



The Greenwood City / County Planning Department

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April 30, 2026

Taft Mills Group
Attn: Nate Broman-Fulks
631 Dickinson Ave.
Greenville, South Carolina 27834

Property Address: 1222 & 1230 Montague Ave. Ext.
Greenwood, SC 29649
GPINs: 6846-357-680 & 6846-323-864
Zoning: C-2 (General Commercial)

Mr. Broman Fulks –

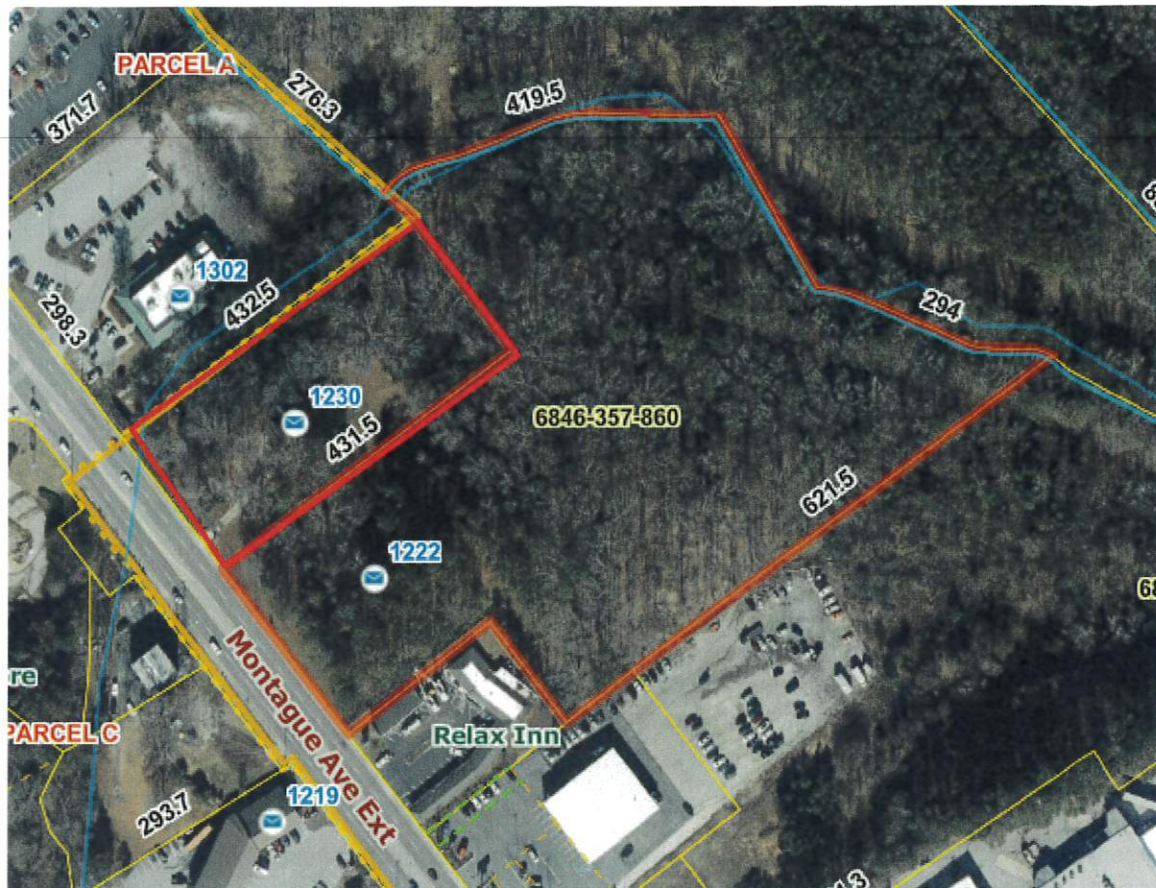
1. The Greenwood City/County Planning Department of Greenwood, South Carolina has jurisdiction over the zoning of the subject properties located in Greenwood County, South Carolina.
2. The zoning classification for the approximately 8.12 & 1.09 acre parcels is **C2 (General Commercial)**. C2 (General Commercial) is a zoning classification found in the Greenwood County zoning ordinance which is designed to provide for commercial uses of the general type located along thoroughfares in all sectors of the city and county.
3. The proposed 60 residential multi-family structures are permitted by right under C2 (General Commercial) zoning. The residential development density is governed by the R-5 (Multi-Family Residential) standards found in the Greenwood County ordinance (table enclosed).
4. There are no known variances, special exceptions, or conditions on the subject properties at this time.
5. This department is not aware of any zoning violations on file on the subject properties.
6. The surrounding properties are zoned GC (General Commercial) to north, R-1 (Single Family Residential) to the east and C-2 General Commer to the south.

If you have any further questions, please feel free to contact me at (864) 942-8636.

