

GREENVILLE COUNTY, SOUTH CAROLINA

UNIFIED DEVELOPMENT ORDINANCE



EXPLANATORY REPORT | AUGUST 12, 2024

CONTENTS

OVERVIEW 3

ARTICLE 1: INTRODUCTION..... 3

ARTICLE 2: ZONING DISTRICTS 3

ARTICLE 3: SCUFFLETOWN RURAL CONSERVATION AREA (SRCA) 6

ARTICLE 4: USE REGULATIONS FOR ZONED AREAS..... 6

ARTICLE 5: USE REGULATIONS FOR ZONED & UNZONED AREAS..... 9

ARTICLE 6: PARKING & LOADING 10

ARTICLE 7: BUFFERS & SCREENING..... 12

ARTICLE 8: TREE PRESERVATION 12

ARTICLE 9: OUTDOOR LIGHTING 14

ARTICLE 10: BUILDING DESIGN 14

ARTICLE 11: SUBDIVISIONS & GROUP DEVELOPMENTS 14

ARTICLE 12: ACCESS & CONNECTIVITY..... 16

ARTICLE 13: TRANSPORTATION CORRIDOR PRESERVATION..... 17

ARTICLE 14: STORMWATER MANAGEMENT 18

ARTICLE 15: UTILITIES 18

ARTICLE 16: UDO PROCEDURES 18

ARTICLE 17: REVIEWING & DECISION-MAKING BODIES 21

ARTICLE 18: NONCONFORMITIES & VESTED RIGHTS 22

ARTICLE 19: VIOLATIONS & ENFORCEMENT 22

ARTICLE 20: RULES OF INTERPRETATION & MEASUREMENT 22

ARTICLE 21: DEFINITIONS & ACRONYMS 23

ARTICLE 22: SUBMITTAL REQUIREMENTS..... 24

OVERVIEW

The County is consolidating its Zoning Ordinance and Land Development Regulations into a Unified Development Ordinance (UDO). Most of the County's current development-related regulations are carried forward into the UDO without substantive changes. Where the UDO proposes changes, they are intended to implement *Plan Greenville County*, implement recommendations from the *Zoning Code & Land Development Regulations Assessment*, modernize the regulations, correct known problems with or inconsistencies in the regulations, and/or implement best practices. This report highlights the major changes proposed in the UDO and explains the rationale behind them.

ARTICLE 1: INTRODUCTION

- Consolidates the purposes of the Zoning Ordinance and Land Development Regulations and adds new purposes (e.g., preserve agricultural land and working farms; accommodate a variety of housing types that are affordable for the County's entire spectrum of households).
- Includes a table that specifies which UDO Articles apply in zoned areas and which apply in unzoned areas.
- Authorizes the Planning Director to prepare and maintain a UDO Administrative Manual to assist in the design and evaluation of development activities. The current working draft includes the suggested plant list from the current Land Development Regulations (Appendix B), street cross-sections, miscellaneous design details from LDR Appendix F, and traffic calming measures.
- Include legal provisions, such as severability and UDO effective date.

ARTICLE 2: ZONING DISTRICTS

Changes to Current Zoning Districts

- **Planned Office District**
 - Converts this district to a legacy district due to its limited use.
 - At the beginning of the UDO project, approximately 103 acres of land were zoned POD. This represents only 0.024% of the total land area in Greenville County and 0.062% of zoned land area.
- **Neighborhood Commercial District**
 - Converts from a review district to a base district. Now abbreviated as C-N.
 - At the beginning of the UDO project, approximately 34 acres of land were zoned NC. This represents only 0.0078% of the total land area in Greenville County and 0.020% of zoned land area.
 - It is important to have a neighborhood commercial zoning district to accommodate limited types of smaller commercial uses in close proximity to residential areas. *Plan Greenville County* Character Area descriptions include "neighborhood" or "small-scale" commercial as appropriate uses in several character areas.
 - The review district process is more complex and uncertain, which may have contributed to the lack of use of this district.
- **Planned Development District**
 - Adds use allocation standards to ensure PDs comply with the definition of *planned development district* in *SC Code § 6-29-720(C)(4)*, which is "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 characterized by a unified site design for a mixed use development.”

- The use allocation standards require at least two dwelling types (e.g., detached houses and townhouses) and a maximum of 80% of land area dedicated to either residential uses or non-residential uses.

- **R-M Districts**

- Renames as “Mixed Residential” vs. “Multi-Family Residential” to better reflect the intended uses and character of the districts.
- Maintains R-M10, R-M20, R-MA, and R-MHP, and consolidates the remaining 17 R-M Districts into 2 R-M Districts (R-M8 and R-M16).
 - R-M Districts comprise approximately 5% of zoned land area (at the beginning of the UDO project).
 - Of that area, more than 90% is zoned R-M20 and R-MA.
 - Eight of these districts are unused.

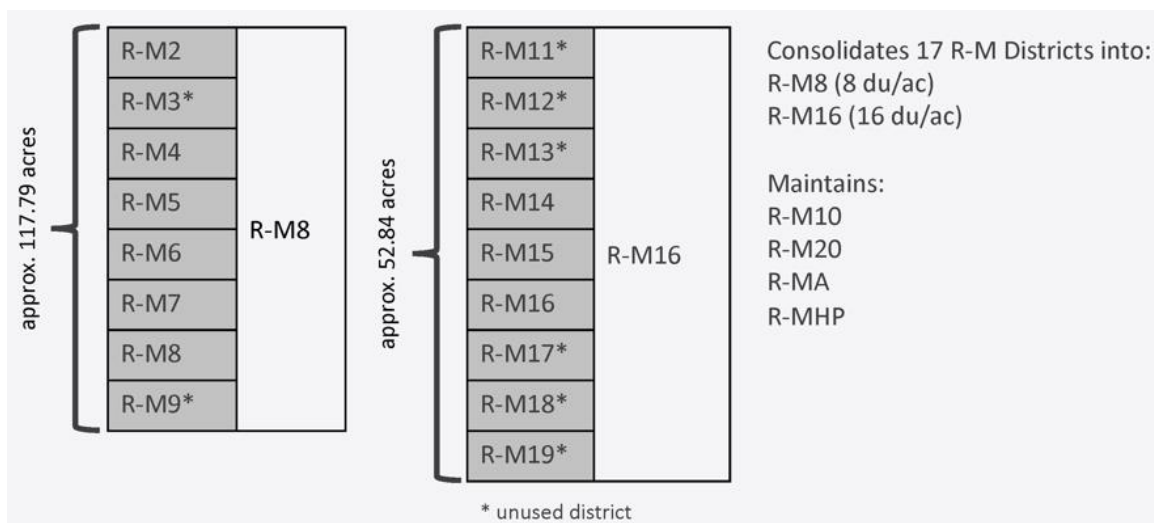


Figure 1. Consolidation of R-M Districts

- **Historic Preservation Overlay District (HP-O)**

- The UDO eliminates this district to conform with the County’s current practices for historic preservation.
- Article 16: UDO Procedures will address the historic preservation regulations. This Article replaces the HP-O with an historic property designation process.

