

AN ORDINANCE

AN ORDINANCE TO AMEND THE GREENVILLE COUNTY ZONING ORDINANCE, AS AMENDED, TO DEFINE “COMMUNITY CENTER”, TO REGULATE WHERE COMMUNITY CENTERS CAN BE LOCATED IN THE ZONED AREAS OF GREENVILLE COUNTY, AND TO FURTHER PROVIDE FOR PARKING AND OTHER REGULATIONS RELATED TO COMMUNITY CENTERS

BE IT ORDAINED BY THE GREENVILLE COUNTY COUNCIL:

Section 1. Adoption of text Amendment to the Greenville County Zoning Ordinance, to add a definition of a “Community Center”.

Add the following definition to Article 4:

“**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.”

Section 2. Amendment to Table 6.1:

Amend Table 6:1 Use Table to add Community Centers:

Use	A G	R- R3	R- R1	R- S	R- 20 – R-6	R- 20 A	R- M2 – R- M20	R- MA	R- MH P	O- D	PO D	N C	C -1	C -2	C -3	S- 1	I- 1	I- 2	BT D	ESD- PM	
<u>“Comm unity Center</u>		C ³⁴	C ³⁴	C ³ ₄	C ³⁴	C ³ ₄	C ³⁴	C ³⁴	C ³⁴	P	P	P	P	P	P						C ³⁴

Section 3. Amended to Section 6:2, Uses Permitted, Used by Special Exception, and Conditional Uses.

Add the following to Article 6, Section 6:2 (Use Conditions):

“Condition 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).”

Section 4. Amendment to Article 12, Table 12:1 Minimum Parking Requirements.

Add the following to Article 12, Table 12:1 Minimum Parking Requirements:

“Community Center - 1 space per 750 square feet of gross floor area; or per parking analysis (see Section 6:2(34) Community Center).”

Section 5. Repeal All ordinances or parts of ordinances in conflict with this Ordinance, or inconsistent with its provisions, are hereby repealed or superseded to the extent necessary to give this Ordinance full force and effect.

Section 6. Effective Date. This Ordinance shall take effect upon the date of its adoption.

DONE IN REGULAR MEETING THIS ___ DAY OF _____, 2022.

ATTEST:

Regina McCaskill
Clerk to Council

Willis Meadows, Chairman
Greenville County Council

Joseph M. Kernell
County Administrator