Respectfully,

Tracey Goldman-Busbee

Tracey Goldman-Busbee
Planner



Sec. 6-3-40. C-1 neighborhood commercial district.

(a) **Purpose.** The purpose of this district is to provide for limited types and sizes of commercial uses normally needed as a convenience to abutting neighborhoods in locations which are readily accessible from such neighborhoods. Limitations on the type and size of uses provide for compatibility with abutting neighborhoods.

(b) **Permitted uses.**

- (1) Personal service establishments such as barbershops and beauty shops, laundromats, laundry pickup, tailor, dressmaker, shoe shops, photo studio, libraries, child care centers, restaurants and other small-scale establishments.
- (2) Convenience retail establishments such as drug, hardware, grocery and beverage stores; bakery, flower and gift shops; newsstands and bookstores; and similar small-scale uses.
- (3) Professional uses such as business offices, financial institutions, medical offices and clinics.
- (4) Commercial parking lots and garages.
- (5) Government office buildings, including parking lots for such buildings.
- (6) Churches and places of worship or religious institutions.
- (7) Recreational uses, including public parks, recreation and community or neighborhood buildings and facilities, and golf courses, but not miniature.
- (8) Day care and child care centers, as defined by this chapter.
- (9) Accessory land uses and buildings customarily incidental to any of the uses listed in this subsection, and home occupations.
- (10) Signs in accordance with subsection (c) of this section, pertaining to sign regulations.
- (11) Duplexes, townhomes and multiplexes.
- (12) Furniture and appliance retail sales.
- (13) Private Club, provided all of the following requirements are met:
 - a. The building housing the private club shall not exceed 1,500 square feet in size.
 - b. The hours of operation shall be limited from 4:00 p.m. to 10:00 p.m. each day.
 - c. No outdoor sound system shall be allowed outside of the private club.
 - d. There shall be no outdoor activity of any kind; provided, however, that patrons shall be allowed to occupy an outside back deck while smoking.
 - e. Vehicles of employees, members and guests may only be parked on the premises of the private club in designated parking spaces. There shall be no parking on neighboring parcels of land or within the right of way of any road.

(c) **Sign regulations.** The following types of signs, together with the conditions attached thereto, are permitted in the C-1 district:

- (1) Permanent signs for which a permit is not required: Signs of duly constituted governmental bodies, name and address signs on mailboxes, street numbers, and private directional or warning signs, provided they do not exceed two square feet in area and are non-illuminated.
- (2) Temporary signs for which a permit is not required: Real estate and development signs, construction signs, for sale or lease signs, and notices of public events, provided such signs are non-illuminated, are securely anchored, are removed within one week after their reason for being has ceased to exist, and do not exceed 12 square feet in area.
- (3) Permanent signs for which a permit is required: One freestanding business identification sign per lot, plus one additional freestanding sign for each 100 feet or fraction thereof of street frontage over 200 feet; provided such signs shall:
 - a. Not exceed 75 square feet in area;
 - b. Be placed at not less than 100-foot intervals;
 - c. Be located no closer than five feet to the nearest property line; and
 - d. Be located on the property to which they refer.

Flat, wall or surface signs are permitted on each structure in the C-1 district, provided they do not exceed 20 percent of the face of the structure on which they are placed.

- (4) Temporary or portable signs for which a permit is required:
 - a. One temporary or portable sign per tax parcel; provided, however, in the case of a multiple business constituting a shopping or business center, one temporary or portable sign per 100 feet of road frontage is permitted. Such sign shall:
 1. Not exceed 60 square feet in area;
 2. Be located no closer than ten feet to the nearest property line;
 3. Not have flashing lights or blinking lights; and
 4. Meet all code and safety requirements of the governing authority.
 - b. A permit verifying compliance with the specifications set forth in subsection (c)(4)a of this section shall be obtained from the building official. It shall be unlawful for any person to use or allow to be used on his property a temporary or portable sign for which a valid permit has not been obtained or which does not otherwise comply with the requirements for such signs.
 - c. Upon the payment of a permit fee of \$20.00, permits shall be issued for a period of three months. Permits may be renewed for successive three-month periods upon the payment of an additional fee of \$20.00 for each period. A holder of a signed permit shall have a seven-day grace period within which to renew his permit. However, the renewed permit shall run from the date the previous permit expired.
 - d. Any person convicted in magistrate's court or municipal court for violating any provision of this subsection (4) shall be ineligible to receive a new permit or to renew an existing permit for a period of six months commencing on the date the person first received notice of violation. In addition, any current permit issued for the sign which is being displayed in violation of this chapter shall be immediately revoked. The penalty imposed in this subsection shall be in addition to any other penalties imposed by this chapter.
 - e. Subsections (c)(4)a. through d. of this section shall not apply to political signs, except as provided by Ordinance No. 24-90 (section 9-1-1 et seq.) pertaining to political signs.