New Zoning Districts

- **Agricultural Preservation (Adopted in November 2021)**

- This new zoning district helps implement several strategies found in the *Plan Greenville County* section on Agriculture and Food Security (“Bloom,” p. 128).
- 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.
- County Council adopted the AG District in November 2021.

- **Rural Village (RU-V)**
 - This new district implements the Rural Village Place Type identified in *Plan Greenville County*.
 - As business districts for rural communities, Rural Village Districts are intended to contain a mix of commercial uses (mostly retail and neighborhood support) and, in some locations, residential uses. They are typically in older areas, with development that is automobile-oriented, yet walkable. These character areas are the center of rural life and centers for commercial and civic activities.
- **Rural Corridor (RU-C)**
 - This new district implements the Rural Corridor Place Type identified in the Comprehensive Plan.
 - The district allows uses and provides development standards that are appropriate in more rural areas of the County.
- **Mill Village Overlay (MV-O)**
 - This new overlay district is intended to promote the revitalization of historic mill villages. *Plan Greenville County* notes “[m]ill villages are essential to the heritage of the county. There is a need to continue to preserve and enhance them as part of the county’s identity” (p. 52).
 - Includes incentives for adaptive reuse of existing buildings to maintain current setbacks.

Affordable Housing Incentives

- Adds affordable housing incentives to the Residential Districts (R-20A, R-20A, R-15, R-12, R-10, R-7.5, & R-6), the Mixed Residential Districts (R-M8, R-M10, R-M16, R-M20, & R-MA), and the Mill Village Overlay.
- Table 1 provides an overview of the applicability and availability of incentives.

Table 1. Affordable Housing Income Limits & Incentives

	Applicability	Affordable Units (%)	Income Limits for Ownership Units	Available Incentives			
				Building Height Increase	Density Bonus	Setback Reduction	Parking Reduction
Residential Districts	Open space subdivisions	20%	80%-120% MFI	X	✓	X	X
Mixed Residential Districts	Any development	20%	80%-120% MFI	✓	✓	✓ ¹	✓ ¹
Mill Village Overlay	Any development	20%	80%-120% MFI	✓	✓	X	X

Key: MFI = median family income

¹ Only available for developments that provide at least half of the affordable dwelling units for households earning between 80% and 100% MFI.

Stormwater Banking Program

- Eliminates the Stormwater Banking Program, which has not been used to date and is complex to administer.
- As an alternative, Article 14: *Stormwater Management* proposes standards for the use of Low Impact Development (LID) features in new development.

ARTICLE 3: SCUFFLETOWN RURAL CONSERVATION AREA (SRCA)

- The UDO includes provisions for the Scuffletown Rural Conservation District in its own article since the Scuffletown area includes both zoned and unzoned property. Article 2: *Zoning Districts* only applies in the zoned areas of the County so that is not an appropriate place for the Scuffletown area regulations.
- The UDO proposes to change the name from Scuffletown Rural Conservation *District* to Scuffletown Rural Conservation *Area* to further distinguish it from the zoning districts established in Article 2.
- Some of the substantive requirements for development in the SRCA are relocated to Article 7: *Buffers & Screening* and Article 11: *Subdivisions & Group Developments*.
 - Provisions for stream protection buffers (now called riparian buffers) are located in Article 7.
 - Design requirements for conservation subdivisions and rural estate lot subdivisions are located in Article 11.
- The Rural Scenic Road Buffer continues to apply in the SCRA and is included in Article 3.

ARTICLE 4: USE REGULATIONS FOR ZONED AREAS

Generally

- Consolidates all land use-related regulations for zoned areas, including:
 - Use table
 - Use-specific conditions for conditional and special exception principal uses
 - Accessory uses and standards
 - Temporary uses and standards
- Clarifies that any principal use allowed in a district is also allowed as an accessory use, subject to any conditions that apply to the principal use. This has been the Zoning Administrator's interpretation, so the UDO makes this clear.

Use Table

- Organizes uses into broad categories
 - Organizing uses into broad categories, rather than simply listing all uses alphabetically, allows the County to regulate groups of land uses.
 - For example, Article 12: *Access & Connectivity* includes a parking reduction incentive for Government & Civic and Business, Professional, Scientific, & Technical uses that provide regularly scheduled shuttle transit to and from a transit facility such as a park and ride facility.
 - As another example, the County could choose to apply different buffer standards to uses categorized as Arts, Entertainment, & Recreation uses.

- This also assists the Zoning Administrator in making unlisted use determinations.
- Consolidates some existing uses
 - Some existing uses are so similar in terms of their function and impact that they should be combined into a single use type.
 - For example, the new “communications and information” use type consolidates previous uses “broadcasting studio, radio or tv” and “recording studio” and expands the use to include all establishments that produce or distribute information, including publishing, motion pictures and sound recording, telecommunications and broadcasting, and information services and data processing industries.
- Adds new uses and conditions, where appropriate
 - The UDO incorporates uses that are not currently addressed in the current Zoning Ordinance, such as art galleries and artisan workshops or studios; marinas; craft breweries, micro-distilleries, and wineries; and business and facilities support services.
 - The UDO incorporates new uses with use-specific conditions to help mitigate potential negative impacts of the use and/or to increase compatibility between these uses and neighboring uses.
 - The UDO incorporates new use conditions for existing uses. For example, the UDO carries forward the use conditions for vehicle sales and rental uses and expands the applicability to include boat and recreational vehicle sales and rentals.
- Adds cross-references to use-specific conditions
 - For each use subject to use-specific conditions, the use table includes a cross-reference to the applicable section that is hyperlinked so the reader can navigate to the use conditions with one click.
- Carries forward the authority of the Zoning Administrator to make a “similar use interpretation.”
 - Adds criteria to guide the Zoning Administrator in determining whether and how unlisted uses are allowed.
 - This allows the County to respond quickly when a property owner wants to establish a use not addressed in the UDO, rather than having to amend the UDO text in every case.

