
    1. All development subject to this Section shall include LID BMPs in the common areas and open spaces to achieve water quality by pollutant-of-concern reductions, in accordance with the SMDM.
    2. No more than six (6) lots within a major subdivision may have permitted individual-lot LID BMPs.
    3. The appropriateness of a particular LID BMP depends on a number of factors, including site characteristics, the proposed land use, and the proposed intensity or density of development. SMDM Appendix F (Post Construction Water Quality BMP Suggested Uses) shall guide the selection of BMPs for a particular development site; qualifying LID BMPs shall be identified by the Land Development Division pursuant to subsection E below.
D. Technical Infeasibility. An applicant may demonstrate technical infeasibility of LID BMPs through a site-specific analysis prepared by a registered professional engineer, subject to review and approval by the Land Development Division.
E. LID Best Management Practices.
    1. Generally. LID BMPs that may be utilized on a site are limited to those identified as low impact development practices by the Land Development Division pursuant to the Greenville County, SC Stormwater Management Design Manual (SMDM).
    2. Design Standards. All LID BMPs utilized on a site shall meet the design and construction specifications and details established in the SMDM.

8:13.9 Open Space

8:13.9.1 Open Space Subdivision Design Requirements

8:13.9.1-1 Minimum Area

The minimum pre-developed area or tract size of an Open Space Residential Development within the MCC Overlay shall be eight (8) acres. The minimum pre-developed area shall consist of contiguous parcels, not divided by an existing public or private road or a recreational or navigable body of water.

8:13.9.1-2 Minimum Lot Size
Minimum lot size for lots within a Open Space Residential Development shall be 6,000 square feet.

8:13.9.1-3 Setbacks
Buildings shall not be erected within the required buffer yard areas, otherwise front, side and rear setbacks shall be in accordance with the requirements outlined in the appropriate zoning district and listed in Section 7:3 and Table 7:3.1.

8:13.9.1-4 Density (lots per acre)
The maximum gross density (number of lots allowed per acre) is determined by the parcels underlying zoning (Table 7.1 in the Greenville County Zoning Ordinance). The lot density calculation is based on total gross acreage of the parent tract or parcel, excluding any utility right-of-way. Pre-developed parcels used to calculate lot density must be contiguous. In instances where pre-developed parcels are noncontiguous or a parent tract is separated by a road, the lot density and required open space will be calculated separately based on the gross acreage of each tract or noncontiguous parcel. Density may not be transferred to noncontiguous parcels of land or tracts separated by a road.

8:13.9.1-5 Open Space Requirements

A. At least 50% of land area of the total acreage to be subdivided, including developable and undevelopable land, shall be set aside as protected open space for natural habitat preservation, passive recreation, and/or conservation for agriculture.
B. Designated open space shall be contiguous with open space uses on adjacent parcels in order to provide large uninterrupted expanses of open space.
C. All open space areas shall have a minimum of one primary access point from an internal subdivision road. Additional secondary access points are encouraged. The primary access points shall not be less than twenty (20) feet in width. Additional secondary access points shall not be less than six (6) feet in width. Primary and secondary access points to open space shall be shown as part of the open space and shall not be part of an individual lot nor shall it be an easement.
D. Land dedicated for open space shall not include rights-of-way of high-tension electrical transmission lines, oil or natural gas lines, the rights-of-way of existing and proposed streets or such uses as community swimming pool(s), clubhouses and similar uses. Recreational lake or ponds may be included in the land designated as open space. Fenced detention or retention areas used for storm water management shall not be included in the calculation of the required open space.
E. All required buffers may be credited toward meeting open space requirements.
F. No more than fifty percent (50%) of designated open space shall be wetlands and/or floodplains.

8:13.9.2 Open Space Ownership and Management
The developer or subdivider shall select the land dedicated for open space and the type of ownership. Ownership of the designated open space may be held by:

A. Non-profit or quasi-public organizations committed to the protection and conservation of open space, subject to their acceptance;
B. A homeowners association, or cooperative associations or organizations;
C. Shared, undivided interest by all property owners within the subdivision; or
D. Public jurisdictions or agencies, subject to their acceptance.

8:13.9.3 Open Space Maintenance

Designated open space shall be maintained in a natural condition but may be modified to improve appearance, functioning, or overall condition. Normal maintenance and the removal of dead or fallen trees are permitted and recommended. The cost and responsibility of maintaining open space and any facilities located thereon shall be borne by the property owner and/or homeowners association. Permitted modifications may include:

A. Reforestation and forest management;
B. Pasture or cropland management;
C. Landscaping to enhance appearance and screening;
D. Removal of invasive species;
E. Stream bank protection; and
F. Passive recreation such as trails, picnic areas, and common greens.

8:13.10 Historic Preservation

"Historic sites" means those buildings, sites, objects, structures, or districts that are:

A. Listed on the National Register of Historic Places;
B. Determined eligible for listing on the National Register of Historic Places by the South Carolina State Historic Preservation Office; or
C. Designated as locally historic properties by County Council pursuant to Section 8:7.1-7, Designation of Historic Properties.

The location of all Historic Sites must be noted on plats. Historic Sites must be preserved whenever possible, unless to do so would cause substantial hardship, as defined in Section 8:7.2-10 of the Zoning Ordinance.

8:13.11 Administration, Relief, and Enforcement

A. Administration. The Zoning Administrator shall administer and enforce Sections 8:13.5 (Forested Perimeter Buffer and Screening), 8:13.9 (Open Space), and 8:13.10 (Historic Preservation). The Land Development Division shall administer and enforce Sections 8:13.6 (Stream Protection) and 8:13.7 and 8:13.8 (Storm Water Management and Low Impact Development) in conjunction with its administration of the Storm Water Management Ordinance and the Land Development Regulations.
B. Variances from Storm Water and Stream Protection Requirements. All variance requests concerning storm water and streams must satisfy the requirements outlined in the Greenville County Storm Water Ordinance.
C. Violations. Violations of Sections 8:13.6, 8:13.7, and 8:13.8 shall be handled in accordance with the enforcement provisions of the Storm Water Management Ordinance. Violations of the remainder of this Section shall be handled in accordance with Article 13 Violations, Penalties, and Enforcement of the Greenville County Zoning Ordinance.

INTENTIONALLY BLANK

ARTICLE 9 GENERAL PROVISIONS

Section 9:1 Application

The regulations set forth in this Ordinance, affect all land, every building, and every use of land and/or buildings and shall apply as follows:

9:1.1 New Uses or Construction

After the effective date of this Ordinance, all construction and uses of land shall conform to the use and dimensional requirements for the district in which it is to be located, except that construction or uses of land which are substantially complete or developed on the effective date of this Ordinance shall be allowed to be completed provided that in no case shall construction or development of a use extend beyond 90 calendar days from the effective date of this Ordinance.

9:1.2 Open Space Requirements

After the effective date of this Ordinance no part of a yard, court, or other open space, or off-street parking or loading space required for the purpose of complying with the provisions of this Ordinance shall be included as part of a yard, open space, or parking and loading space required for any other building.

9:1.3 Reductions of Lot and Yard Area Prohibited

No yard or lot existing at the time of passage of this Ordinance shall be reduced in size or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established herein.

9:1.4 Conforming Uses

After the effective date of this Ordinance, structures or the uses of land or structures which then conform to the regulations for the district in which such structures or uses are located may be continued; provided that any structural alteration or change in use shall conform with the regulations herein specified.

9:1.5 Illegal Uses

Uses that were illegally established after the adoption of the zoning ordinance, in the respective unincorporated areas of the County, shall remain illegal. *(Am. Ord. 4402, § 2, passed 2-1-2011)*

Section 9:2 Adequate Facilities

9:2.1 Water and Sewerage

It shall be unlawful to construct or occupy any residential dwelling that is not connected to an approved water supply and sewerage disposal facility. Wherever public or community water and sewerage systems are available, dwellings shall be connected to such systems. In every other case, individual water supply and sewerage disposal facilities must meet the requirements set by the South Carolina Department of Health and Environmental Control (DHEC).

9:2.2 Facility Approval

Area requirements for individual lots in all districts are minimum requirements with an approved water and sewerage disposal system accessible to the lot. If a lot of record with less than the minimum area is proposed for use and does not have an approved water and sewerage system

available, a certificate from the South Carolina Department of Health and Environmental Control (DHEC) approving the proposed facilities must accompany a request for a building permit.

Section 9:3 Nonconforming Uses and Structures

After the effective date of this Ordinance, structures or uses of land or structures which would be prohibited under the regulations for the district in which such structures or uses are located shall be considered as nonconforming. Nonconforming structures or uses may be continued provided they conform to the provisions contained in this section.