- f. Any nonprofit association wishing to advertise a special event shall be granted permits for temporary signs without paying the required permit fees. The permits shall be restricted so as to allow the signs to be displayed for not more than one week prior to the event and to require the signs to be removed by no later than two days after the event is held. Any sign displayed pursuant to a permit issued under this subsection shall:
1. Not exceed 60 square feet in area;
 2. Be located no closer than ten feet to the nearest property line;
 3. Not have flashing lights or blinking lights; and
 4. Meet all code and safety requirements of the governing authority.

(d) Development standards.

- (1) *Residential uses.* See the R-5 district for residential uses. (Sec 6-3-36)
- (2) *Commercial and nonresidential uses.*

C-1 (Neighborhood Commercial)	All Uses
Minimum Lot Area	NA
Minimum Lot Width	NA
Minimum Lot Depth	NA
Minimum Front Yard	30 ft
Minimum Side Yard	0/10 ft
Minimum Rear Yard	25 ft
Maximum Building Height	35 ft
Maximum Sign Height	10 ft

(e) Offstreet parking and loading regulations. See article H of this chapter.

(f) Bufferyard requirements. Minimum bufferyard requirements for and between permitted uses in this district and adjacent uses are prescribed in article E of this chapter, pertaining to bufferyards.

(Ord. No. 13-86, § IV.I, 12-2-86; Ord. No. 9-87, § I, 4-21-87; Ord. No. 23-90, § I, 12-4-90; Ord. No. 15-94, § I, 9-6-94; Ord. No. 24-99, 7-6-99; Ord No. 2013-03, 3-5-2013)

Sec. 6-3-41. C-2 general commercial district.

(a) **Purpose.** The purpose of this district is to provide for commercial uses of the general type located along thoroughfares in all sectors of the city and county. Included within the provisions of the district regulations are the regional type commercial uses generally located on accessible sites with large service areas and parking.

(b) **Permitted uses.**

- (1) All permitted uses in the C-1 district and the C-3 district.
- (2) Hotels and motels.
- (3) Retail establishments excluded from the C-1 and C-3 districts, including automobile and truck sales and service (but not including salvage yards or junkyards), boat sales and service, farm equipment sales and service, building and plumbing supplies, tombstones, surplus materials and heavy machinery, motorcycle sales and service, and mobile home sales (mobile homes may be used as a sales office on a mobile home sales lot).
- (4) Miniwarehouses. (Sec 6-3-117)
- (5) Personal service establishments excluded from the C-1 and C-3 districts.
- (6) Radio and TV stations.
- (7) Bus and transportation terminals. (Sec 6-3-117)
- (8) Veterinarian, animal hospital or kennel.
- (9) Bottling works and beverage distribution.
- (10) Fabricating and assembling establishments, provided the entire operation is enclosed within a building.
- (11) Mechanical and repair service.
- (12) Motor vehicle body shop.
- (13) Tire recapping.
- (14) Funeral home.
- (15) Accessory uses and buildings customarily incidental to any of the uses listed in this subsection.
- (16) Signs in accordance with subsection (c) of this section, pertaining to sign regulations.
- (17) Outdoor advertising displays, provided, however, that outdoor advertising displays are prohibited from being constructed within plain view from the South Carolina Department of Transportation's right of way at any point along the following corridor: Beginning at the northern boundary of the city limits of the City of Greenwood on U.S. Highway 25 and proceeding on U.S. Highway 25 to the southern boundary of the city limits and beginning at the intersection of North Main Street (S-34) and Cambridge Avenue (S-29) and proceeding on S.C. Highway S-34 to the southern boundary of the city limits of the City of Greenwood. This is intended to include portions of U.S. Highway 25, S.C. Highway S-34, Montague

Avenue, Hampton Street, Calhoun Street, Main Street, North Main Street and South Main Street.