New Use-Specific Conditions

- Adds new principal use regulations to help mitigate potential negative impacts from the use and/or to increase compatibility between these uses and neighboring uses.
- Corner stores
 - A small retail or service business located on a corner lot at the street level.
 - Conditions: Two per intersection, 2,000 sq ft maximum area, prohibition on drive-thrus
- Non-depository financial service institutions
 - Also known as payday lenders, check cashing services.
 - Conditions: Separation distance, location requirement (in either a multi-tenant building or within a grocery store or other non-residential building that has a minimum area of 30,000 sq ft)
- Outdoor shooting ranges
 - Conditions: Minimum lot size, setbacks, buffers, separation distance
- Tattoo and body piercing establishments
 - Conditions: Separation distance
- Theaters (drive-in), theaters (outdoor), and amphitheaters

- Conditions: Separation distance, screening, vehicular access and circulation, stage/screen orientation
- Vape and tobacco shops
 - Conditions: Minimum distance from existing vape and tobacco shops, dwelling units, day care centers/preschools, schools, parks, playgrounds, hospitals, inpatient care facilities, and nursing care facilities.

Principal Uses

- Allows additional **agricultural-type uses in R-20A**, including workshops for repair and maintenance of agricultural equipment, agricultural/horticultural production (indoor and outdoor), which is consistent with the purpose of the district and expands options for property owners.
- Renames “horses in residential zones” as “**equine stables**,” which expands options for property owners by allowing additional animals. The revised use definition allows boarding, a common use in rural areas.
- Adds **day care centers & preschools** as a special exception use in the residential districts. This provides more opportunities for this use to be located near dwellings when appropriate. It provides convenient access for families and reduces travel time to these facilities.
- Revises **terminology for dwellings** to focus on the physical characteristics of the structure, rather than the relationship of the people living in it (e.g., detached house dwelling vs. detached single-family dwelling).
- Clarifies that special events at **bed & breakfasts** are prohibited only in residential districts. This addresses potential negative impacts associated with noise, parking, and lighting in residential neighborhoods, while continuing to allow the use in appropriate districts.
- Adds **hotels and motels with less than 50 rooms** as a new use to provide opportunities for small lodging facilities in more non-residential districts.
- Expands districts in which **agricultural and horticultural uses** are allowed. Agriculture is an important industry in Greenville County and in South Carolina, and this expands opportunities to locate related uses in the county.
- Adds **art galleries** and **artisan workshops or studios** as new uses. This distinguishes art galleries from general retail and allows them in more districts. The current Zoning Ordinance does not address artisan workshops or studios, so the addition makes it clear where the use is allowed.
- Adds **other principal uses not addressed in the current Zoning Ordinance**, such as marinas, craft breweries, micro-distilleries, wineries, mixed use buildings, crematoria, passenger transportation stations or terminals, outdoor storage, and gas stations.

Accessory Uses & Structures

- **Major and Minor Accessory Uses & Structures**
 - Creates two tiers of accessory uses and structures—major and minor.
 - Major accessory uses and structures are subject to district setback requirements and require a building permit, while minor accessory uses and structures are not subject to setbacks nor do they require a building permit.
 - This is proposed in order to simplify the current definition of “structure,” which currently expressly excludes a number of structures solely to exempt such structures from setback requirements.

- **New Uses**
 - Caretaker/watchman’s quarters (replaces accessory dwelling units in the non-residential districts)
 - Outdoor retail displays
 - Outdoor storage
- **Accessory Dwelling Units (ADUs)**
 - Revises to allow this use in residential districts. Replaces this use in the non-residential districts with a new use “caretaker/watchman’s quarters.”
 - Allows the use as a special exception accessory use to a school or park in any district.
 - Revises to limit ADU size to 800 sf, rather than 50% of the floor area of the principal structure (the current limit in the AG District).
 - Includes other use-specific conditions, including locational requirements (e.g., must meet district setback requirements).
 - This provides opportunities for homeowners to provide living quarters for family members and/or supplement their income with rental income. Due to their limited size, ADUs can provide affordable housing options.
- **Farmstands (permanent)**
 - Adds standards for setbacks and safe vehicular access.

Temporary Uses

- Adds **mobile vending** (e.g., food trucks) and **portable classrooms** since these uses are not addressed in the current Zoning Ordinance but are prevalent in Greenville County.
- Revises the standards that apply to **seasonal farmstands** by:
 - Expanding the number of districts that allow this use; and
 - Adding standards for setbacks and safe vehicular access.

ARTICLE 5: USE REGULATIONS FOR ZONED & UNZONED AREAS

Generally

- Consolidates existing standards for manufactured homes, manufactured home parks, recreational vehicles, and recreational vehicle parks.
- Resolves inconsistencies so there is one set of standards that apply to each use throughout the County.
- The new standards address life/safety issues (e.g., sewer/septic requirements, vehicular access) and potential negative impacts on adjacent properties (through buffer standards).

Campgrounds

- Adds new standards for campgrounds, modelled after current RV park standards.
- Adds 100 ft setback.
- Clarifies applicable land use group for determining required perimeter and ROW buffers.
- Adds additional standards for parking and vehicular access.

Manufactured Home Parks

- Proposes to utilize the screening and buffering requirements in Article 7, rather than having a separate requirement for manufactured home parks.

- Clarifies applicable land use group for determining required perimeter and right-of-way buffers.
- Minor edit to Utility Requirements pursuant to input from ReWa and MetroConnects.

Recreational Vehicles (RVs)

- Carries forward current prohibition on temporary or permanent habitation of RVs for life/safety purposes.

Recreational Vehicle Parks

- Adds sewer availability requirements pursuant to input from ReWa and MetroConnects.
- Adds 100 ft setback.
- Clarifies applicable land use group for determining required perimeter and right-of-way buffers.
- Adds additional standards for parking and vehicular access.

Small Wireless Facilities

- Clarifies the permitting process which ensure both applicants and staff understand the submittal and review procedure.
- Adds new standards to comply with FCC Regulations and the S.C. Small Wireless Facilities Deployment Act.

ARTICLE 6: PARKING & LOADING

Minimum Parking Ratios

- Expands minimum parking ratios table to accommodate more uses, so the use list is more specific now.
- The uses are also tied to the use table (i.e., the terms are the same).
- Updates/modernizes minimum parking ratios where needed to reflect best practices (e.g., restaurant parking is based on square footage rather than number of seats).
- Provides exceptions to minimum parking ratios for affordable housing and historic sites, exempts the first 1,500 sf of commercial use in RU-V and C-N from meeting minimum parking requirements.
- Allows on-street parking to count towards the minimum required parking.
- Clarifies that required parking spaces for manufactured homes, detached house dwellings, townhouse dwellings, and duplex dwellings may be located in a private garage that is attached to or detached from the dwelling unit if the garage serves only that dwelling unit. This is consistent with current County policy.