9:3.1 Nonconforming Lots

In any district, if a lot of record at the effective date of adoption of this Ordinance does not contain sufficient land area to permit a building to conform to the dimensional requirements of the Ordinance, such lot may be used as a building site provided that there is conformance to the minimum front and side yard requirements set forth in this Ordinance for the district in which the residence is located, and further, that any permitted use serviced by a private septic tank system shall meet minimum DHEC regulations.

9:3.2 Expansion of Nonconforming Uses

Nonconforming uses of land existing at the time of adoption of this Ordinance shall not hereafter be expanded in any way without the express review of the Board of Zoning Appeals.

9:3.3 Expansion of Nonconforming Structures

Nonconforming structures existing at the time of adoption of this Ordinance or structures made nonconforming as a result of road improvements may be expanded in any zoning district provided that the expansion conform to the setback requirements provided in the zoning district in which such structures are located. The Board of Zoning Appeals may permit expansion into a required setback area.

9:3.4 Change of Nonconforming Use

Any nonconforming use may be changed to any conforming use, or with the approval of the Board of Zoning Appeals, to any use more in character with the uses permitted in the district. In permitting such change, the Board of Zoning Appeals may require appropriate conditions and safeguards in accordance with the provisions of this Ordinance.

9:3.5 Cessation of Nonconforming Uses of Land

When a nonconforming use of land ceases for a continuous period of six months, subsequent use of the land shall conform to the regulations for the district in which the land is located.

9:3.6 Cessation of Nonconforming Uses of Structures

When a nonconforming use of a structure is discontinued or abandoned for six months, the use shall not be resumed and the subsequent use shall conform to the regulations for the district in which the structure is located. The Board of Zoning Appeals shall have the power to grant an extension to the abandonment period not to exceed twelve months.

9:3.7 Repair and Alteration of Nonconforming Uses

Normal maintenance and repair of a building occupied by a nonconforming use is permitted provided no other provisions of this Ordinance are violated.

9:3.8 Damage or Destruction of Nonconforming Uses

Any nonconforming structure or any structure containing a nonconforming use, which has been damaged by fire or other causes, may be reconstructed and used as before, if reconstruction is substantially begun within 12 months of such damage. However, reconstructed structures shall not exceed the square footage contained in the structure at the time the damage occurred. Furthermore, all reconstructed structures which alter, improve, or are built on a different location on the same site from the original construction shall meet all applicable requirements for the district in which the structure is to be located unless such requirements are modified by the Board of Zoning Appeals pursuant to its powers enumerated in Article 9.

9:3.9 Temporary Nonconforming Uses of Land

Temporary nonconforming uses of land for carnivals, waste lots during the development of lots, and similar uses may be permitted according to the provisions of Section 10:1, Provisions for Group Development. *(Am. Ord. 4402, § 2, passed 2-1-2011)*

Section 9:4 Public Access to Property

Every building hereafter erected or moved shall be located on a lot adjacent to and have access to a public street, highway, road, or other public way or private road, except for lots located in the R-R1, R-R3, and AG Districts, where unpaved shared drives or private roads may serve as a lots primary access. All unpaved shared drives and private roads are subject to the private road standards contained in the Greenville County Land Development Regulations.

Section 9:5 Parking and Storage of Vehicles

9:5.1 Travel or Camping Trailers

Not more than one travel or camping trailer shall be permitted on a lot in any residential district. The trailer shall not be occupied temporarily or permanently while it is parked or stored except in an authorized manufactured home park.

9:5.2 Commercial Vehicles

A. Only vehicles classified as Class 1, 2, 3, and 5, as defined and classified by the Federal Highway Administration, are permitted on a residentially zoned parcel within the zoned areas of Greenville County. No more than three commercial vehicles are permitted per residentially zoned parcel and a maximum of one of the three permitted vehicles may be Class 5.
B. Commercial vehicles used for hauling explosives, gasoline, or liquefied petroleum products are prohibited.

INTENTIONALLY BLANK

ARTICLE 10 PROVISIONS FOR GROUP DEVELOPMENT

Section 10:1 Provisions for Group Development

10:1.1 General Standards

A. Setbacks/Height
(See Dimension Table 7.3)

B. Roads
All roads or drives within the group development shall meet the County Land Development Regulations requirements for private roads. If the roads are to be conveyed to Greenville County, they shall be built in compliance with the County Land Development Regulations.

C. Traffic Circulation
Traffic circulation within the group development shall be reviewed and approved by the Zoning Administrator or the Board of Zoning Appeals, whichever is applicable.

D. Off-Street Parking
(See Parking Table 12.1)

E. Off-Street Loading
(See Off-Street Loading Table 12.3)

F. Exterior Lighting
Adequate exterior lighting shall be provided in all group developments. For lighting of horizontal tasks such as roadways, sidewalks, entrances and parking areas, fixtures shall meet IESNA "full-cutoff" (no light output above 90 degrees at any lateral angle around the fixture). Fixtures shall not be mounted in excess of 25 feet above finished grade. All other outdoor lighting such as floodlights and spotlights shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property or onto a public roadway.

G. Signage
All signage in a group development shall be in accordance with the provisions set forth in the County Sign Ordinance.

H. Screening and Buffering
A wall, fence, compact evergreen hedge or other type of evergreen foliage, or a combination of fence and shrubbery at least 6 feet in height shall be provided along side and rear exterior lot lines where any non-residential use is adjacent to a residential use and/or district for the purpose of screening non-residential activities from view. Additionally, a 15-foot landscaped buffer along the exterior property lines adjacent to residential uses and districts shall be maintained. No development is permitted in this buffer.

I. Parking Lot Landscaping
Off-street parking lot landscaping shall be provided as set forth in Section 12:4, Parking Lot Landscaping.

Section 10:2 Site Plan Review for Group Developments

This section lists the criteria by which group developments are reviewed. Permitted uses must be in conformance with the site plan requirements listed in this Section 10:2.

In any group development no building permit shall be issued until a site plan meeting the requirements of this section has been reviewed and approved by the Zoning Administrator. All site review approvals are valid for 1 year, where upon if no building permit has been issued, a new site review will be required. A minimum of three copies of the site plan meeting the requirements of this section must be submitted to the Office of the Zoning Administrator.

10:2.1 Site Plan Submittal Requirements

In order to ensure proper and expeditious review, the site plan must meet the following criteria:

A. The site plan must be drawn to a scale of not less than 100 feet to 1 inch by a registered engineer/surveyor of the State of South Carolina;

B. A vicinity map, title block, scale, north arrow, site size, and property line survey;

C. The location of any utility easements;

D. The land use for every part of the site and the number of acres devoted to each use;

E. The site's traffic circulation plan, including the location of curb cuts and points of ingress/egress. It shall also include the location and width of all streets, drives, medians, service areas, dumpster pads, entrances to parking areas, etc.;

F. The site's parking plan, including the location, height, and type of all exterior light fixtures;

G. If applicable, the location of all proposed nonresidential buildings or structures, their general exterior dimensions, and gross square footage;

H. If applicable, the location of all proposed residential structures, their general exterior dimensions, the number of residential dwelling units by type, and the number of the bedrooms in each unit;

I. If applicable, the site's pedestrian circulation plan, including the location of all sidewalks, paths, trails, etc. and the dimensions thereof;

J. The screening and landscape plan for the site; including the location, size, and type of plant materials;

K. Specifications indicating the proposed treatment or improvements to all open space areas, and the delineation of those areas proposed for specific types of developed recreational activities;

L. Elevations of proposed development;

M. Prospective sketch indicating colors and materials of all structures and screening. *(Ord. No. 4101, §1, passed 4-3-2007)*

ARTICLE 11 PROVISIONS FOR USES BY SPECIAL EXCEPTION

Section 11:1 General Provisions

The Board of Zoning Appeals may grant permission for those uses permitted by special exception which are in accordance with the provisions of this Ordinance and the specific conditions set forth in this section. The Board may grant, deny, or modify any request for a use permitted by special exception after a public hearing has been held on the written request submitted by an applicant in accordance with Article 3, Section 3:3. The Board may also attach any necessary conditions such as time limitations or requirements that one or more things be done before the use can commence. The Board shall act on requests for uses permitted by special exception within 60 days of the date of submittal. Failure to act within 60 days shall constitute approval of the request. The Board shall consider the following factors:

A. The use meets all required conditions.

B. The use is not detrimental to the public health or general welfare.

C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services.

D. The use will not violate neighborhood character nor adversely affect surrounding land uses.

The reasons for the Board's decision and any conditions shall be entered in the minutes of the meeting. In granting the request, the Board may designate specific conditions.

Section 11:2 Cemeteries/Funeral Home

Cemeteries are permitted in all districts as a use by special exception by the Zoning Board of Appeals.

11:2.1 Area

The minimum area for a cemetery shall be 30 acres.

11:2.2 Setback

Where a cemetery adjoins non-residentially-zoned property, no setback is required. However, if a setback is provided, it shall not be less than 5 feet in width. For additional minimum setback requirements, refer to the Transportation Corridor Preservation Ordinance #3079 (Appendix C.).

