

**ZONING DOCKETS FROM THE JANUARY 25, 2012 GCPC MEETING**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2012-3</b>	Planning Commission To Amend Condition 28 of Section 6:2 of the Zoning Ordinance	ALL	A	A		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 9, 2012 were:</b></p> <p><u>Speakers For</u> (1) None</p> <p><u>Speakers Against</u> (1) None</p>					Petition/Letter  For –  Against –
<b>Staff Report</b>	<p><b>BACKGROUND</b></p> <p>County Council approved a text amendment to the Greenville Zoning Ordinance in 2010 which added single-family and multifamily residential uses as a conditional use in the C1, C-2, and C-3, Commercial, districts (CZ-2010-33). The intent was to allow more flexibility in the commercial districts and to allow for mixed use development within these districts without requiring a rezoning.</p> <p><b>CONCLUSION</b></p> <p>As mentioned in the background section above, the Greenville County Zoning Ordinance was amended to include Condition 28 entitled <i>Single-Family and Multifamily Residential in C-1, C-2, and C-3, Commercial Districts</i>. However, although the intent of the ordinance was to allow for mixed use development, this was not clearly specified in the ordinance. To better clarify this issue, Planning Staff has worked closely over the past few months with Public Works and Codes Enforcement Staff to review and set forth an amendment to revise Condition 28 to clarify the original intent of the proposal.</p> <p>The amendment helps to accomplish one of the goals from the Imagine Greenville Comprehensive Plan, which is to promote infill development and allow for mixed use.</p>					

## **Planning Report**

**DOCKET NUMBER:** CZ-2012-3

**APPLICANT:** Greenville County Planning Commission

**TEXT AMENDMENT:** Proposed Text Amendment to Amend Condition 28 of Section 6:2 of the Greenville County Zoning Ordinance

### **BACKGROUND:**

County Council approved a text amendment to the Greenville Zoning Ordinance in 2010 which added single-family and multifamily residential uses as a conditional use in the C1, C-2, and C-3, Commercial, districts (CZ-2010-33). The intent was to allow more flexibility in the commercial districts and to allow for mixed use development within these districts without requiring a rezoning.

### **CONCLUSION**

As mentioned in the background section above, the Greenville County Zoning Ordinance was amended to include Condition 28 entitled *Single-Family and Multifamily Residential in C-1, C-2, and C-3, Commercial Districts*. However, although the intent of the ordinance was to allow for mixed use development, this was not clearly specified in the ordinance. To better clarify this issue, Planning Staff has worked closely over the past few months with Public Works and Codes Enforcement Staff to review and set forth an amendment to revise Condition 28 to clarify the original intent of the proposal.

The amendment helps to accomplish one of the goals from the Imagine Greenville Comprehensive Plan, which is to promote infill development and allow for mixed use.

**STAFF RECOMMENDATION:** Approval

**ATTACHMENT:** Revised Condition 28 of the Zoning Ordinance (new language is underlined)

## **Proposed Revisions to Condition 28 of Section 6:2**

### **(28) Single-Family, and Multifamily Residential, Mixed Use Developments, and Mixed Use Structures in C-1, C-2, and C-3, Commercial, Districts**

Single-Family and Multifamily ~~residential dwellings~~, Mixed Use developments, and Mixed Use Structures are permitted in C-1, C-2, and C-3, Commercial districts subject to the following conditions:

#### **1. Single-Family Development**

All single-family developments requiring the submittal of a summary or preliminary plat for review shall conform to the density, setbacks, open space requirements if etc. as set forth in the R-6, Single-Family Residential District.

#### **2. Multifamily Residential Development**

##### A. Density

- a. C-1: maximum of 12 units/acre
- b. C-2 and C-3: maximum of 16 units/acre

##### B. Connectivity:

###### a. Vehicular:

- i. 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.
- ii. 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.

###### b. Pedestrian:

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

c. 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 Planning Staff.

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

C. Parking

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

D. Setbacks

Neighborhood Commercial setbacks shall apply on the exterior of the project with no internal setbacks enforced between uses.

E. Architectural Requirements

- a. All multifamily buildings shall have pitched roofs.
- b. 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.

F. Landscaping ~~and Buffering~~

- a. All developments shall meet the standards for parking lot landscaping in Section 12:4.
- b. 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.
- ~~c. Buffer requirements shall apply according to Section 12:9.~~

G. Screening ~~and Buffering~~

- a. All dumpsters, service areas, and mechanical equipment shall be screened from public view.
- b. Buffer requirements shall apply according to Section 12:9.

H. Lighting

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.

I. Stormwater

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

**3. Mixed Use Structures and Developments**

Mixed Use Structures - A building or portion thereof containing two or more occupancies or uses.

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

- A. Density – Residential development in any commercial district shall comply with the densities specified below:
  - a. C-1: maximum of 12 units/acre
  - b. C-2 and C-3: maximum of 16 units/acre
- B. Connectivity:
  - a. Vehicular:
    - i. Vehicular access shall be provided internally between all uses, drives, and parking areas.
    - ii. 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.
  - b. Pedestrian:
    - i. Pedestrian access shall be provided internally between all uses, drives, and parking areas.
    - ii. Pedestrian access shall be provided between parking areas, buildings, open space areas, recreation areas, and other amenity areas where provided.
  - c. 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.
  - d. All pedestrian pathways and sidewalks shall be at least five (5) feet in width.
- C. Parking
  - a. 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.
  - b. Parking areas must be distinguished from pedestrian walkways through curbing or wheel-stops.
- D. Setbacks

The setbacks of the underlying zoning district shall apply on the exterior of the project with no internal setbacks enforced between uses.
- E. Architectural Requirements
  - a. All multifamily buildings shall have pitched roofs.
  - b. For multifamily structures, 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.

- F. Landscaping
  - a. All developments shall meet the standards for parking lot landscaping in Section 12:4.
  - b. 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.
- G. Screening and Buffering
  - a. All dumpsters, service areas, and mechanical equipment shall be screened from public view.
  - b. 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 Section F above.
- H. Lighting

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.
- I. Stormwater

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

**4. Mixed Use In Existing Structures**

Must meet all applicable provisions of the zoning ordinance and building and fire code.