Maximum Parking Allowed

- Adds a maximum parking limit (150% of the minimum) which reduces the provision of excessive parking, such as at a big box store. Paved parking increases stormwater runoff and creates heat island effects.
- The parking maximum may be exceeded if parking is pervious, incorporates a solar canopy, or includes a parking garage.

Incentives for Reduced Parking

- Provides a series of incentives to reduce required parking by up to 25%.
- The incentives are intended to:
 - Mitigate impacts related to surface parking;
 - Encourage practices that help to implement the goals and objectives of the Comprehensive Plan; and
 - Promote sustainability, affordability, multi-modality, and protection of resources.
- Incentives available for:
 - Office, industrial, or campus uses that have parking spaces reserved for car sharing;
 - Uses that provide expanded bicycle facilities for employees, such as showers, lockers, changing facilities, and bicycle racks;
 - Uses located within ¼-mile of an operating transit stop or station providing both shade and seating;
 - Developments that include a new transit stop;
 - Certain uses that provide regularly scheduled shuttle transit to and from a transit facility, such as a park and ride facility;
 - Developments with frontage along a trail or greenway; and
 - Preservation of existing trees 12 or more inches in diameter.

Administrative Parking Reduction

- Carries forward allowance for Zoning Administrator to reduce required parking by up to 25%. This adjustment can be combined with reductions provided by the incentives listed above.
- Adds an option for applicants to submit an alternative parking plan. Certain land uses have unique or variable parking demands that warrant flexibility in the required minimum number of parking spaces. If the 25% administrative adjustment does not sufficiently address the needs for a particular use, an applicant may submit an alternative parking plan demonstrating a need for a further parking reduction.

Electric Vehicle Charging

- Adds a requirement for non-residential and group residential developments to include electric vehicle charging stations in parking lots with more than 50 spaces.
- This is intended to support electric vehicle readiness by requiring minimum infrastructure standards for electric vehicle charging needs.

Parking Lot Landscaping

- Clarifies that shade trees, rather than simply “trees,” are required in planting islands located in off-street parking lots and specifies a minimum soil volume per tree to help maintain healthy trees over the long-term.
- Shade trees can help reduce the heat island effect of large expanses of paved parking, and sufficient soil volume is critical to root growth and the long-term health of the tree.

Vehicle Queuing

- Adds vehicle queuing standards for uses with drive-throughs and for parking lots with gated entrances.
- These requirements are intended to limit the impact of new drive-through uses and services on adjacent roads.

ARTICLE 7: BUFFERS & SCREENING

- Consolidates buffer and screening requirements into a single article.
- Clarifies what kinds of development activities trigger compliance with this Article.
- Applies buffer requirements in both the zoned and unzoned areas.
- Establishes requirements for species diversity to prevent monocultures, which could result in large-scale losses in the event of disease or blight.
- Allows for substitutions of certain plant types (e.g., one shade tree can replace 10 required shrubs, one evergreen tree can replace one required shade tree) to provide flexibility for property owners.
- Allows existing vegetation and fences/walls to be counted towards buffer/screening requirements.
- Revises and expands the requirements in ZO Section 12:9: *Screening and Buffering Requirements* and LDR Section 10.3.5: *Screening/Buffering*:
 - Requires “perimeter” buffers based on zoning district (in the zoned areas) or land use group (in the unzoned areas).
 - Requires “right-of-way” buffers based on street classification and zoning district (in the zoned areas) or land use group (in the unzoned areas).
 - Buffers are one of three classes (A, B, or C), each of which has different widths and planting requirements.
 - Provides options for “natural” buffers (vegetation only) or “structured” buffers (vegetation plus a wall, fence, or berm).
- Adds requirement for buffers around abandoned cemeteries that share a common property line with or are located within new developments.
- Adds standards for fences and walls with a height above average grade of 30 inches or more. The *Zoning Code & Land Development Regulations Assessment* identified this as an area where the County could use more guidance.

ARTICLE 8: TREE PRESERVATION

- **Community Engagement in Drafting**
 - The consulting team engaged a group of conservation stakeholders and development stakeholders as well as County staff to identify areas to improve the County’s tree preservation standards.
 - The consulting team engaged the Planning Commission and the County Council about the public review draft to refine the approach to tree preservation.
 - Based on this feedback, the proposed revisions prioritize the preservation of existing tree canopy, an approach the conservation and development stakeholders generally preferred.
- **Applicability and Scope**

- Clarifies that the tree preservation requirements apply to both zoned and unzoned areas in all situations where stormwater permits are required, except for a simplified stormwater permit (which includes exceptions for agriculture, single-family homes not part of a common plan, and other common minor impacts).
- Prohibits using exempt forestry activities to clear land for development as provided in [S.C. Code Ann. § 48-23-205](#).
- Provides for the use of existing trees in root protection zones to satisfy other requirements of the UDO, including buffers, open space, and landscaping.
- **Required Tree Density Units**
 - Continues the current approach to tree preservation using tree density units.
 - Reorganizes, clarifies, and increases the current tree standards in § 17-55: *General Criteria for Tree Conservation in All New Developments*; § 17-58: *Provisions for Residential Projects*; § 17-59: *Provisions For Public Recreation, Industrial, Commercial, Retail, and Institutional Projects*; § 17-60: *Density Units for Planted Trees*; and § 17-61: *Density Unit Credits for Preserved Trees*.
 - Changes include:
 - Requiring that 10% of the TDUs be accounted for from the preservation of existing trees,
 - Providing an incentive for specimen tree preservation by doubling the TDU credit for preferred specimen trees (over 24" DBH),
 - Adding a density bonus for the use of existing trees, and
 - Providing a diminished TDU rate for planted pine trees and understory trees as a disincentive for these trees.
- **Preservation of Specimen Trees**
 - Preservation of specimen trees remains voluntary, but incentives for preservation of these trees is included as discussed above with the TDU calculations.
 - Provides a clear definition for specimen trees by species that prioritizes the types of canopy trees identified by stakeholders and staff as essential for preservation.
 - Changes the current 30" DBH standard for specimen trees to 24" DBH for the specified species based on stakeholder and staff input.
- **Lot Trees**
 - Standards remain generally the same.
- **Planting Standards**
 - Requires protection root protection zones from disturbance during construction.
 - Adds standards for tree species and size at planting, planting locations, and timing of planting.
 - Clarifies the allowance to plant trees during the appropriate planting season but requires a bond or other security to use this option.
- **Procedures**
 - Subdivision Administration staff will administer the tree standards, and appeals will be directed to the Planning Commission.
 - The proposed draft requires a tree survey and tree protection plan with clear standards about the submission requirements.
 - Tree preservation standards must be satisfied before issuance of final plat approval or CO.