When a cemetery adjoins residentially zoned property, no building, structure, burial plot or storage of equipment or materials be located closer than 35 feet of any property line, and mausoleums, columbaria, and chapels shall not be located closer than 50 feet of any property line.

11:2.3 Screening and Buffering

Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements.

11:2.4 Off-Street Parking

Adequate off-street waiting space shall be provided for funeral processions so that no vehicle stands or waits in a road right-of-way.

11:2.5 Access
All cemetery access shall be provided from an arterial or collector street.

11:2.6 Additional Requirements

A. Mausoleums may be located only within the boundaries of approved cemeteries.
B. Cemetery review standards shall apply to all cemeteries, regardless of zoning classification.
C. A storm water plan must be submitted and approved by the Greenville County Soil and Water Conservation District before cemetery approval may be granted.
D. A cemetery may not be located in a flood plain or floodway (i.e. an area of special flood hazard).

11:2.7 Preexisting Cemeteries
Any cemetery or portion of a cemetery that was approved, or was in the process of gaining approval, as a special exception by the Greenville County Board of Zoning Appeals on the date of adoption of this Ordinance shall be considered a nonconforming use. All others shall be subject to the specific provisions of this Ordinance.

Funeral Homes are permitted in all single-family and multifamily residential districts as a use by special exception by the Zoning Board of Appeals.

11:2.8 Area
The minimum area for a funeral home shall be two (2) acres.

11:2.9 Location

A. The funeral home must be located on the same site as a cemetery or on a lot within one thousand (1,000) feet of a cemetery as measured between the closest property lines.
B. A funeral home shall be located on a road classified as a minimum of a Collector street as defined in the definition section of the GCZO.

11:2.10 Off-Street Parking

A. Aisle and other space within the off-street parking area shall be adequate to allow funeral processions to be formed entirely on site without hindering traffic on public streets.
B. The number of off-street parking spaces required shall be provided in accordance with Table 12.1 of this ordinance.
C. Parking lot landscaping shall comply with section 12:4 of this ordinance.

11:2.11 Height and Setbacks
A funeral home shall comply with the nonresidential setbacks in single-family zoning districts in Section 7:3.2 of this ordinance.

11:2.12 Screening and Buffering
Screening and buffering shall comply with section 12.9 of this ordinance in addition to a minimum of

a twelve and a half (12.5) foot buffer.

11:2.13 Lighting
Site lighting shall conform to the standards set forth in Section 12:1.1.

11:2.14 Signage

A. Sign shall not exceed eight feet in height as measured above grade.
B. Maximum sign face dimension shall be eighty (80) square feet.
C. Site shall have a maximum of two (2) monument signs on site with a maximum of one (1) sign per street frontage.
D. Facade mounted signs shall not exceed five (5) percent of the area of the façade upon which they are placed, with the maximum size of any one sign limited to twenty (20) square feet. Only one (1) facade mounted sign per street frontage shall be permitted.
E. Site shall have a maximum of two (2) facade mounted signs.
F. No electronic reader board or similar signs shall be permitted.

Section 11:3 Churches

A church may be permitted in all residential districts subject to the requirements of the district and the following requirements.

11:3.1 Lot Area
The minimum lot area shall be 40,000 square feet.

11:3.2 Setback Requirements
All buildings shall be set back from the front, side, and rear property lines a minimum of 50 feet. For additional minimum setback requirements, refer to the Transportation Corridor Preservation Ordinance #3079 (Appendix C.).

11:3.3 Off-Street Parking
Off-street parking shall be provided in accordance with the provisions set forth in Section 12:2, Off-street Parking.

11:3.4 Lighting
For lighting of horizontal tasks such as roadways, sidewalks, entrances and parking areas, fixtures shall meet IESNA "full-cutoff" (no light output above 90 degrees at any lateral angle around the fixture). Fixtures shall not be mounted in excess of 16 feet above finished grade. All other outdoor lighting such as floodlights and spotlights shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property or onto a public roadway. Flashing lights are prohibited.

11:3.5 Screening and Buffering
Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements.

11:3.6 Church-Related Activities
The county shall not prohibit church-related activities in a single-family residence.

'Church-related activities' is specifically defined to exclude regularly scheduled worship services.

Section 11:4 Communication Towers

Location - Communication towers may be located in the following zoned areas of Greenville County:

A. Communication towers are permitted as a principal or secondary use in the S-1, I-1, C-2 Zoning Districts and are subject to the applicable setback requirements of the district in which they are located.

B. Communication towers are not permitted in single-family or multifamily residential zoning districts unless they comply with the ancillary use requirements as defined in (C.2), below.

C. (1) Communication towers are permitted as an ancillary or secondary use on non-residentially zoned sites where another use is already established as the principal use of the property, such as a church, shopping center, office building, public utility site, or other similar use; provided the principal use complies with Greenville County Zoning and Land Development Regulations. The minimum setbacks shall be in accordance with the district setbacks.

C. (2) Communication towers are permitted as a use permitted by special exception by the Board of Zoning Appeals as an ancillary or secondary use on residentially zoned sites where another use (other than single-family or duplex use) is already established as the principal use of the property, such as a school, church, multifamily residential complex, public utility site, or other similar use; provided the principal use of the property complies with Greenville County Zoning and Land Development Regulations. On such residentially zoned sites, the minimum setback of the zoning district in which it is located shall be increased by one foot for each one foot of tower height in excess of 40 feet. The maximum required separation shall be 200 feet.

D. In the C-1 and O-D Zoning Districts, communication towers are permitted as a use permitted by special exception by the Board of Zoning Appeals. In the PD, POD, and NC Zoning Districts, communication towers are permitted as a use permitted by special exception by the Greenville County Planning Commission.

1. Application - Each application for a special exception for a communication tower shall include the following information in addition to the general information required by this Ordinance.

   Site Plan, which shall include the following information:

   a. the location of tower(s), guy anchors (if any);
   b. transmission building and other accessory uses;
   c. parking;
   d. access;
   e. landscaped areas;
   f. fences;

g. adjacent land uses, and;

h. photos of site and immediate area.

2. Prior to approving site plans, the Board of Zoning Appeals must make the following findings:

a. the proposed structure will not endanger the health and safety of residents, employees, or travelers, including, but not limited to, the likelihood of the failure of such structure;

b. the proposed structure will not impair the use of or prove detrimental to neighboring properties;

c. the proposed structure is necessary to provide a service that is beneficial to the surrounding community;

d. the permitted use meets the setback requirements of the underlying zoning district in which it is located;

e. the proposed tower is located in an area where it does not substantially detract from aesthetics and neighborhood character;

f. the proposed use is consistent with potential land uses recommended in the General Development Plan for Greenville County, and

g. within residentially zoned areas, communication towers shall not be located within 1,000 feet of another communication tower unless such towers are located on the same property.

E. In any zoning district, communication antennae are a permitted use when attached to existing electrical high tension towers (transmission towers), so long as:

1. The increase in height to the existing transmission tower shall not exceed twenty-five (25') feet; and

2. The total number of antennae added to an existing transmission tower shall not exceed (12); and

3. The applicant provides a satisfactory structural analysis of the existing electrical high tension tower (transmission tower) prior to the issuance of any permit. Height - Freestanding communication towers shall have a maximum height of 300 feet. For communication towers on buildings, the maximum height shall be 20 feet above the roofline of buildings 50 feet or less in height, and 40 feet above the roofline of buildings 50 feet in height or greater. In addition, with the exception of towers constructed for aeronautical purposes, communication towers may not penetrate any imaginary surface, as described in Title 14 of the Code of Federal Regulations, Federal Aviation Regulation (FAR) Part 77, associated with existing or proposed runways at any publicly owned airport.

Landscaping - Landscaping shall be required as follows:

A. Around the base of the communication tower, outside of the security fence, at least one row of evergreen plant material capable of forming a continuous screen at least 6 feet in height

shall be provided, with individual plantings spaced not more than 5 feet apart. In addition, at least 1 row of evergreen trees with a minimum 2 inches DBH (diameter at breast height) measured 3 ½ feet above grade, at the time of planting and spaced not more than 25 feet apart shall be provided within 50 feet of the perimeter security fence.

B. The landscaping requirements may be waived in whole or in part by the Zoning Administrator if it is determined that existing natural vegetation provides adequate screening or if the Zoning Administrator determines that the landscaping requirements are not feasible due to physical constraints or characteristics of the site on which the communication tower is to be located.

C. All required landscaping shall be installed according to established planting procedures using good quality plant materials.

D. A Certificate of Use shall not be issued until the required landscaping is completed in accordance with the approved Landscape Plan and verified by an on-site inspection by the Zoning Administrator unless such landscaping has been waived in accordance with (B), above. A temporary Certificate of Use may, however, be issued prior to completion of the required landscaping if the owner or developer provides to the County a form of surety satisfactory to the County Attorney and in an amount equal to the remaining plant materials, related materials, and installation costs as agreed upon by the Zoning Administrator and the owner or developer.