- (18) Duplexes, townhomes and multiplexes. (Sec 6-3-36)
- (19) Distribution centers.
- (20) Multi-family residential uses and commercial uses are allowed within the same building only under the following conditions:
 - a. No residential use can be located on the ground floor (street level).
 - b. No residential use can be located on the same floor or level on which a commercial use is located. No commercial use can be located on the same floor or level on which a residential use is located.
 - c. Those portions of the building used for residential uses must have an entrance which is separate and distinct from the entrance to those portions used for commercial uses.
 - d. In addition to compliance with applicable parking regulations, parking areas for those portions of the building used for residential uses must be separate and distinct from parking areas for those portions used for commercial uses.
 - e. The density of the residential uses cannot exceed eight units per acre.
- (21) Mobile food truck vendor – provided the use is a temporary use and meets the following conditions at all times:
 - a. That the vendor has the written consent of the property owner to utilize the property.
 - b. That the vendor be established at least 250 feet from a permanent restaurant use. A waiver to the 250 foot distance requirement may be granted in writing from an affected restaurant use and shall be provided to the Planning Department at time of permitting.
 - c. The hours of operation are limited to 7:00 am to 9:00 pm.
 - d. That the vendor meets established standards by SC DHEC.
 - e. Food trucks may not be parked as to reduce available parking spaces of established businesses or hamper the flow of traffic in parking lots.
 - f. Parking requirements shall be provided as determined by the Zoning Official.
 - g. Signage for the business shall be provided as determined by the Zoning Official.
 - h. No sounds may be produced from the vehicle to attract customers.
 - i. Refuse containers must be provided and collected daily.
 - j. The site must be vacated on a daily basis.
- (22) Winery/vineyard – provided the following conditions are met:
 - a. That housing for the manufacture of wine be within an approved structure.
 - b. That SC state permits have been approved for the use.
 - c. That an outdoor event venue space may be utilized as a secondary use to the winery and shall operate on a limited basis to the primary use.
 - d. That required parking and entranceway may be asphalt, concrete, crusher run, gravel or a grassed surface. The parking area shall be identified on the property and shall be maintained at all times. Individual parking spaces shall be denoted by the use of curb stops, wood, landscaping or other natural feature.
 - e. The required number of handicapped accessible parking spaces shall be paved with asphalt or concrete.

(c) Sign regulations.

- (1) Permanent signs for which a permit is not required: Same as C-1 district.
- (2) Temporary signs for which a permit is not required: Same as C-1 district.

- (3) Outdoor advertising display (applies to City of Greenwood only): A permit shall be required for an outside advertising display, which shall be issued provided the following conditions are met:
- a. The structure does not exceed 350 square feet in area;
 - b. Structures are not placed closer than 500 feet to any other outdoor advertising display on the same side of the street or highway facing traffic heading in the same direction (this measurement shall not apply to include on-premises identification signs);
 - c. Structures shall not exceed 50 feet in overall height;
 - d. The outside limits of the outdoor advertising display shall be located no closer than 15 feet to the road right-of-way or five feet to any other property line, except when the bottom of the sign is 20 feet or more above the ground.
- (4) Permanent on-premises identification signs for which a permit is required: One freestanding identification sign per lot for each 100 feet or fraction thereof of street frontage over 200 feet, provided such signs shall:
- a. Not exceed 350 square feet in area;
 - b. Be placed at not less than 100-foot intervals
 - c. Have a maximum height of 40 feet; and
 - d. Be located no closer than five feet to the nearest property line.
- (5) Flat, wall or surface signs are permitted on each structure in the C-2 district, provided they do not exceed 20 percent of the face of the structure on which they are placed.
- (6) Temporary or portable signs for which a permit is required:
- a. One temporary or portable sign per tax parcel; provided, however, in the case of a multiple business constituting a shopping or business center, one temporary or portable sign per 100 feet of road frontage is permitted. Such sign shall:
 1. Not exceed 60 square feet in area;
 2. Be located no closer than ten feet to the nearest property line;
 3. Not have flashing lights or blinking lights; and
 4. Meet all code and safety requirements of the governing authority.
 - b. A permit verifying compliance with the specifications set forth in subsection (c)(6)a of this section shall be obtained from the building official. It shall be unlawful for any person to use or allow to be used on his property a temporary or portable sign for which a valid permit has not been obtained, or which does not otherwise comply with the requirements for such signs.
 - c. Upon the payment of a permit fee of \$20.00, permits shall be issued for a period of three months. Permits may be renewed for successive three-month periods upon the payment of an additional fee of \$20.00 for each period. A holder of a signed permit shall have a seven-day grace period within which to renew his permit. However, the renewed permit shall run from the date the previous permit expired.
 - d. Any person convicted in magistrate's court or municipal court for violating any provision of this subsection (6) shall be ineligible to receive a new permit or to renew an existing permit for a period of six months commencing on the date the person first received notice of violation. In addition, any current permit issued for the sign which is being displayed in violation of this chapter shall be immediately revoked. The penalty imposed in this subsection shall be in addition to any other penalties imposed by this chapter.

- e. Subsections (c)(6)a. through d. of this section shall not apply to political signs, except as provided by Ordinance No. 25-90 (section 9-1-1 et seq.) pertaining to political signs.
- f. Any nonprofit association wishing to advertise a special event shall be granted restricted so as to allow the signs to be displayed for not more than one week prior to the event and to require the signs to be removed by no later than two days after the event is held. Any sign displayed pursuant to a permit issued under this subsection shall:
 - 1. Not exceed 60 square feet in area;
 - 2. Be located no closer than ten feet to the nearest property line;
 - 3. Not have flashing lights or blinking lights; and
 - 4. Meet all code and safety requirements of the governing authority.
- g. No temporary or portable sign shall be allowed for any location with a permitted automatic changeable copy board.