ARTICLE 9: OUTDOOR LIGHTING

- Carries forward and expands the applicability of the County’s current provisions for outdoor lighting (ZO Section 12:1.1 and LDR Sections 10.2.3 and 10.3.6).
 - ZO Section 12:1.1 generally applies to funeral homes and cemeteries, churches, agritourism, mixed use development, and group development as well as the PD, FRD, NC, and POD districts.
 - LDR Sections 10.2.3 and 10.3.6 generally apply to industrial, commercial, and multi-family developments.
 - Proposes to expand the applicability of the regulations to include all multiplex dwellings and non-residential, mixed use, and apartment complex developments in the zoned and unzoned areas. “Non-residential” includes industrial, commercial, and civic uses, as well as religious facilities; however, Section 8.1.3 expressly exempts agricultural uses.
 - The agricultural use exemption removes the current requirement for agritourism uses to meet outdoor lighting standards.
- Adds graphic to illustrate full cutoff light fixtures.
- Adds prohibition on internal illumination of awnings, unless awning is entirely opaque.
- Adds standards for wall pack lights.
- Adds standards for fuel canopies.
- Adds requirement for streetlighting in townhouse subdivisions. Does not require streetlights in other types of subdivisions but, if they are provided, requires streetlights to be fully shielded and use LED lamps.
- Improved outdoor lighting standards can reduce light trespass (which can create nuisances on adjacent properties), glare (which can be dangerous for drivers and pedestrians), and skyglow (which reduces visibility of the nighttime sky).

ARTICLE 10: BUILDING DESIGN

- Includes simple building design standards based on best practices and the Character Areas described in *Plan Greenville County*.
- Most of the provisions in this Article are new.
- Carries forward building setback requirements for unzoned areas, but the design standards only apply in zoned areas. Does not apply to development in the AG, R-R3, R-R1, or R-MHP Districts or in the R-D or POD legacy districts. (Note that Article 5: *Use Regulations in Zoned & Unzoned Areas* includes standards for manufactured homes and manufactured home parks.)
- Focuses on design of non-residential buildings, attached dwellings, and apartment complexes.

ARTICLE 11: SUBDIVISIONS & GROUP DEVELOPMENTS

Subdivision Types

- Specifies (in a table format) allowable subdivision types in zoned areas by zoning district and in unzoned areas by sewer availability. For example, the UDO prohibits townhouse subdivisions in unzoned areas without sewer.
- Eliminates the **Rural Conservation Subdivision** type in favor of allowing open space subdivisions in unzoned areas with sewer and allowing conventional subdivisions in unzoned

areas without sewer, with 1.5 acre lots required in a major subdivision comprised of 10 or more lots that are served by individual septic systems.

- Eliminates the **Traditional Neighborhood Development (TND)** subdivision type. This subdivision type is very prescriptive, and without offering significant incentives or, conversely, mandating this development type, there is a concern that TNDs as a stand-alone subdivision type would not be used.
- Adds a new subdivision type to address the unique requirements for **townhouse subdivisions**.
 - Proposed is to require individual townhouse dwelling units to be located on individual fee simple lots.
 - In other developments where units are built to look like townhouses but are located on a single parcel, the units are considered multiplex dwellings.

Guest Parking

- Adds requirement for overflow/guest parking in subdivisions with a density of more than 6 dwelling units per acre.
- Requires one space for every 4 dwelling units.
- This is intended to address concerns with on-street parking in higher density developments, particularly those with narrow streets where emergency vehicle access may be hindered by excessive on-street parking on streets not originally designed/constructed to accommodate on-street parking.

Open Space

- Consolidates current open space regulations to provide consistency and reduce redundancy.
- Generally carries forward current open space requirements and adds an open space requirement for group developments and conventional residential subdivisions.
- Requires at least one amenity in open space (e.g., multi-use trail, playground, dog park).
- Adds specific types of open spaces to ensure required open space is intentionally planned and of meaningful size (e.g., natural area, neighborhood park, plaza).
- Limits the amount of active recreation areas, buffers, wetlands, floodplains, and other areas that can count towards required open space.
- Allows site area that contains vegetated low impact development features, as required by Article 14: *Stormwater Management*, to be counted as open space.
- Allows tree preservation requirements to be met with trees located within required open space.
- Requires open space in an Open Space Residential Subdivision to be immediately adjacent to the largest practical number of lots within the development. Lots that do not adjoin open space must be connected to the open space via a sidewalk or trail.

Open Space Subdivisions

- Carries forward the minimum open space requirements for Option #1 but removes Option #2 since it is infrequently used.
- Removes the limitation on single-family attached (townhouse) units in Open Space Subdivisions and instead allows the use table to control. (For example, townhouses are a permitted use in R-MA, but the current regulations limit the number of townhouses to only 15% of the total number of dwelling units in an Open Space Subdivision.)

Zero Lot Line Developments

- Adds provision for maintenance/drainage easements along the zero lot line to ensure homeowners have the legal ability to access all sides of the house.
- Requires developer to establish a maximum lot coverage for the development based on the design of the stormwater system. This is intended to address staff's concerns about future additions to structures creating negative impacts on the development's stormwater management facilities.