E. All required landscaping must be installed and approved by the first planting season following issuance of the temporary Certificate of Use or the surety bond

will be forfeited to Greenville County.

The owners and their agents shall be responsible for providing, protecting, and maintaining all landscaping in healthy and growing condition, replacing unhealthy or dead plant materials within one year or by the next planting season, whichever first occurs. Replacement materials shall conform to the original intent of the Landscape Plan.

Eight-foot high fencing shall be provided around the communication tower and any associated structure.

Illumination - Communication towers shall only be illuminated as required by the Federal Communications Commission, the Federal Aviation Administration.

Signage - A single sign for the purposes of emergency identification shall be permitted. The permitted sign shall not exceed two square feet in area and shall be attached to the fence surrounding the tower. Under no circumstances shall any signs for purposes of commercial advertisement be permitted.

Access to Site - Each parcel on which a communication tower is located must have access to a public road 20 feet in width.

General Requirements - Communication towers, in addition to the requirements set forth above, must also comply with the following requirements:

A. A statement shall be submitted from a registered engineer that the NIER (Non-ionizing Electromagnetic Radiation) emitted there from does not result in a ground level exposure at

any point outside such facility which exceeds the lowest applicable exposure standards by any regulatory agency of the United States Government or the American National Standards Institute. For roof mounted communication towers, the statement regarding the NIER shall address spaces, which are capable of being occupied within the structure on which the communication tower is mounted.

B. Communication towers and their foundations shall meet the requirements of the current Building Code for wind and seismic loads. Drawings and calculations shall be prepared and sealed by a South Carolina Registered Professional Engineer and shall be submitted with the building permit application.

C. Any additions, changes, or modifications that are proposed to the site or its components, proper plans, specifications, and calculations shall be submitted for permit approval to the Building Safety and Zoning Division. Drawings indicating various types of antenna(s) to be located on the communication tower shall be submitted at the time of the permit application.

D. Unless otherwise required by the F.C.C. or the F.A.A., communication towers shall be light gray in color.

E. Satisfactory evidence shall be submitted, with the building permit application for a freestanding communication tower, that alternative towers, buildings, or other structures do not exist within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from AM towers.

F. A communication tower must be removed within 120 days of the date such tower ceases to be used for communication purposes.

G. Prior to issuance of a building permit, applicants shall provide documentation that the proposed communication tower has been reviewed by the FAA, if so required, and that a finding of no hazard to air navigation has been determined. Copies of the plans shall also be provided for comment to the Greenville-Spartanburg International Airport, Greenville Downtown Airport, and Donaldson Center prior to the issuance of permits. If any airport has an objection to the proposed tower, an Advisory Conference composed of Airport officials, County officials and representatives of the communication company(ies) shall be convened. The results and findings of such conference shall be presented to the County Zoning Administrator prior to any permit being issued. Because the proximity of communication towers near aeronautical facilities affects the safety of the public, careful consideration should be given to the results and findings and such may be grounds for the Zoning Administrator denying the issuance of a permit or requiring that certain additional requirements be imposed as a condition for the issuance of a permit.

Section 11:5 Day Care Centers

Day Care Centers (Child and Adult) may be permitted in the R-M10 through R-M20, and R-MA districts subject to the district requirements, the South Carolina State Department of Public Welfare Rules and Regulations relating to licensing care facilities and care centers, and the following requirements.

11:5.1 Lot Area

The minimum lot area for a care center shall be 20,000 square feet. At least 75 square feet of outdoor exercise area shall be available for each person based on the maximum enrollment.

11:5.2 Indoor Area

The building shall contain a minimum of 35 square feet of floor area for each person based on the maximum enrollment.

11:5.3 Fencing

A fence having a minimum height of 6 feet constructed to provide maximum safety to the occupants shall enclose the entire outdoor exercise area.

11:5.4 Off-Street Parking

Off-street parking shall be provided in accordance with provisions set forth in Section 12:2, Off-Street Parking.

11:5.5 Impact of Facility

Applicant must show an indication of impact for such items as traffic, noise, delivery vehicles, site access, etc. of the proposed care center.

Section 11:6 Group Care Home

Group Care Homes may be allowed in all multifamily residential districts subject to the district requirements, Section 11:1, General Provisions, and the following requirements.

11:6.1 Lot Requirements

The minimum lot area for a Group Care Home shall be 30,000 square feet. Setback requirements for a Group Care Home shall be the district requirements for single-family homes.

11:6.2 Signage

A Group Care Home is allowed signage according to the group residential requirements of Chapter 19, Greenville County Sign Ordinance (Appendix B.).

11:6.3 Appearance

All Group Care Homes shall be similar in appearance to other residential structures in the area.

11:6.4 Over Concentration

In order to prevent an over concentration of Group Care Homes and the creation of a social service district, and to avoid adversely impacting the social structure of the residential area, the Board of Zoning Appeals shall exercise care when considering a request to establish a Group Care Home.

In order to accomplish this, the Board of Zoning Appeals should not approve the establishment of a Family/Group Care Home adjacent to another Group Care Home unless:

The facilities are under common ownership and/or the Board is of the opinion that the proposed Group Care Home would not violate neighborhood character, the social structure of the area, nor adversely affect surrounding land uses.

Section 11:7 Public Utility Buildings and Uses

Public utility buildings and uses such as sewage lift stations, pump stations, electrical substations, and telephone equipment buildings which are not detrimental to other uses permitted in the district may

be permitted in any district. Such uses shall be enclosed within a building or by a suitable fence providing protection and screening against light, noise, fumes, or unsightliness. Open area on the premises shall be landscaped.

Section 11:8 Residential Dwelling in Conjunction with Schools and Parks

Only one single-family residential dwelling unit shall be allowed adjacent to and in conjunction with any public or private school or park. In determining whether to grant or deny such exception, the Board of Appeals may consider, but not be limited to such factors as the availability of professional law enforcement service, history of criminal incidents in the vicinity, experience of crime or damage at the school in question, or the adequacy of alternate means of securing the premises. The Board shall also make a finding of whether such exception be permitted to continue indefinitely, until a certain time, or subject to periodic review by the Board. The location and placement of the single family residential dwelling unit on the school site as well as the quality design of the single family residential dwelling unit proposed shall be determined by the Board on an individual review basis. However, in no instances shall a single family residential dwelling unit be allowed to be located in the front yard of the school and shall not be located closer than 10 feet to any side or rear property line. Additionally, the Board may impose any other requirements which they deem necessary and appropriate in order to ensure that the single family residential dwelling unit shall have a minimum impact upon the character of the neighborhood and the specific uses which adjoin the school site.

Section 11:9 Temporary Accessory Dwelling

A manufactured home as defined in Article 4 of this Ordinance may be permitted in any zoning district as a temporary accessory residential use which shall be clearly subordinate to a principal single-family detached dwelling or manufactured home, whether or not such principal use is conforming, subject to all of the requirements listed below. In authorizing the temporary accessory residential use, the Board of Zoning Appeals may impose such reasonable and additional stipulations, conditions, or safeguards that in the Board's judgment will better fulfill the intent of this Ordinance.

The Board of Zoning Appeals may authorize issuance of a permit for use of a temporary accessory dwelling for a period not to exceed one year. At the end of that year and each subsequent year thereafter, the Zoning Administrator may, after a complete review of the request, authorize an extension of the permit as initially granted by the Board, for a period not to exceed one year. The review procedure shall be conducted annually to ensure compliance with the ruling by the Board including the requirements outlined in Section 11:9 A-L. It shall be the responsibility of the Zoning Administrator to notify the applicant of the annual review and to present a status report to the Board after each review.

The Board of Zoning Appeals may at any time terminate the authorization at the request of the initiating applicant or upon the finding that the extenuating conditions no longer exist. The temporary accessory residential use and any associated services shall be removed from the premises within 30 days after notice of termination.

The Board shall determine that the following requirements have been satisfied:

A. The use shall be necessitated by the incapacity, infirmity, or extended illness of an individual who requires continuous nursing care. The attending physician shall certify the physical and/or mental condition of the person in question.

B. The use is intended only to meet a temporary need or hardship.

C. If the principal residential use is nonconforming, the provisions of Section 9:3, Nonconforming Uses and Structures, shall be satisfied.

D. The temporary accessory residential use shall meet all of the requirements contained in this Ordinance for accessory uses.

E. The temporary accessory residential use shall conform to all of the requirements for uses permitted by special exception as set forth in Section 3:3, Special Exceptions.

F. No minimum lot area or lot width requirements shall be required for the temporary accessory residential use.

G. The temporary accessory residential use shall conform to the front, side, and rear yard requirements established for the district in which the use is located.