(7) Billboards shall comply with the following conditions:

- a. No portion of a billboard may be located closer than 500 radial feet from another billboard issued by the County building official.
- b. The display area of a billboard shall not have a total surface area in excess of 300 square feet nor may the height of the display area exceed 12 feet nor may the length of the display area exceed 25 feet.
- c. No portion of a billboard may extend higher than 25 feet above the surface of the closest road, or no higher than 25 feet above the natural ground, whichever is greater.
- d. No portion of a billboard may be located closer than five (5) feet to any property line or right of way, extended upward in an imaginary plane from the ground.
- e. Billboards may provide digital displays not to exceed 300 square feet. The copy for such boards shall not change more than once every six (6) seconds.

(d) Development standards.

(1) *Residential uses.* See permitted residential uses in the R-5 district. (Sec 6-3-36)

(2) *Commercial and other nonresidential uses.*

C-2 (General Commercial)	All Uses
Minimum Lot Area	NA
Minimum Lot Width	NA
Minimum Lot Depth	NA
Minimum Front Yard	30 ft
Minimum Side Yard	0/10 ft
Minimum Rear Yard	15 ft
Maximum Building Height	50 ft
Maximum Sign Height	40 ft
Maximum Impervious Surface Ratio	75%

(e) Offstreet parking and loading regulations. See article H of this chapter.

(f) **Bufferyard requirements.** Minimum bufferyard requirements for and between permitted uses in this district and adjacent uses are set forth in article E of this chapter, pertaining to bufferyards.

(Ord. No. 13-86, § IV.J, 12-2-86; Ord. No. 9-87, § I, 4-21-87; Ord. No. 23-90, § I, 12-4-90; Ord. No. 3-91, 3-19-91; Ord. No. 24-99, 7-6-99; Ord. No. 22-01, § I, 12-4-01; Ord. No. 11-04, § 1, 5-4-04; Ord. No. 20-04, § 1, 9-21-04)

Sec. 6-3-42. Reserved

Sec. 6-3-43. I-1 light industrial district.

- (a) **Purpose.** The purpose of this district is to provide for certain types of business and manufacturing, relatively free from offense, in modern landscaped buildings, and to provide opportunities for employment closer to places of residence with corresponding reduction of travel time from home and work. Commercial uses are permitted for service to employees in the district. Typical development in the district would be that which is commonly known as an industrial park.
- (b) **Permitted uses.** Any building or use may be used for the following purposes, provided such building or use shall comply with the performance standards set forth in section 6-3-113:
- (1) (Reserved.)
 - (2) All uses in the C-2 district.
 - (3) Agricultural, including general farming, truck gardens, cultivation of field crops, orchards, groves or similar activities, dairy farming, keeping or raising for sale of animals, fish, birds and poultry, including structures for processing and sale of products raised on the premises; provided the commercial slaughtering and processing of cattle, cows, hogs and similar size animals shall not be conducted on the premises.
 - (4) Contractors shop and storage yard.
 - (5) Fairground.
 - (6) Manufacturing, fabricating, processing or assembling of the following and similar products: Boats, Bolts, nuts, screws, washers, rivets or rails, Staples and similar items, Clothing Pharmaceuticals, Furniture and wood products, Glass products, Hand tool and hardwood products, Ice, Musical instruments, games or toys, Office machines, Plastic products, Silverware, Signs, Sporting goods and Textiles.
 - (7) Mobile or manufactured homes, provided the following conditions are met:
 - a. The structure must be used as an on-site trailer;
 - b. The tenant must be employed by the industry and serve as the security officer for the site;
 - c. The structure cannot be used for lease purposes;
 - d. The structure shall conform to setbacks of 20 feet from the front, ten feet from the side, and 20 feet from the rear;
 - e. The structure must meet all mobile home requirements of the applicable building codes and all rules and regulations of the building inspection department;
 - f. A common security system shall be shared in industrial parks rather than permitting mobile/manufactured homes on individual parcels; and
 - g. The structure shall not remain vacant for a period longer than 90 days.
 - (8) Railroad facilities.
 - (9) Storage yard other than for scrap metal, wrecked automobiles or junk.
 - (10) Tobacco storage and processing.
 - (11) Truck terminal.
 - (12) Warehouse.
 - (13) Welding shop.