ARTICLE 12: ACCESS & CONNECTIVITY

- Adds standards for driveway widths, locations, spacing, and corner clearance, which improves traffic safety.
- For new residential subdivisions, adds internal street connectivity requirements based on a ratio, which effectively reduces the number of cul-de-sacs/dead-end streets allowed. Also requires inter-parcel access between multiplex residential, non-residential, and mixed use developments. Among other potential benefits, this provides more direct routes for travel within and between neighborhoods (particularly beneficial for pedestrians and bicyclists) and improves access for emergency vehicles.
- Except as noted in the next bullet, requires sidewalks or shared use paths in minor subdivisions, major subdivisions, group developments, and commercial developments:
 - When the subdivision is within one and one-half miles of a public school (measured along the road from the entrance);
 - On any proposed street with 40 or more lots;
 - On all proposed streets servicing 75 or more lots;
 - In any residential subdivision that connects to an adjacent existing sidewalk or shared use path or to a planned sidewalk or shared use path as listed in the County's Safe Routes to School, Recreation & Work Plan, GPATS Long Range Plan, Greenlink Transit Development Plan, or any other County- or SCDOT-adopted plan.
- Sidewalks or shared use paths are not required:
 - On streets where grades exceed 15%;
 - Internally within developments in R-R1, R-R3, and R-S zoning districts or unzoned areas, except when it is an open space subdivision; or
 - External to developments, if the frontage road is classified as a Rural Local Collector (reference Road Functional Classifications), except when it is listed in the County's Safe Routes to School, Recreation & Work Plan, GPATS Long Range Plan, Greenlink Transit Development Plan, or any other County- or SCDOT-approved plan.
- Requires transit stops in new developments in locations specified in the GPATS Long Range Plan, Greenville Transit Development Plan, or any other County- or SCDOT-adopted plan and adjacent to proposed significant transit generators or destinations (residential developments with 200+ dwelling units and non-residential developments projected to generate 1,350 average daily trips that are not located within ¼-mile of an existing transit stop.
 - Includes minimum standards for transit stops, including a shelter, bench, bicycle rack, and trash receptacle.
 - This helps implement *Plan Greenville County* Objective I-3, Strategy 2 ("Assist GTA with transit stops and rights-of-way for new land use.").

- Adds incentives, including parking reductions, increased height, increased floor area, and increased density, to encourage the location of new developments in close proximity to existing transit stops and to encourage the provision of new transit stops with new development.
 - All developments that provide new transit stops, even those required to do so (see previous bullet), are eligible for these incentives which helps offset the cost of transit stop construction.
 - Increased access to transit can reduce vehicle trips which reduces traffic congestion. Transit access can increase accessibility to jobs, educational opportunities, and healthcare. It also promotes equity by providing a transportation option for people who cannot drive or who cannot afford a car.
- Updates street classifications for consistency with SCDOT and *An Expanded Functional Classification System for Highways and Street* (NCHRP 855 2018).
 - Bases public street design standards on the street’s functional classification and its context (which the *GPATS Functional Classification Map* identifies).
 - Relocates updated (by staff) street cross-sections to a separate Administrative Manual.

ARTICLE 13: TRANSPORTATION CORRIDOR PRESERVATION

- Carries forward (with minor edits) and reorganizes the County’s Transportation Corridor Preservation Ordinance (Ordinance No. 4326).
- Updates references to the current TIP and adds corridors planned for improvement through other programs, including a Capital Improvement Program should Greenville County adopt one in the future.
- Proposes to maintain the list of subject roads and applicable setbacks in a document entitled *Greenville County Transportation Preservation Corridors* which will be maintained outside the UDO. This document is updated when new transportation projects are approved and funded through other approval processes, such as the periodic adoption of the GPATS Transportation Improvement Program by the GPATS Policy Coordinating Committee, and when projects are completed and can be removed from the list.
- In order to consolidate like provisions and reduce redundancy, relocates the following sections to other parts of the UDO:
 - Sections 2: *Authority*, 14: *Separability and Validity*, 15: *Repeal of Conflicting Ordinances*, and 16: *Effective Date* are proposed to be consolidated with related provisions in UDO Article 1: *Introduction*;
 - Section 7: *Variance Procedure* is proposed to be consolidated with provisions for waivers in UDO Article 17: *Land Development Procedures*; and
 - Section 13: *Penalties for Non-Compliance* is proposed to be consolidated with related provisions in UDO Article 20: *Violations & Enforcement*.
- Adds a requirement that utilities installed to serve new development must be located in a manner that will not require their relocation as part of the improvement project. This is more cost-effective for property owners and the right-of-way owner.
- Clarifies that right-of-way buffers required by Article 6: *Buffers & Screening* must be located outside the current and future rights-of-way of all roads subject to Article 13. This ensures these buffers are not eliminated for road projects.

ARTICLE 14: STORMWATER MANAGEMENT

- Establishes baseline stormwater management requirements to supplement the County's Stormwater Management Ordinance (which is separate from the UDO).
- Establishes requirements for the use of low impact development techniques to manage stormwater, mitigate heat island effects, and improve the aesthetic quality of development.
- Proposes to eliminate LDR Appendix G: *Density Bonus for Low Impact Development Program (Stormwater Banking Program)*.
 - This program was originally implemented in March 2013.
 - Staff recommends discontinuation of the program since it is complex to administer and has never been used.
 - Further, some of the items that qualify for points under the program are proposed to be required in UDO, and the UDO can achieve the same or similar results through conventional standards.
- Updates roadway drainage system design standards to current best practices.
- Carries forward portions of LDR Appendix E: *Low Impact Development Features within the Centers and Corridors*. Appendix E was based on the County's previous Comprehensive Plan, so the UDO proposes to update the standards and expand their applicability to all development subject to the Greenville County Stormwater Management Ordinance.

ARTICLE 15: UTILITIES

- Revises provisions for water and sewer systems pursuant to input from ReWa and MetroConnects.
- Requires developers to coordinate with the Sewer Treatment Provider at least 60 days before submittal of a subdivision application to Greenville County. This ensures sufficient time for the Sewer Treatment Provider to provide input and guidance to the developer.
- For major and minor subdivisions with individual septic, requires 25 ft easements to accommodate sewer lines if sewer becomes available in the future.
- Requires primary and alternative septic tank sites on each lot. Applications for minor and major subdivisions must include a soil report and system layout for each proposed lot prepared by a professional soil classifier confirming septic suitability for the primary and alternative septic fields. This ensures each lot can continue to accommodate a septic system if the primary site fails.

ARTICLE 16: UDO PROCEDURES

General Procedures

- This Article consolidates all procedures in the Zoning Ordinance and Land Development Regulations.
- This Article provides several applicability matrices to help the user identify what procedures apply to different land development activities.
- Each procedure type includes a common workflow that clearly outlines the steps in the process.
- Clarifies completeness review by providing
 - A two business day completeness review by County staff; and
 - An objective standard for administrative dismissal for incomplete applications.

- Provides for a new pre-application community meeting.
 - This monthly meeting will provide a forum for public comment on all major subdivisions and review districts.
 - It will require posted notice, and a report must be included in the application.
 - The meeting was proposed by County staff to allow the public to provide meaningful comments at a stage of the development when the developer can still make changes to the plan without wasting resources.
- Clarifies the standard for parties in interest for appeals based on input from the County Attorney.
- Allows two instances of removal of posted notice signs before a matter is removed from the docket.
- Removes the requirement that the centerlines of proposed roads must be marked at the time a property is posted for public notice.
- Provides for a new Administrative Manual that County staff will maintain and provide to the public on the County's website.