H. Off-street parking shall be provided in accordance with the provisions set forth in Section 12:2, Off-street Parking, for the principal residential dwelling only.

I. A manufactured home which is being utilized as a temporary accessory residential use may not be physically attached to or be a part of the principal structure located on the lot.

J. No permit to allow a temporary accessory residential use shall be issued until all applicable regulations of the Greenville County Building Safety Department and other public agencies have been satisfied in regard to the adequate provision of water, sewer, access, electrical service, and fire protection. In seeking approval of the temporary accessory residential use, the applicant must demonstrate to the Board of Zoning Appeals that these facilities and services are adequately situated with respect to the lot in question.

K. The principal for whom the accessory use is requested must be a relative by blood or marriage or in a relationship created through adoption or through foster parental care.

L. To provide for adequate notification of the permit application to surrounding property owners, the applicant shall provide to the Board of Zoning Appeals signatures of the following:

G. All property owners who own property abutting the subject property.

H. All property owners of property located directly across a street from the subject property.

(Ord. 4697 § 1, passed 5-5-2015)

Section 11:10 Required Conditions for Auto Wrecking Facilities, Junkyards, Recycling Collection and Processing Center, Salvage Yards and Scrap Processors

Auto wrecking facilities, junkyards, recycling collection and processing center, salvage yards and scrap processors may be permitted in the I-1, Industrial district subject to the requirements of the Greenville County Junk Yard Ordinance #1777, as amended and the following requirements.

A. Auto wrecking facilities, junkyards, recycling collection and processing center, salvage yards and scrap processors shall be located on a site of at least 2 acres.

B. No auto wrecking facility, junkyard, recycling collection and processing center, salvage yard or scrap processor shall be located within 500 feet of the property line on which the facility is located to any residential property existing at the time business operations are started.

C. A continuous visual screen shall be provided and maintained along the property line and shall enclose open storage areas. The screen shall be an 8-foot wall, fence, or evergreen plant material, or a combination of wall, fence and evergreen plant material. If evergreen plant material is used, it must be at least 4 feet in height at the time of planting and capable of forming a continuous screen at least 8 feet in height, with individual plantings spaced not more than 5 feet apart. Materials stored in the open shall not be stacked higher than the required screen.

D. The facility may not operate or caused to be operated, any source of sound in such a manner to create a maximum event measured on the 'A' weighting scale that exceeds the limits as set forth below:

Monday through Friday 7:00am to 7:00 pm	70 Db(A)
Monday through Friday 7:00pm to 7:00 am Including all day Saturday and Sunday and Major legal designated holidays	55 Db(A)

For the purpose of sound level readings, when measured at point on the boundary planes of the property line of the affected residential property. *(Ord. 4543 § 2(2), passed 3-3-2013)*

INTENTIONALLY BLANK

ARTICLE 12 DEVELOPMENT STANDARDS

Section 12:1 Development Standards for PD, NC, POD, and FRD Districts

All uses/ structures in the PD, NC, POD, and FRD Districts shall meet the following requirements:

12:1.1 Lighting Standards

For lighting of horizontal tasks such as roadways, sidewalks, entrances and parking areas, fixtures shall meet IESNA "full-cutoff" (no light output above 90 degrees at any lateral angle around the fixture). Fixtures shall not be mounted in excess of 16 feet above finished grade. All other outdoor lighting such as floodlights and spotlights shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property or onto a public roadway. Flashing lights are prohibited.

12:1.2 Signage Standards

In addition to the provisions set forth in the Greenville County Sign Ordinance (Appendix B.), freestanding signs for single tenant commercial, office and residential uses shall meet the following requirements:

A. Sign shall not exceed 8 feet in height as measured above grade.

B. Maximum sign face dimension shall be 80 square feet.

C. Maximum height for a group sign is 16 feet.

D. Façade mounted signs shall not exceed 10 percent of the area of the façade upon which they are placed, with the maximum size of any one sign limited to 40 square feet.

12:1.3 Screening and Buffering Requirements

Screening and buffer requirements are subject to the provisions in Section 12.9, Screening and Buffering Requirements.

12:1.4 Pedestrian Access

Pedestrian sidewalks and/or pathways must be provided on the site and shall provide safe, all weather, efficient, and aesthetically pleasing means of on-site movement and shall be an integral part of the overall site design concept. Pedestrian pathway connections to parking areas, buildings, other amenities, residential areas, commercial areas, and between on-site and perimeter pedestrian systems shall be planned and installed wherever feasible. All pathways and sidewalks shall be a minimum of five (5) feet in width, and paved. Sidewalks are required along all roadways, and where determined necessary by the Planning Commission staff.

12:1.5 Vehicular Access

Vehicular access shall be provided internally between all uses, drives and parking areas. *(Am. Ord. 4382 § 1(1), passed 10-19-2010)*

Section 12:2 Off-Street Parking

There shall be provided at the time of the erection of any building, or at the time any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area; or before conversion from one type of use of occupancy to another, permanent off-street parking space in the amount specified by this section. Such parking space may be provided in a parking garage or properly graded and improved open space. All portions of the required space, which are paved, shall be marked in accordance with the standards contained herein. Lines shall be visibly marked with paint.

Table 12.1 Minimum Parking Requirements

Table 12.1 -Minimum Parking Requirements
1. **Single-family detached, single-family attached** (not more than two units), garden court and zero lot line structures: Two spaces. 2. **Two-family detached structures**: Two spaces per unit. 3. **Multifamily structures not over four units**: 1 1/2 spaces per unit 4. **Multifamily structures or group developments over four units**: Parking shall be provided in the following ratio: one space per one-bedroom or efficiency unit, 1 1/2 spaces per two-bedroom unit, and two spaces per three or more bedroom unit. In addition, visitor parking shall be provided in a ratio of ten percent of the total required parking for such development
Assembly- (with seating) One space for each four seats in the assembly area (Unless specifically addressed in this section) Assembly- (without seats) One space per 30 square feet of net assembly area.
Automobile repair/service facility- Three spaces per service bay, not including the service bay itself
Automobile Wash (Full Service)- Fifteen spaces per wash unit.
Adult/child Day Care Center- Four spaces per 1000 square feet of floor area
Commercial recreation, outdoor- One space for each 2000 square feet of site area. (Unless specifically addressed in this section)
Commercial recreation, indoor- One space for each 200 square feet of gross floor area.
Community Center- One space per 750 square feet of gross floor area; or per parking analysis (see Section 6:2(34) Community Center).
Community recreation area- One space per each 2000 square feet of site amenity area. In addition, swimming pools shall require one space for every 100 square feet of water surface area.
Driving range- One space for each driving tee
Golf course- Four spaces for each green plus requirements for any other associated use
Hospital / Assisted Care/ Nursing -Facilities- One space per residential dwelling unit; one space per each hospital bed; one space per every 3 group care beds; one space per every 5 nursing beds, whichever is provided.
Hotel, Motel, or Motor court- One space for each room to be rented plus requirements for any other use associated with the establishment such as offices, restaurants, and assembly uses.
Factory, industrial- Minimum of 1 space per 500 square feet of leasable floor area for the first 3,000 square feet and then 1 space per 1,500 square feet of leasable floor area thereafter.
Miniature Golf- One space for each hole
Office and Professional Building- Minimum of 3 spaces per 1000 square feet of leasable floor area.
Office Medical or Dental- Three spaces for each examining room
Restaurant, freestanding- One space for each three seats. With dance floor area, shall provide additional parking spaces based upon one space for 35 square feet of dance floor

Retail Sales and Group Commercial- Minimum of 3 spaces per 1000 square feet of leasable floor area**.**
Schools, Private Grade, elementary, middle school – 1 per classroom High school – 7 per classroom
Warehousing, Flex Space, and Data Center Uses- Minimum of 1 space per 500 square feet of leasable floor area for the first 3,000 square feet and then 1 space per 2,500 square feet of leasable floor area thereafter.

(*Am. Ord. 4670, §2, passed 11-2-2014*)

In the event that the number of parking spaces required under Section 12:2, Table 12.1, Minimum Parking Requirements, cannot be placed on the site in accordance with these regulations without the demolition of an existing structure or damage of significant trees on the site or in the public right-of-way to accommodate a parking area, or if written documentation that demonstrates that fewer spaces than required are needed because of the nature of the business, hours of operation, or availability of adjacent parking the Zoning Administrator or his agent may authorize up to a twenty-five (25) percent reduction in the total number of parking spaces required on the site.

12:2.1 Site Plan

Each application for a Building Permit or Certificate of Use submitted to the Zoning Administrator, shall include a plan showing the required space reserved for off-street parking and loading space and the means of ingress and egress to such space. This information shall be the responsibility of the owner/developer and shall be sufficient to enable the Zoning Administrator to determine whether or not the requirements of this section are met.