- (14) Accessory uses and structures customarily incidental to permitted uses.
- (15) Solid waste transfer station.
- (16) Solar farm – provided the following conditions are met:
 - a. Where a series of ground mounted solar panels (minimum of three) are placed in an area for the purpose of generating photovoltaic power for resale purposes.
 - b. The use is setback a minimum of 100 feet from abutting residential property and 50 feet from roadways.
 - c. A buffer at least 100 feet in depth along all sides of the development shall be provided. In instances where the site abuts an existing public right-of-way or existing residential use, the buffer depth may be reduced to 50 feet but must consist of plantings as follows placed within ten feet of the property line:
 - 1. On-site mature vegetation existing at a minimum height of 10 feet between any exterior fencing and adjacent property including rights-of-way; or,
 - 2. A single row of evergreens in combination with mature vegetation, installed at a height of five feet achieving opaqueness and a minimum height of 10 feet in five years; or
 - 3. A double row of off-set evergreens absent mature vegetation, installed at a height of five feet achieving opaqueness and a minimum height of 10 feet in five years; or
 - 4. A berm combined with evergreen vegetation installed at a height of five feet achieving opaqueness and a minimum height of 10 feet in five years.Where visibility of the solar farm is increased due to topography, the landscape buffer shall be planted on-site in an area that lessens the view of the solar farm. Where visibility of the solar farm is decreased due to topography, the landscape buffer may be reduced. The buffer may be reduced along property boundaries where the applicable adjoining property owner(s) agree to lessen such distance by executing a signed written waiver of this requirement of no less than 25 feet.
 - d. Solar panels are to be located and situated so glare is not a hazard to traffic or residences; a statement from a qualified engineer must be submitted with the application. Compliance with this condition shall satisfy the performance standard regarding glare as set forth in Section 6-3-113 (9) of this chapter.
 - e. Except for poles, lines and other equipment necessary to connect the solar farm to the electrical utility grid, no structure shall achieve a height of greater than 20 feet.
 - f. Access to the site must be controlled by a chain-link fence of at least six feet in height.
 - g. Prior to the issuance of the Zoning Compliance, the applicant must include a decommissioning plan that describes the anticipated life of the solar farm, the estimated decommissioning costs in current dollars, the method for ensuring that funds will be available for decommissioning and restoration, and the anticipated manner in which the solar farm project will be decommissioned and the site restored. Following a continuous six month period in which no electricity is generated or sold, the permit holder will have six months to complete decommissioning of the solar farm. Decommissioning includes removal of solar panels, buildings, cabling, electrical components, and any other associated facilities below grade as described in the decommissioning plan. Prior to issuance of the Certificate of Zoning Compliance, the applicant must provide the County with a performance guarantee (surety or performance bond, certified check or irrevocable letter of credit) in the amount of 125% of the estimated decommission cost minus the salvageable value or \$50,000, whichever is greater. Estimates shall be determined by an engineer licensed to practice in South Carolina.
 - h. The site shall adhere to the applicable sections of the International Building Code at time of construction and throughout the operation of the site.
 - i. Power inverters and other sound producing equipment shall be no less than 100 feet from any existing dwelling unit at the time of construction or installation of the solar farm.

- j. Upon submission of a proposed development plan for a particular site, the Planning Department staff shall mail notification to abutting property owners of record. This notification shall serve as general communication that a solar farm development is being proposed for a particular site.
- (17) Mobile food truck vendor – provided the use is a temporary use and meets the following conditions at all times:
- a. That the vendor has the written consent of the property owner to utilize the property.
 - b. That the vendor be established at least 250 feet from a permanent restaurant use. A waiver to the 250 foot distance requirement may be granted in writing from an affected restaurant use and shall be provided to the Planning Department at time of permitting.
 - c. The hours of operation are limited to 7:00 am to 9:00 pm.
 - d. That the vendor meets established standards by SC DHEC.
 - e. Food trucks may not be parked as to reduce available parking spaces of established businesses or hamper the flow of traffic in parking lots.
 - f. Parking requirements shall be provided as determined by the Zoning Official.
 - g. Signage for the business shall be provided as determined by the Zoning Official.
 - h. No sounds may be produced from the vehicle to attract customers.
 - i. Refuse containers must be provided and collected daily.
 - j. The site must be vacated on a daily basis.

(c) **Sign regulations.** Same as the C-2 district.

(d) **Development standards.**

I-1 (Light Industrial)	All Uses
Minimum Lot Area	NA
Minimum Lot Width	NA
Minimum Lot Depth	NA
Minimum Front Yard	40 ft
Minimum Side Yard	NA
Minimum Rear Yard	NA
Maximum Building Height	Unrestricted
Maximum Sign Height	50 ft

(e) **Offstreet parking and loading regulations.** See article H of this chapter

(f) **Bufferyard requirements.** Minimum bufferyard requirements for and between permitted uses in this district and adjacent uses are set forth in article E of this chapter, pertaining to bufferyards.

(Ord. No. 13-86, § IV.L, 12-2-86; Ord. No. 8-98, § I, 2-17-98; Ord. No. 14-99, § VIII, 4-20-99)

Sec. 6-3-44. I-2 heavy industrial district.

(a) **Purpose.** The purpose of this district is to provide for a variety of industrial operations, but to restrict or prohibit those industries which have characteristics likely to produce serious adverse effects within or beyond the limits of the district.