Zoning Procedures

- Clarifies the current process of administrative review for zoning compliance as part of the building permit application process.
- Clarifies procedure for review of group developments that do not involve subdivisions (such as RV parks, manufactured home parks, apartments, and multi-tenant commercial developments) by the Technical Advisory Committee, which is replacing the Subdivision Advisory Committee.
- Adds a new small wireless permit to implement the requirements of the S.C. Small Wireless Facilities Deployment Act for deployment of small wireless facilities in the right-of-way and on private property.
- Adds a new procedure for interpretations of the zoning regulations in the UDO by the zoning administrator that is appealable to the BZA.
- Significantly updates the Review District Rezoning process. Currently, the County Council approves a development plan during the rezoning process, but the Planning Commission can override the development plan during the subsequent subdivision review. The process is changed as follows:
 - Requires participation in the monthly pre-application community meeting.
 - Requires a preapplication Technical Advisory Committee (TAC) review of the preliminary development plan.
 - Provides for a public hearing by Council, followed by First Reading.
 - Provides for Planning Commission review and recommendation for the rezoning and preliminary development plan.
 - Provides for P&D Committee review.
 - Provides for Second and Third Reading to approve the rezoning, which results in a preliminary development plan approval by Council.
 - The final development plan is approved by County staff based on consistency with the approved preliminary development plan.
 - If the review district includes the subdivision of the parcel, the Staff TAC reviews a preliminary plan and evaluates all infrastructure requirements in the UDO.
 - The Planning Commission reviews the preliminary plan for consistency with the County Council's decision and the infrastructure requirements identified by the TAC. Departure

from the infrastructure standards of the UDO require a special waiver from the Planning Commission.

- Staff approves the Final Plat based on consistency with the approved preliminary plat.
- Significantly updates the processes for initial zoning.
 - It eliminates the referendum and petition options for initial zoning and replaces them with a simple application process that is nearly identical to the County's current rezoning process. The referendum option has never been used. The petition option is complex and time consuming, taking up to two years or longer to complete and may discourage property owners from pursuing zoning, even when there is significant interest among property owners in a particular area.
 - Allows individual property owners to submit applications for initial zoning when the subject property is contiguous to a zoned area, which codifies a current County policy.
 - When property proposed for initial zoning is not contiguous to zoned area, the UDO proposes that the application must include at least 160 acres and the signatures of 60% of the property owners. This significantly reduces the threshold acreage for initial zoning (from 640 acres) to make the process more accessible to residents, while maintaining a reasonably high acreage threshold to limit "piecemeal" zoning requests.
- Adds a new procedure that allows applicants to appeal County staff decisions to the Board of Zoning Appeals.

Historic Preservation Procedures

- Significantly updates the historic preservation process. The Zoning Ordinance currently addresses historic preservation using a Historic Preservation Overlay (HPO) zoning district. However, the review process and Council approval do not meet the technical requirements for the rezoning of a property. Rezoning is an unusual process for historic preservation of individual properties. Most historic district overlays are contiguous historic districts and not individual properties located throughout a jurisdiction.
- The process is updated to provide for a historic designation of individual properties that requires owner consent. The request can be initiated by the property owner or the Historic Preservation Commission. Property will not be designated without the owner's consent.
- The request is reviewed by the Historic Preservation Commission, which makes a recommendation to the County Council.
- The Planning & Development Committee reviews the historic designation. If it approves the designation, the County Council will consider a resolution adopting the designation.

Subdivision Procedures

- Generally, changes to the subdivision process are minor and are intended to clarify the current LDRs and ensure conformity with the County's current processes.
- The UDO requires all plats to be reviewed and approved by County staff before filing and removes an exception allowing surveyors to verify a plat does not create a new lot. This change is based on staff input on the plat filing process.
- Expands and clarifies the requirements for a simple plat subdivision based on current County procedures and the criteria for a summary plat.
- Significantly updates the Major Subdivision process by requiring pre-application participation in the new monthly community meeting.

- At the meeting, the developer is required to present a sketch plat for review and comment by members of the public, including the Planning Commission if they choose to attend.
- The application requires the developer to report on the public comments and describe how they responded to the comments in the submitted preliminary plan.
- This change is included to improve the public engagement process by allowing the public and members of the Planning Commission to comment on a Major Subdivision before the design is finalized and the developer has committed to complete design drawings.

UDO and Comprehensive Plan Amendment Procedures

- This Section adds new provisions for adopting and updating the Comprehensive Plan based on statutory requirements.
- This Section provides a new text amendment process for the UDO based on the current Zoning Ordinance amendment process. This process is intended to provide one uniform process for amendments to the UDO, which includes both zoning and subdivision regulations. Important points include:
 - Providing a separate procedure for rezoning requests (map amendments) that continue to follow the current process.
 - Extending the published notice period for zoning text amendments from 15 days to 30 days to match the longer required notice period for LDR amendments.

ARTICLE 17: REVIEWING & DECISION-MAKING BODIES

- This Article consolidates the duties for the individuals, groups, and County departments responsible for administration and enforcement of the UDO.
- Nearly all proposed changes are minor. For example, proposed is to require the Historic Preservation Commission to adopt rules of procedure, just as the current code already requires the Board of Zoning Appeals and Planning Commission to do.
- The most significant changes involve the Subdivision Advisory Committee (SAC):
 - First, the UDO proposes to rename the SAC as the Technical Advisory Committee (TAC). The SAC currently reviews developments that do not involve subdivision, so the new name more accurately describes the Committee's role.
 - Second, the UDO proposes the TAC review rezoning applications for Review Districts, if the district proposes to include one or more subdivisions. Currently, only Zoning staff review these applications, and it would be useful for the TAC to conduct a technical review prior to consideration of the site plan by County Council. If the TAC's technical review results in changes to the site plan, these can be addressed prior to final approval of the rezoning. Otherwise, major changes must go back through the Review District rezoning process.
 - The TAC will continue to review group developments with new lots, preliminary plans, and site plans for campgrounds, manufactured home parks, and RV parks.