12:2.2 Shared Parking

Shared use of required nonresidential parking spaces may occur where two or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times. Shared use of required nonresidential parking spaces is allowed if the following documentation is submitted in writing with the building and zoning permit application:

A. The names and addresses of the uses and of the owners or tenants that are sharing the parking;

B. The location and number of parking spaces that are being shared;

C. A legal instrument such as an easement or deed restriction that guarantees access to the parking for both uses.

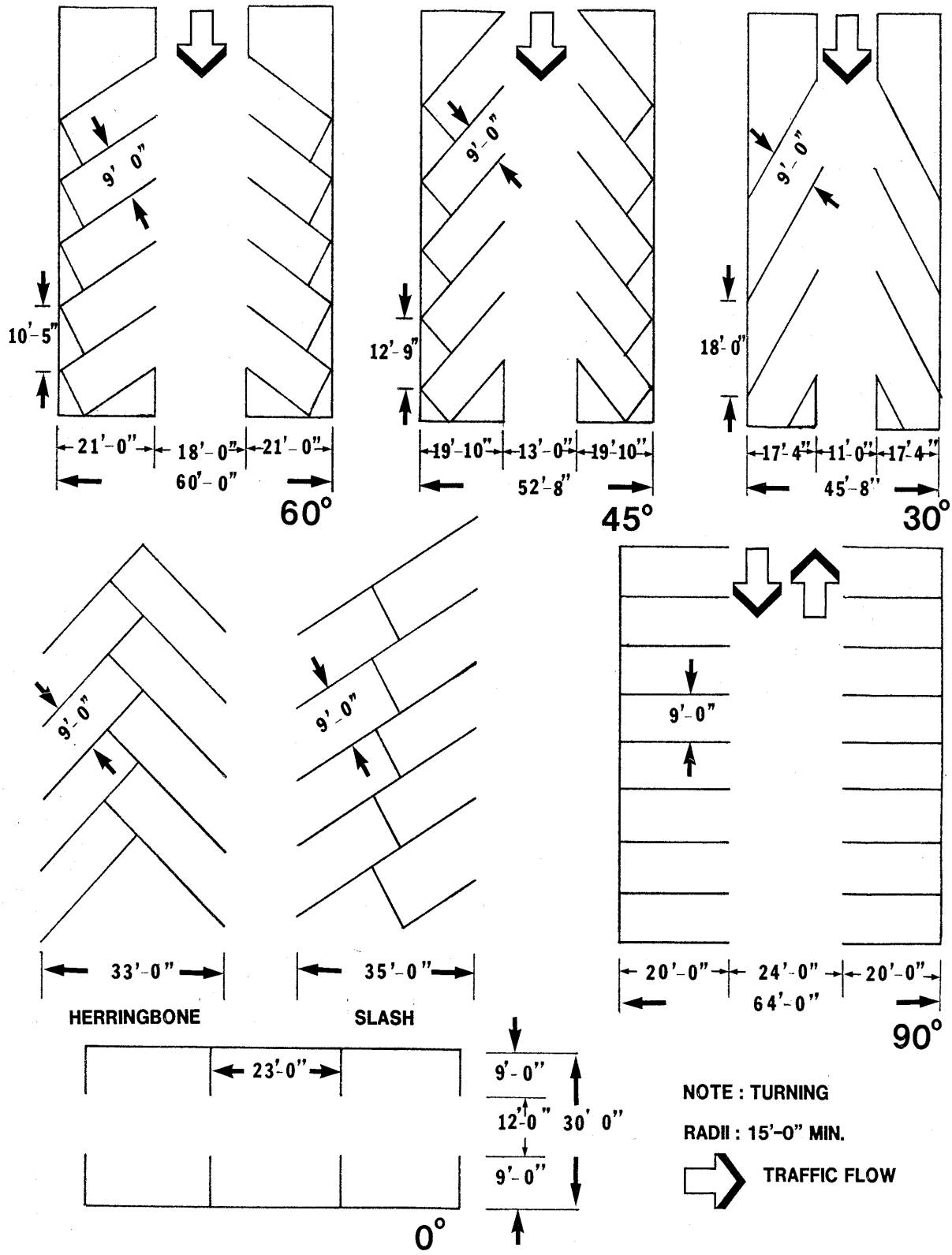
12:2.3 Remote Parking Space

If the off-street parking space required by this Ordinance cannot be reasonably provided on the same lot on which the principal use is located, such space may be provided on any land within 400 feet of the principal use. Such space shall be deemed required space associated with the permitted use and shall not hereafter be reduced or encroached upon in any manner. It is further provided that the Zoning Administrator may require a plat, deed, or other documentation necessary to show that remote parking space is controlled by and available to the applicant prior to the granting of a Zoning Certificate.

12:2.4 Design of Parking Area

All off-street parking except off-street parking for single-family detached dwelling units, single-family attached dwelling units on adjoining individual lots, or two-family dwellings located on a residential service street, shall be designed so that all traffic related activities are confined to the site and vehicles can turn around within the area and enter the street, road, or highway in such a manner as to completely eliminate the necessity of backing into the street, road, or highway. Off-street parking for single-family detached dwelling units, single-family attached dwelling units on adjoining individual lots, or two-family dwelling units, which requires backing into a residential service street shall be permitted provided that such movement can be made with reasonable safety and without interfering with other traffic.

PARKING STANDARDS



12:2.5 Off-Street Parking Space Design Standard (*See Parking Standards Diagram*)

Table 12.2 Minimum Parking Requirements (Dimensions)

Table 12.2 - Minimum Parking Requirements				
Angle of Parking	**Width of Stall**	**Depth of Stall****	**Minimum Driveway Width ***	**Length of Curb Per Car**
0	9'	23'	12'	23'-0"
30	9'	17'-4"	11'	18'-0"
45	9'	19'-10"	13'	12'-9"
60	9'	21'-0"	18'	10'-5"
90	9'	20'-0"	24'	9'-0"

* Minimum driveway widths shall be maintained to the point of intersection with the adjoining public or private right-of-way.

** In 90 degree parking stalls, the depth of the stall may be reduced to 18' where a grassed or landscaped median, with a minimum 2' width per row of parking stalls, has been provided for automobile overhang. Wheel-stops or curbing shall be provided to protect and delineate the median from the parking stalls.

At least one fire access lane must be provided and approved by the local fire district.

12:2.6 Alternative Parking Surfaces

The required parking areas for office and commercial buildings may be constructed using pervious concrete, grass over supporting plastic/concrete grids, or any other pervious surface approved by the Soil and Water Conservation District to help reduce the amount of impervious surface on the site. The alternative parking surface should be installed according to the manufacturer's installation instructions.

Parking provided in excess of 200% of the minimum requirements of this section shall be constructed using pervious concrete or grass over supporting plastic or concrete grids.

12:2.7 Additional Requirements for the Physically Disabled and/or Handicapped

As required by the current codes adopted by Greenville County Council as established by the South Carolina Building Code Council

Section 12:3 Off-Street Loading

12:3.1 Requirements for Industrial and Wholesale Buildings

Every industrial and wholesale building hereafter erected shall provide space as indicated herein for loading and unloading of vehicles. The number of off- street loading berths required by this section shall be considered as the absolute minimum, and the developer shall evaluate his own needs to determine if they are greater than the minimum specified by this section. For purposes of this section, an off-street loading berth shall have minimum plan dimensions of 12 feet by 60 feet and 14 feet overhead clearance with adequate means for ingress and egress.

Table 12.3 Minimum Loading Requirements

Table 12.3 - Minimum Loading Requirements	
Square Feet of Gross Floor Area in Structure	**Number of Berths**
0 - 25,000	1
25,000 - 40,000	2
40,000 - 100,000	3
100,000 - 160,000	4
160,000 - 240,000	5
240,000 - 320,000	6
320,000 - 400,000	7
Each 90,000 above 400,000	1

12:3.2 Design of Loading Spaces

Off-street loading spaces shall be designed so that vehicles can maneuver for loading and unloading entirely within the property lines of the premises.

12:3.3 Requirements for Commercial Uses

All retail uses and office buildings with a total floor area of 20,000 square feet shall have one off-street loading berth for each 20,000 square feet.

Section 12:4 Parking Lot Landscaping

All new off-street parking lots with ten (10) *or* more spaces located adjacent to existing public right(s)-of-way shall establish roadside buffers. Roadside buffers shall be located outside of the rights-of-way of existing roads and shall be located outside the future rights-of-way of all GPATS and SIB projects identified in the Transportation Corridor Preservation Ordinance of Greenville County.

