

AN ORDINANCE TO AMEND THE GREENVILLE COUNTY ZONING 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.

BE IT ORDAINED BY THE GREENVILLE COUNTY COUNCIL:

Section 1. Adoption of Text Amendment to the Greenville County Zoning 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.

Article 4, “Definitions” (Add the following)

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

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

Article 6, Table 6.1, “Uses Permitted, Uses by Special Exception, and Conditional Uses” (Remove the following)

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
Dwelling - multiple-family							P	P			P	P	C²⁸	C²⁸	C²⁸					
Dwelling - single-family attached					C ¹⁰	C ¹⁰	P	P			P	P	C²⁸	C²⁸	C²⁸					
Dwelling - single-family detached	P	P	P	P	P	P	P	P			P	P	C²⁸	C²⁸	C²⁸					P
Dwelling - two-family (duplex)					C ¹⁰	C ¹⁰	P	P			P	P	C²⁸	C²⁸	C²⁸					

Article 6, Table 6.1, “Uses Permitted, Uses by Special Exception, and Conditional Uses” (Add the following)

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
Mixed Use Development													C ²⁸	C ²⁸	C ²⁸	C ²⁸				
Mixed Use Structure													C ²⁸	C ²⁸	C ²⁸	C ²⁸				

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

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

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

1. 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.
2. 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.
3. Density
 - a. NC: maximum of 10 units/acre
 - b. C-1: maximum of 12 units/acre
 - c. C-2 and C-3: maximum of 16 units/acre
4. 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 development is 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.
 - d. All pedestrian pathways and sidewalks shall be at least five (5) feet in width.
5. 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.
6. Setbacks

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

7. Architectural Requirements

- a. All 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.

8. 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.

9. 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. 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.

10. 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.

11. Stormwater

In addition to the conditions herein, all 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.

Section 2. Effective Date. This Ordinance shall take effect upon the date of its adoption. ~~upon the date of its adoption.~~ August 1, 2023.

DONE IN REGULAR MEETING THIS _____ DAY OF _____.

ATTEST:

Regina McCaskill
Clerk to Council

Dan Tripp, Chairman
Greenville County Council

Joseph M. Kernell
County Administrator