ARTICLE 18: NONCONFORMITIES & VESTED RIGHTS

- This Article protects and regulates nonconforming lots, site improvements, structures, and uses (collectively referred to as “nonconformities”) and specifies the circumstances and conditions under which they may continue.
- Revises current Zoning Ordinance Section 9:3.2 *Expansion of Nonconforming Uses* to prohibit expansion of nonconforming uses. The current Zoning Ordinance allows expansion with “the express review of the Board of Zoning Appeals.” However, it does not specify criteria for the BZA to use in determining whether to authorize expansion.
- Revises current Zoning Ordinance Section 9:3.4 *Change of Nonconforming Use* to remove the allowance for the BZA to authorize a nonconforming use to be changed to “any use more in character with the uses permitted in the district.” This current text authorizes the BZA to allow the establishment of a use not otherwise allowed in a district. However, it is County Council’s role to establish the types of uses appropriate in each zoning district through adoption of the Use Table.
- Establishes rules for the review and redevelopment of sites that are nonconforming with respect to site improvements. The proposed definition of *site improvement* is “a human-made element on a lot, other than a building, that the UDO requires as a condition of development or redevelopment. Site improvements include, but are not limited to, buffers, landscaping, parking, and outdoor lighting.” These rules clarify when nonconforming site improvements must be brought into compliance with the UDO. The current Zoning Ordinance does not address these types of nonconformities so it is unclear when (or whether) they must be brought into compliance.

ARTICLE 19: VIOLATIONS & ENFORCEMENT

- Includes new provisions that clarify the types of activities that violate the UDO. Examples include development or use without permit or approval, development or use inconsistent with conditions of approval, failure to maintain required open space, and displaying a temporary sign longer than permitted. This ensures applicants and landowners are aware of their responsibilities under the UDO.
- Carries forward the County’s current provisions for penalties and remedies and adds new provisions, such as withholding acceptance of applications, issuance of stop work orders, and revocation of permits and approvals. These provisions help the County enforce violations by limiting or prohibiting development until existing violations are corrected.
- Identifies specific conditions that must be present in order for the Zoning Administrator to revoke a permit or other development approval. This protects applicants and developers from arbitrary revocation of a permit or approval.

ARTICLE 20: RULES OF INTERPRETATION & MEASUREMENT

Rules of Interpretation

- Describes how to interpret the UDO text, graphics, and zoning map.
- The general rules of interpretation are new but are typical of development codes. For example, the words “shall” and “must” are mandatory; the words “may,” “should,” and “encouraged” are permissive. These rules help staff and applicants understand the UDO standards.

- Describes what to do when applicable regulations conflict. In most cases, the more restrictive standard controls.

Rules of Measurement

- Includes explanations of how to measure or calculate quantitative standards in the UDO, such as residential density, height, and setbacks. This ensures consistency in the application of these standards.
- A major proposed change involves the calculation of lot area. The UDO proposes to no longer allow the calculation of minimum lot area to include any portion of a street right-of-way.
 - The current Zoning Ordinance (Sec. 7:1.4 *Calculating Minimum Lot Area*) allows “the area adjacent to a lot designated as being County owned right-of-way [to] be included in the computation and determination of the minimum lot area.”
 - Including right-of-way in lot area is not a best practice and, in some cases, can result in a significant reduction in usable lot area.
 - For example, a residential lot zoned R-6 and located on an SCDOT street requires a minimum lot area of 6,000 sq ft and a minimum lot width of 50 ft. Assuming the street right-of-way (ROW) is 50 feet and half of that width can be included in the lot area, that allows 1,250 sq ft of lot area (50 ft minimum lot width x 25 ft ROW width) to be located in the ROW. That represents just over 20% of the minimum lot area (1,250 sq ft lot area in ROW / 6,000 sq ft minimum lot area = 0.2083 = 20.83%).
- Another major proposed change involves the measurement of setbacks. The UDO proposes to require all setbacks to be measured from the lot line.
 - The current Zoning Ordinance (Sec. 7:3 *Determining Setback Lines in All Districts*) states “[a]ll 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.”
 - Typically, the edge of the ROW is the same as the lot line, but this proposed change clarifies the measurement as most property owners are familiar with lot lines and less so with ROW lines.
- Allows additional structures or features to encroach into required setbacks. Examples include mechanical units for residential uses and ramps for ADA accessibility.

ARTICLE 21: DEFINITIONS & ACRONYMS

- Consolidates all definitions and resolves inconsistencies between current Zoning Ordinance and Land Development Regulations definitions.
- Adds acronyms, such as BZA, ROW, and SCDOT.
- Eliminates definitions of terms that are no longer used.
- Updates some current definitions for consistency with South Carolina law or best practices.
- Most changes involve the addition of new definitions, primarily for land uses listed in the Use Table in Article 4.
- As noted in Article 4, Principal Uses, above, revises terminology for dwellings to focus on the physical characteristics of the structure, rather than the relationship of the people living in it (e.g., detached house dwelling vs. detached single-family dwelling; multiplex dwelling vs. multi-family dwelling).

- The UDO proposes a significant change to the definition of townhouse dwellings (formerly referred to as attached single-family dwellings). The revision requires individual townhouse dwelling units to be located on individual fee simple lots.
 - In other developments where units are built to look like townhouses but are located on a single parcel, the units are considered multiplex dwellings.
 - This helps clarify the approval process and ensures townhouse developments are constructed as subdivisions subject to the new townhouse subdivision standards in Article 11.

ARTICLE 22: SUBMITTAL REQUIREMENTS

- The UDO relocates various technical standards that will be used by developers and the design community to a separate Article to improve the user-friendliness of the UDO for the general user. Generally, the Article carries forward the current standards for these submittals. Topics include:
 - General Survey Requirements
 - Subdivision Plat Requirements
 - Financial Security Requirements
 - Landscaping Plan
 - Traffic Impact Study
 - Review District Submittals
 - Site Plan Requirements for R-MHP District

Financial Security Requirements

- This Section generally carries forward the financial security requirements in the Land Development Regulations. Changes include:
 - Adding the option to use a performance bond issued by a surety licensed to do business in the state.
 - Updating the letter of credit standards to ensure that it conforms with current banking processes by removal of requirement for in-person demand on letters of credit.

Traffic Impact Study

- This Section generally carries forward the current requirements for traffic impact studies in the Land Development Regulations with several changes to conform with the SCDOT's TIS process. Particular changes include:
 - Updating the separate applicability threshold for unzoned areas so that one standard (100 trips) will apply County-wide.
 - Removing the separate standard for rezoning applicability so that all changes in use uniformly trigger a TIS with 100 trip increase;
 - Updating the applicability table with the current size thresholds in the SCDOT's Access & Roadside Management Standards Manual.
 - Updating the requirements for the process and content of a TIS to conform with the current version of the SCDOT Access & Roadside Management Standards Manual.
- The revision also updates the review and approval provisions to clarify the decision-making process for adopting a requirement for recommended mitigation.