

AN ORDINANCE

AN ORDINANCE TO AMEND ARTICLE 4 DEFINITIONS, TABLE 6.1 USES PERMITTED, AND SECTION 6:2 USE CONDITIONS OF THE GREENVILLE COUNTY ZONING ORDINANCE, RELATING TO SPECIAL EVENT FACILITIES.

BE IT ORDAINED BY THE GREENVILLE COUNTY COUNCIL:

Section 1. Amendment. Article 4, Table 6.1, and Section 6:2 of the Greenville County Zoning Ordinance, as amended, are hereby amended to read as follows:

PART 1 (Text Changes):

Amendment to Article 4, Definitions:

Add the following definitions:

Banquet Hall – See Special Event Facility

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.

Wedding Chapel – See Special Event Facility

Amendment to Section 6.2, Use Conditions:

Add Condition (30) to read:

(30) 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 RR-3, RR-1, 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 Event establishments are permitted in the RR-3, RR-1, 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.
 - a. A scaled site plan shall be submitted to the Zoning Administrator; illustrating proposed uses, structures, drive aisles, access points, and off-street parking.
 - b. Off-street parking shall be contained on-site within all residentially zoned areas.
 - c. 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.

PART 2 (Table Changes):

Amendment to Table 6.1:

Amend Table 6:1 Use Table to add Special Event Facilities:

Use	RR3	RR1	RS	R20 R6	R20 A	RM2 RM2 0	RM A	RM HP	OD	POD	NC	C1	C2	C3	S1	I-1	I-2	ESD PM
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	P	P	P			SE

PART 3:

The changes set forth in this amendment shall be reflected in all applicable and affected sections of the GCZO.

Section 4. Effective Date. This ordinance shall become effective on the date of its adoption.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2014.

Bob Taylor, Chairman
Greenville County Council

Joseph M. Kernell
County Administrator

ATTEST:

Theresa B. Kizer
Clerk to Council

First Reading _____
Second Reading _____
Third Reading _____
Public Hearing _____