(b) **Permitted uses.**

- (1) Any building or premises may be used for any industrial wholesaling or storage purpose not in conflict with the performance standards set forth in section 6-3-113.
- (2) Any nonresidential use permitted in the I-1 district.
- (3) Accessory uses and structures customarily incidental to permitted uses.
- (4) Solar farm – provided the following conditions are met:
 - a. Where a series of ground mounted solar panels (minimum of three) are placed in an area for the purpose of generating photovoltaic power for resale purposes.
 - b. The use is setback a minimum of 100 feet from abutting residential property and 50 feet from roadways.
 - c. A buffer at least 100 feet in depth along all sides of the development shall be provided. In instances where the site abuts an existing public right-of-way or existing residential use, the buffer depth may be reduced to 50 feet but must consist of plantings as follows placed within ten feet of the property line:
 - i. On-site mature vegetation existing at a minimum height of 10 feet between any exterior fencing and adjacent property including rights-of-way; or,
 - ii. A single row of evergreens in combination with mature vegetation, installed at a height of five feet achieving opaqueness and a minimum height of 10 feet in five years; or
 - iii. A double row of off-set evergreens absent mature vegetation, installed at a height of five feet achieving opaqueness and a minimum height of 10 feet in five years; or
 - iv. A berm combined with evergreen vegetation installed at a height of five feet achieving opaqueness and a minimum height of 10 feet in five years.Where visibility of the solar farm is increased due to topography, the landscape buffer shall be planted on-site in an area that lessens the view of the solar farm. Where visibility of the solar farm is decreased due to topography, the landscape buffer may be reduced. The buffer may be reduced along property boundaries where the applicable adjoining property owner(s) agree to lessen such distance by executing a signed written waiver of this requirement of no less than 25 feet.
 - d. Solar panels are to be located and situated so glare is not a hazard to traffic or residences; a statement from a qualified engineer must be submitted with the application. Compliance with this condition shall satisfy the performance standard regarding glare as set forth in Section 6-3-113 (9) of this chapter.
 - e. Except for poles, lines and other equipment necessary to connect the solar farm to the electrical utility grid, no structure shall achieve a height of greater than 20 feet.
 - f. Access to the site must be controlled by a chain-link fence of at least six feet in height.
 - g. Prior to the issuance of the Zoning Compliance, the applicant must include a decommissioning plan that describes the anticipated life of the solar farm, the estimated decommissioning costs in current dollars, the method for ensuring that funds will be available for decommissioning and restoration, and the anticipated manner in which the solar farm project will be decommissioned and the site restored. Following a continuous six month period in which no electricity is generated or sold, the permit holder will have six months to complete decommissioning of the solar farm. Decommissioning includes removal of solar panels, buildings, cabling, electrical components, and any other

associated facilities below grade as described in the decommissioning plan. Prior to issuance of the Certificate of Zoning Compliance, the applicant must provide the County with a performance guarantee (surety or performance bond, certified check or irrevocable letter of credit) in the amount of 125% of the estimated decommission cost minus the salvageable value or \$50,000, whichever is greater. Estimates shall be determined by an engineer licensed to practice in South Carolina.

- h. The site shall adhere to the applicable sections of the International Building Code at time of construction and throughout the operation of the site.
- i. Power inverters and other sound producing equipment shall be no less than 100 feet from any existing dwelling unit at the time of construction or installation of the solar farm.
- j. Upon submission of a proposed development plan for a particular site, the Planning Department staff shall mail notification to abutting property owners of record. This notification shall serve as general communication that a solar farm development is being proposed for a particular site.

(c) **Sign regulations.** Same as the C-2 district.

(d) **Development standards.** Same as the I-1 district.

I-2 (Heavy Industrial)	All Uses
Minimum Lot Area	NA
Minimum Lot Width	NA
Minimum Lot Depth	NA
Minimum Front Yard	40 ft
Minimum Side Yard	NA
Minimum Rear Yard	NA
Maximum Building Height	Unrestricted
Maximum Sign Height	50 ft

(e) **Offstreet parking and loading regulations.** See article H of this chapter.

(f) **Bufferyard requirements.** Minimum bufferyard requirements for and between permitted uses in this district and adjacent uses are set forth in article E of this chapter, pertaining to bufferyards.

(Ord. No. 13-86, § IV.M, 12-2-86; Ord. No. 14-99, § IX, 4-20-99)

Sec. 6-3-36. R-5 multi-family residential district.

(a) **Purpose.** The purpose of this district is to permit the development of low-rise multifamily structures in harmony with single- and two-family dwellings. This district is applicable to land generally in outlying or suburban areas.