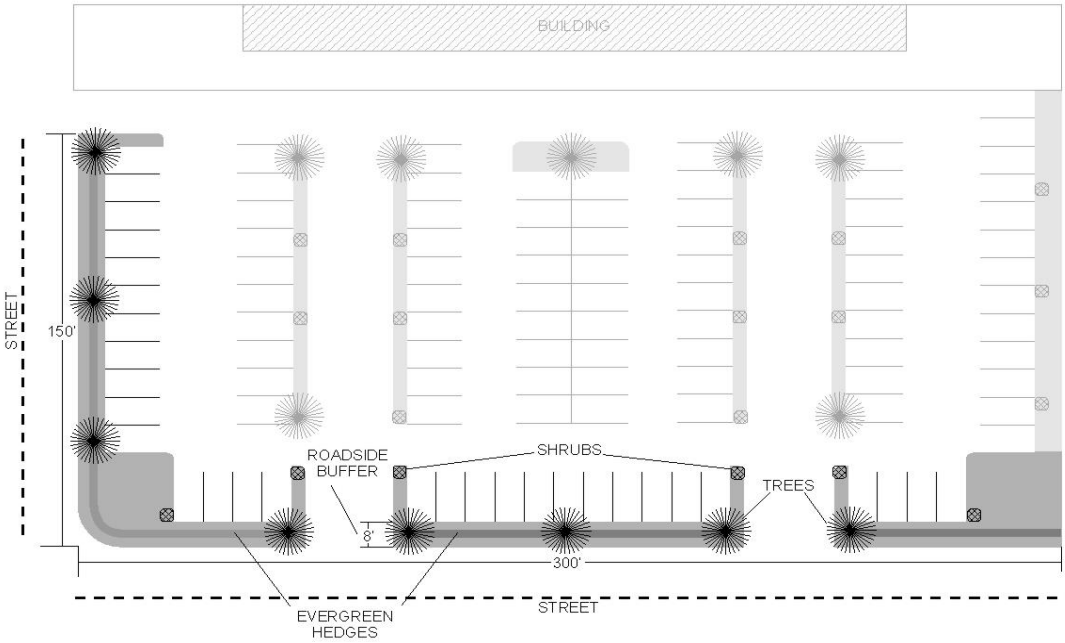
12:4.1 Roadside Buffers

A. The minimum roadside buffer width shall have an average planting width of eight (8) feet with the minimum width for any buffer yard being five (5) feet. Buffers shall contain the following plant materials:

   1. An average of one (1) tree for every sixty (60) feet of linear road frontage. Trees shall be spaced so that there is a minimum of one (1) tree for every two hundred (200) linear feet of road frontage.
   2. Shrubs spaced to provide a continuous evergreen screen within three (3) years of installation.

B. Within the buffer yard, fences, walls, earthen berms or any combination thereof may be used to meet the requirements of this section so long as they are a minimum of thirty (30) inches in height and provide a continuous opaque visual screen. Berms shall have a side slope no greater than 2:1.

C. Where existing overhead power utility lines preclude sufficient space for a shade tree to grow then two (2) small trees shall be substituted for each required shade tree.



12:4.2 Interior Plantings

In addition to all other landscaping requirements, all new off-street parking lots with sixty (60) or more spaces shall provide and maintain landscaped planting areas within the interior of, and adjacent to, the parking lot.

A. Interior planting islands shall have a minimum planting area of eight (8) feet wide by eighteen (18) feet long.

B. In addition to the required trees and shrubs, planting areas shall be grassed or covered with mulch.

C. All planting areas shall be protected from vehicular intrusion by the installation of curbing, wheel stops.

D. Each landscaped planting area shall contain trees and shrubs at the rates listed below rounded upward to the next whole number:

   1. One (1) tree for every fifteen (15) parking spaces
   2. One (1) shrub for every five (5) parking spaces

E. Interior planting areas shall be designed within or adjacent to the parking area(s) as:

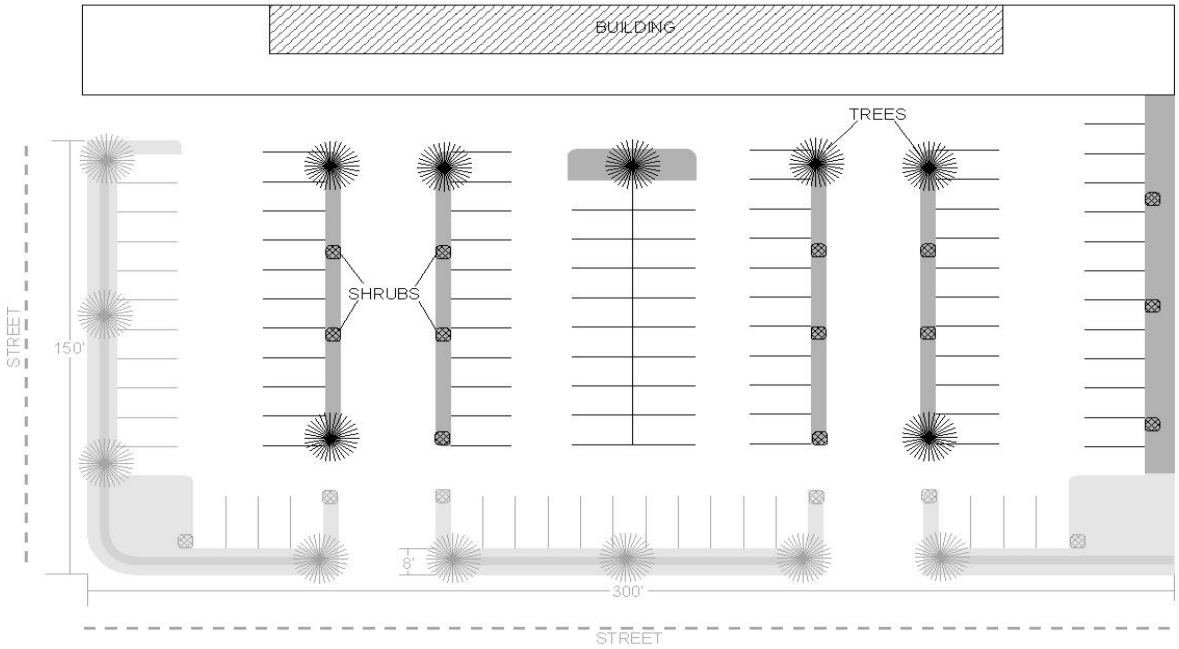
   1. Islands, located at the end of parking bays;
   2. Islands, located between parallel rows of cars;
   3. Driveway medians, a minimum of eight (8) feet in width;
   4. Intermediate islands; or
   5. A combination of the above

F. Trees and shrubs must be planted within twenty (20) feet of the parking area to satisfy the interior planting requirements.

G. The design size and shape of the interior planting areas shall be at the discretion of the owner; however, no parking space shall be:

1. Located farther than ninety (90) feet from the trunk of a shade tree;
2. Separated from a shade tree by a building or other structure.

H. Parking structures are excluded from interior landscape areas.



12:4.3 Planting Material Specifications

A. A minimum of 75% of trees planted to meet this requirement shall be shade trees. (unless precluded by utilities)

B. Shade trees shall have a minimum planting size of two (2) inches measured eighteen 18 inches above grade.

C. Small trees and multi-stem trees shall have a minimum planting height of six (6) feet tall.

D. Evergreen shrubs shall have a minimum installed height of twelve (12) inches and a minimum height of thirty (30) inches within three (3) years of installation. All shrubs inside the sight triangle at points of ingress and egress shall not exceed thirty-six (36) inches in height.

12:4.4 Existing Trees

It is encouraged to use existing trees to meet the requirements of this section. If existing trees are preserved to meet the roadside buffer or interior planting requirements then a reduction in the new planting requirements will be given. Existing trees will be credited towards meeting the requirements of this section as follows:

One tree (2 - 6 inches diameter at breast height) =	1 planted trees
One tree (6 – 10 inches diameter at breast height) =	2 planted trees
One tree (10 – 15 inches diameter at breast height) =	3 planted trees
One tree (15> inches diameter at breast height) =	4 planted trees

12:4.5 Protection of Existing Trees

Any trees preserved on a development tract to receive credit shall meet the following protection standards. A root protection zone shall be established around all trees to be preserved. The root protection zone shall be clearly shown on all grading and site plans.

A. Root Protection Zone – The land area around the base of a tree in which disturbances are prohibited in order to protect the roots of the tree and aid the tree's survival. The root protection zone shall be equal to one (1) foot radius for every inch of tree diameter measured at a point four and one-half (4½) feet above ground. Root protection zone measurements shall be rounded off to the nearest foot.

B. Protective Barrier – A protective barrier shall be installed at the start of grading, and be located at the outer edge of the root protection zone. Protective barriers shall be posted as a "Tree Save Area". This procedure shall be incorporated as a note on the grading and erosion control plans. Protective barriers shall be constructed of a material resistant to degradation by sun, wind, and moisture and shall remain in place until all construction is complete.

C. No storage of materials, dumping of waste materials, fill, or parking of equipment shall be allowed within the root protection zone, and no trespassing shall be allowed within the boundary of the root protection zone. Utility easements and borings are permitted.

