



April 20, 2026

Garrett Bollenbacher
American Community Developers, Inc.
20250 Harper Ave
Detroit, MI 48825

SENT VIA E-MAIL TO: garrett@acdmil.com

RE: Zoning Verification for 1333 Coronet Court

This letter is to confirm that the property located at 1333 Coronet Court, Rock Hill, SC (Tax Map Number 600-16-02-009) is zoned Multi-Family 15 (MF-15). This property is not currently the subject of any rezoning request that would change this designation, although that is subject to change at any time through action by City Council.

The descriptions of intent for the base zoning districts of the City are set forth in Chapter 3.3 of the Zoning Ordinance. The Multi-Family 15 description says:

Although originally established to allow a wide range of medium to high-density housing types, it is the intent of this ordinance that the MF-15 district be phased out over time by not allowing new rezonings to the MF-15 district after October 12, 2015. In order to avoid creating nonconforming uses, and to allow properties that have this zoning district to develop with specific uses, the district continues to allow single-family detached, single-family attached, multi-family, and a few other specified uses.

I have attached a list of uses that are currently allowed in this zoning district. Please keep in mind that the allowed uses are subject to change at any time through action by City Council. Additionally, please be aware that simply because a use is listed as being allowed through one of the three possible approval mechanisms in the zoning district (as a permitted use, as a conditional use, or as a special exception use), it may not be able to meet certain associated use-specific standards or other development standards and therefore may not actually be approved for this specific location.

If you have any additional questions, please contact our office at 803-817-5129 or Ainsley.Ellis@cityofrockhill.com

Sincerely,

Ainsley Ellis
Division Assistant

Attachment

CITY OF ROCK HILL

155 JOHNSTON STREET, P.O. BOX 11706
ROCK HILL, SC 29731-1706

MULTI-FAMILY 15 (MF-15) USE LIST

Use list corresponds with the August 26, 2024, edition of Zoning Ordinance

Type of approval mechanism	Explanation
P = Permitted use	Allowed by right in the zoning district with no associated use-specific standards
C = Conditional use	Allowed in the zoning district if all associated use-specific standards are met; see Ch. 4 of the Zoning Ordinance
S = Special exception use	Zoning Board of Appeals determines whether to allow the use; the use may or may not have use-specific standards, and the ZBA may add additional standards if it deems that appropriate

USE CATEGORY	USE TYPE	
RESIDENTIAL		
Household living	Single-family detached	C
	Single-family attached	C
	Multiple family	C
	Residential infill	S
Group living	Fraternity or sorority house	S
Elder care	Assisted living facility; nursing home facility; continuing care facility	P
PUBLIC AND COMMERCIAL		
Agriculture and hunting	Community garden	S
	Hunting with bow or cross bow—as regulated by City Code of Ordinances and S.C. Department of Natural Resources	
Elder Care	Independent living apartments for seniors	C
Recreation	Public parks and neighborhood common areas	C
Religious institution	Religious institution (small)	P
	Religious institutions (medium)	C
	Religious institution (large)	S
Utilities	Minor utilities	C
	Major utilities (Type A)	S
	Collocation of antenna on existing wireless communications tower	S
	Placement of antenna onto existing structure	S
	Freestanding small-cell DAS telecommunications pole—C if use-specific standards are met; S otherwise	
	Attachment of small-cell DAS telecommunications equipment onto existing pole	C