(b) **Permitted uses.**

Administrative offices.
Athletic field, indoor.
Baseball/softball/soccer park.
Basketball court, outdoor.
Bed and breakfast.
Botanical garden.
Child/adult care center.
Child/adult care home.
Church, temple or synagogue.
Community center.
Community/neighborhood recreation.
Convent or monastery.
Dwelling, duplex.
Dwelling, patio home.
Dwelling, single family detached.
Dwelling, townhouse.
Dwelling, zero lot line.
Family child/adult day care home.
Field crops.
Golf course, including clubhouse.
Government/public utility office.
Greenhouse, private.
Group child/adult day care home.
Multi-family dwellings.
Nursing/convalescent home.
Other recreation.
Outdoor recreation facility.
Outdoor religious events.
Police, fire & EMS station.
Post office.
Primary/secondary school.
Private recreation area.
Public assembly hall.
Public park and/or playground.
Riding stable.
Rooming/boarding house.
Swimming pool, public.

(c) **Conditional uses.**

(1) Cemetery, pet cemetery and mausoleum — provided that such uses:

- a. Consist of a site of at least five acres;
- b. Have a ten-foot planted buffer strip around their entire perimeter which is kept free of any use except access; and
- c. Include no crematorium or dwelling unit other than for a caretaker.

- (2) Communications tower, public utility, radio/television station mast, utility substation/station, and water treatment/storage – provided that a landscaped outer strip of not less than ten feet in width is provided and suitably maintained contiguous to residential property lines.
- (3) Animal/livestock keeping and dairy farming/cattle farming – provided the use is on a tract of at least three acres.

(d) **Development standards.** Development standards are as follows:

R-5 (Multi-Family Residential)	Single Family Detached Residence	Zero Lot Line Residence	Patio & Atrium Homes	Duplex Residence	Townhouse	Multiplex & Apartment Buildings	All Other Uses
Maximum density (units per gross acre)	7.3	10.0	11.0	11.0	12.0	12.0	N/A
Minimum site area	6,000 sq ft	1 acre	1 acre	8,000 sq ft	0.5 acre	0.5 acre	10,000 sq ft
Minimum lot area (per dwelling)	6,000 sq ft	4,500 sq ft	4,000 sq ft	8,000 sq ft	2,000 sq ft	N/A	N/A
Minimum lot width	50 ft	45 ft	35 ft	60 ft	20 ft	100 ft	50 ft
Open space ratio	N/A	20%	20%	N/A	35%	35%	N/A
Maximum impervious surface ratio	N/A	N/A	N/A	N/A	50%	60%	60%
Minimum front yard setback	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Minimum side yard setback	10 ft	0 ft/8 ft*	8 ft**	10 ft	0 ft/20 ft*	30 ft	25 ft
Minimum rear yard setback	40 ft	15 ft**	8 ft**	40 ft	25 ft**	40 ft	50 ft
Maximum building height	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft
Minimum distance between structures	N/A	N/A	N/A	N/A	25 ft	30 ft	30 ft

* Zero between units; 8 feet/20 feet between end structure and side property line.

** Minimum side and rear yard setbacks default to single-family detached residence standards along the property line adjoining single family residences.

(e) **Sign regulations.** The following types of signs, together with the conditions attached thereto, are permitted in the R-5 district:

- (1) Permanent signs for which a permit is not required, limited to: Signs of duly constituted governmental bodies, name and address signs on mailboxes, street numbers, and private directional or warning signs, provided they do not exceed two square feet in area and are nonilluminated.
- (2) Temporary signs for which a permit is not required, limited to: Real estate and development signs, construction signs, for sale or lease signs, and notices of public events, provided such signs are nonilluminated, are removed within one week after their reason for being has ceased to exist, and do not exceed 12 square feet in area.
- (3) Permanent signs for which a permit is required:
 - a. Residential uses: One business identification sign for each dwelling in which there is conducted a permitted home occupation, provided the sign is nonilluminated and does not exceed four square feet in area.
 - b. Subdivisions, multi-family developments: Two (2) subdivision entrance signs per entrance are allowed. Such signs may designate the subdivision by name, symbol, and the name of the developer or development company only. Such signs shall not exceed 64 square

feet per sign face. The sign structure shall not exceed a height of ten (10) feet. If a double-faced sign is used without the entrance walls, only one such sign is allowed per entrance. All sign areas for subdivision signs shall be calculated as the sign area only. The sign may be mounted on a wall, fence or other structure with a height restriction as noted. (Ord. 06-04:3-16-04)

- c. Churches: One (1) identification sign for each permitted use, provided the sign is non-illuminated or indirectly illuminated, does not exceed 20 square feet in area, and is placed no closer than five (5) feet to the nearest property line.
- d. Other permitted uses: One identification sign for each permitted use, provided the sign is non-illuminated or indirectly illuminated, does not exceed 20 square feet in area, the height of the sign does not exceed 35 feet and is placed no closer than five (5) feet to the nearest property line.

(f) Offstreet parking and loading regulations. See article H of this chapter.

(g) Bufferyard requirements. Minimum bufferyard requirements for and between permitted uses in this district and adjacent uses are set forth in article E of this chapter, pertaining to bufferyards.

(Ord. No. 13-86, § IV.E, 12-2-86)