12:4.6 Exceptions

The following are exempt from the interior planting requirements as outlined in Section 12:4.2:

A. Any lot used for the express purpose of vehicle storage is exempt.

B. Parking Structures (multi-level)

(Am. Ord. 4917, §1, passed 7-18-2017)

12:4.7 Owner Responsibilities and Maintenance

The owner, his successors, or assigns, are responsible for maintaining all required plant material in good health. Any planted trees which die or become unhealthy and used to meet the provisions of this section must be replaced within one year with vegetation which conforms with the initial planting standards of Section 12:4.

12:4.8 Suggested Plant List

This list is not intended to be all-inclusive, but does include common trees and shrubs suitable for use in this region. Professional expertise should be sought to determine the appropriate plant materials for any particular site, when considering individual site, soil, moisture, and microclimate conditions.

Shade Trees	Small Trees	Evergreen Shrubs
Baldcypress, Taxodium distichum Chinese Elm, Ulmus parvifolia Cryptomeria, Cryptomeria japonica Dawn Redwood, Metasequoia Deodar Cedar, Cedrus deodara Japanese Zelkova, Zelkova serrata Japanese Pagoda, Sophora japonica Littleleaf Linden, Tillia cordata Laurel Oak, Quercus laurifolia Red Maple, Acer rubrum River Birch, Betula nigra Schumard Oak, Quercus schumardi Southern Magnolia, Magnolia grandiflora Water Oak, Quercus nigra White Ash, Fraxinus americana White Oak, Quercus alba Willow Oak, Quercu phellos	Carolina Silverbell, Halesia carolina Kwanzan Cherry, Prunus serrucata Crape-Myrtle, Lagerstroemia indica Flowering Dogwood, Cornus florida Kousa Dogwood, Cornus kousa GoldenRaintree, Koelreuteria paniculata Japanese Maple, Acer palmatum Amur Maple, Acer ginnala Pissard Plum, Prunus cerasifera Eastern Redbud, Cercis Canadensis Saucer Magnolia, Magnolia soulangiana Serviceberry, Amelanchier arborea American Holly, Ilex opaca Yoshino Cherry, Prunus yedoensis	Azalea, Azalea obtusum Harland Boxwood, Boxus harlandii Dwarf Boxwood, Boxus sempervirens Dwarf Yaupon Holly, Ilex vomitoria Dwarf Buford Holly, Ilex cornuta Dwarf Nandina, Nandina domestica Carissa Holly, Ilex cornuta Inkberry Holly, Ilex glabra Japanese Holly, Ilex crenata Otto Laurel, Prunus laurocerasus Parsons Juniper, Juniperus davurica Tamarix Juniper, Juniperus sabina Schipka Laurel, Prunus laurocerasus Curlyleaf Ligustrum, Ligustrum japoninca India Hawthorn, Raphiolepis indica

12:4.9 Plan Submittal Requirements

A. Landscaping plan. Prior to the issuance of an occupancy permit, for any development with ten or more parking spaces, a specific landscape plan, at a scale of not less than one inch equals 50 feet, shall be submitted to the building and zoning division for approval and shall contain existing and proposed landscaping, including:

1. The location, botanical name and common name, size in diameter one-half foot above grade and height of new trees to be planted, which must comply with this code.

2. The location, botanical name and common name, size in diameter 4½ feet above grade and estimated height of existing trees which are to be maintained or preserved for credit as per the requirements of this code.

3. The location and dimensions of parking lots, buffer areas and other planting areas.

4. The size, botanical name and common name and spacing of plant materials.

5. The location and design of any fence, wall or earthen berm indicating size, dimensions and materials.

6. The location and description of any barriers required to be erected to protect any existing vegetation from damage as required in Section 12:4.5.

7. Provisions for watering and other long-term maintenance to assure serviceability, soil stabilization and plant protection.

12:4.10 Variances

A variance may be granted by the Board of Zoning Appeals pursuant to site hardships. Adequate engineering, landscaping, and arborist plans and specifications are required.

Section 12:5 Relationship of Buildings to Lots

There shall be not more than one principal building and its accessory buildings on one lot except as allowed in group residential and group commercial/office developments as provided in Section 10:1, Provisions for Group Developments**,** of this Ordinance.

Section 12:6 Projections into Public Streets and Street Rights-of-Way

No commercial signs or other structures shall project beyond any right-of-way line of any street except in the case of a properly executed air rights agreement that meets the provisions of all applicable legislation regarding the use of air rights. No shrubbery shall project into any public street right-of-way.

Section 12:7 Visibility at Intersections

On any corner lot on which a front and side yard is required, nothing shall be erected, placed, planted, or allowed to grow which obstructs vision between a height of 2-1/2 feet above the crown of the adjacent roadway and 10 feet in a triangular area formed by measuring from the point of intersection of the front and exterior side lot lines a distance of 25 feet along the front and side lot lines and connecting the points so established to form a triangle on the area of the lot adjacent to the street intersection.

Section 12:8 Height

Federal Aviation Agency height regulations in the vicinity of an airport or the area governed by the Federal Aviation Agency regarding approach zones and protected areas shall take precedence over all other types of regulations.

Section 12:9 Screening and Buffering Requirements

Screening must be provided along side and rear exterior lot lines where any non-residential use is adjacent to a residential use and/or district for the purpose of screening non-residential activities from view. Unless otherwise required, the following landscaping and screening provisions will apply.

A 6 foot wall, fence, berm, evergreen screening plant material, or a combination of wall, fence, berm or evergreen screening plant material with a combined minimum height of 6 feet above grade shall be used for the purposes of screening. If evergreen plant material is used, it must be at least 4 feet in height at the time of planting and capable of forming a continuous opaque screen at least 6 feet in

height, with individual plantings spaced not more than 5 feet apart. Berms shall have a side slope no greater than a ratio of 3:1.

Additionally, where any non-residential use is adjacent to a residential district, a twenty-five foot buffer shall be required. Screening requirements as set forth in this Ordinance can be provided within the buffer and shall be the only permitted activity within the buffer area established by this Section.

This requirement shall not apply to any property two (2) acres or less in size. For any property more than two (2) acres in size but less than five (5) acres in size, a five (5) foot buffer shall be required. For any property five (5) acres or more in size but less than ten (10) acres in size, a twelve and a half (12.5) foot buffer shall be required.

This buffer requirement shall not apply to any property in a Planned Development, Neighborhood Commercial, Planned Office District, or Flexible Review District because these districts have specific screening and buffering is stipulated in the statement of intent and/or concept plan for each development.

Utilities are allowed in the buffer. *(Ord. No. 4048, § 1, passed 10-17-06)*

INTENTIONALLY BLANK

ARTICLE 13 VIOLATIONS, PENALTIES AND ENFORCEMENT

Section 13:1 Zoning Enforcement Official and Duties

13:1.1 Zoning Administrator

This Ordinance shall be administered and enforced by the Greenville County Zoning Administrator with the assistance of such other persons as the County Administrator may direct. The County Administrator shall appoint the Zoning Administrator.

13:1.2 Duties of the Zoning Administrator

The duties of the Zoning Administrator shall include receiving Board of Zoning Appeals applications, inspecting premises, issuing Certificates of Use for uses and structures that meet the requirements of this Ordinance, endorsing building permit applications that meet the requirements of this Ordinance, and other actions to assure conformance with this Ordinance.

If the Zoning Administrator shall find that any of the provisions of this Ordinance are being violated, he shall notify in writing the person responsible for such violation indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures or of additions, alterations, or structural changes thereto; discontinuance of any illegal work being done; take any other action authorized by this Ordinance to ensure compliance with or prevent violation of its provisions.

Section 13:2 Enforcement of Violations

13:2.1 Complaints Regarding Violations

Whenever a violation of this Ordinance occurs or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis of the alleged violation shall be filed with the Zoning Administrator. He shall record the complaint, investigate, and take action as provided by this Ordinance.

13:2.2 Remedies

In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained, or any building, structure, or land is used in violation of this Ordinance, the Zoning Administrator, or any adjacent, nearby, or neighboring property owner who would be affected by such violation in addition to other remedies, may institute an injunction or any other appropriate action in proceeding to prevent the use of such building, structure, or land.

Section 13:3 Penalties for Violations

Any person, firm, corporation or agent, who shall violate the provisions of this ordinance shall be guilty of a misdemeanor and shall be punished within the jurisdictional limits of magistrate's court. Each such person, firm, corporation or agent shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Ordinance is committed, or continued.

The Zoning Administrator or other appropriate county official may also seek injunctive relief or any other appropriate action in courts of competent jurisdiction to enforce the provisions of this Ordinance.

Contains amendments adopted by County Council between the original adoption date of June 7, 2005 and October 6, 2026
Contains scrivener's error corrections as of February 22, 2011