

ZONING REPORT

Highland Square Apartments

200 Pine Creek Court
Greenville, South Carolina 39605

Report Date

September 30, 2024

Partner Project No.

24-463472.2

Prepared for:

Related Affordable
New York, New York 10001



Building
Science



Environmental
Consulting



Construction &
Development



Energy &
Sustainability



September 30, 2024

Tyler Percell
Related Affordable
30 Hudson Yards
New York, New York 10001

Subject: Zoning Report
Highland Square Apartments
200 Pine Creek Court
Greenville, South Carolina 39605
Partner Project No. 24-463472.2

Dear Tyler Percell:

Partner Assessment Corporation (Partner) is pleased to provide with the results of the Zoning Report performed on the above-referenced property.

The information provided herein utilizes methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

The Subject Property's use is considered to be Legal Conforming.

The Subject Property's improvements are considered to be Legal Conforming.

We appreciate the opportunity to provide these services. If you have any questions concerning this Report, or if we can assist you in any other matter, please contact Scott Chiu at schiu@partneresi.com or by phone at 214-234-9561.

Sincerely,

Partner Assessment Corporation

DRAFT

Alexis Whipple
Zoning Project Manager

DRAFT

Scott Chiu
National Client Manager

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Appendix C	Zoning Letter
Appendix D	Regulatory Responses (<i>Pending</i>)
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Appendix F	ALTA Survey (<i>Pending</i>)

1.0 INTRODUCTION

1.1 Purpose and Scope

The purpose of this Report and related analysis is to assist Related Affordable (Client) in the evaluation of zoning requirements and/or violations relating to zoning requirements. This Report has been compiled using and interpreting current Building and Zoning requirements of the jurisdiction controlling the Subject Property.

1.2 Scope and Exceptions

This Report is based on the evaluation of local ordinances, codes, and laws of the city where the Subject Property is located, as well as any relevant figures, documents and permits obtained by Partner Assessment Corporation (Partner) for the purpose of this Report. Local ordinances, codes, and laws are interpreted and evaluated using the figures, documents, and permits to ascertain whether or not the Subject Property is in conformance with these regulations.

In evaluating conformance and compliance with local zoning codes and ordinances, Partner did not perform a physical inspection of this property. If Partner physically inspected the Subject Property to compile any other related or unrelated report, the fact that there may have been a physical inspection for those reports does not necessarily warrant that there was a physical inspection of the Subject Property for the purposes of this Zoning Report.

1.3 Statement of Limitations

This Report represents a statement of conformance with local building and zoning codes, ordinances, and laws based on an analysis of such regulations and related documentation and figures. No part of this Report is warranted to be compiled by way of physical or visual examination of any portion of the Subject Property.

1.4 Client Reliance

This analysis was undertaken at the request of the Client utilizing methods and procedures consisting of good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon information available to us during the time this Report was compiled. This Report is for the exclusive use of the Client and any and all holders of a note or notes secured by a mortgage, deed of trust or deed to secure debt encumbering the Subject Property, and their respective affiliates, designates, successors, and assignees, rating agencies and prospective bond holders, and no other party shall have any right to rely on any information provided by Partner without prior written consent.

2.0 PROPERTY SUMMARY

The following information was derived from the Greenville County Property Report and Client-provided information.

Property Data	
Name	Highland Square Apartments
Address	200 Pine Creek Court
City, State and Postal Code	Greenville, South Carolina 39605
Property Use	Multifamily Residential
Parcel Size (Acres)	13.4
Parcel Size (SF)	583,704
Number of Buildings	10
Number of Stories	Two – Three
Year Built	1979
Number of Residential Units	152
Number of One Bedroom Units	40
Number of Two Bedroom Units	80
Number of Three Bedroom Units	32
Gross Building Area (SF)	141,010
Net Rentable Area (SF)	138,760
Property Jurisdiction	Greenville County
Zoning Designation	R-M20 Multifamily Residential District
Abutting Zoning Designations	North: C-2 Commercial District, R-12 Single-Family Residential District East: R-12 Single-Family Residential District South: R-M20 Multifamily Residential District West: Right-of-Way, S-1 Services District
County	Greenville
Parcel Number	WG02030101200
Conformance Status Summary	
Use Conformance Status	The Subject Property's use is considered to be Legal Conforming.
Improvement Conformance Status	The Subject Property's improvements are considered to be Legal Conforming.

3.0 REGULATORY INQUIRIES

3.1 Regulatory Response Summary

Regulatory Response Summary	
Zoning Letter	The Zoning Verification Letter issued September 13, 2024 confirms the zoning as "R-M20, Multifamily Residential District." See Appendix C.
Certificates of Occupancy	<i>Request for information processing.</i>
Zoning Code Violations	<i>Request for information processing.</i>
Building Code Violations	<i>Request for information processing.</i>
Fire/Life Safety Code Violations	<i>Request for information processing.</i>
Variances/Special Exceptions	<i>Request for information processing.</i>
Site Plan Review/Approval	<i>Request for information processing.</i>
Planned Unit Development	The Subject Property is not part of a Planned Unit Development.

3.2 Municipal Contacts

Municipal Contacts
Planning and Zoning / Denise Montgomery, Zoning Administration/Administrative Specialist II / zoningverification@greenvillecounty.org / 864-467-7425

4.0 ZONING REQUIREMENTS

4.1 Zoning Regulations

<i>Zoning Regulations</i>	
Title of Ordinance	County of Greenville, SC Zoning Ordinance
Date of Most Recent Revision	March 6, 2024
Preparer of Ordinance	Greenville County

4.2 Use Conformance

<i>Use Conformance</i>	
Current Use	Multifamily Residential (Dwelling-Multiple Family)
Use Permitted	Multifamily Residential (Dwelling-Multiple Family) Use is Permitted by Right within the R-M20 District. Code Section Referenced: 6:1, Table 6.1

Use Status: LEGAL CONFORMING

4.3 Area Regulations

The following regulations are in accordance with the County of Greenville, SC Zoning Ordinance.

Information on this chart was obtained using an Aerial Imagery Review of the Subject Property.

<i>Greenville County R-M20</i>				
<i>Area Regulation</i>	<i>Code (§)</i>	<i>Requirement</i>	<i>Existing</i>	<i>Status</i>
Minimum Front Yard Setback	Table 7.3	Residential: 20 Feet Collector: 30 Feet Arterial: 50 Feet	West Lot Line: 53 Feet	Conforming
Minimum Side Yard Setback	Table 7.3	25 Feet	North Lot Line: 54 Feet South Lot Line: 26 Feet	Conforming
Minimum Rear Yard Setback	Table 7.3	25 Feet	East Lot Line: 25 Feet	Conforming
Maximum Building Height	Table 7.3	45 Feet	Up to 3-Stories, Estimated 32 Feet	Conforming
Minimum Lot Area	5:6.5-1	2 Acres	13.4 Acres	Conforming
Minimum Lot Width	Table 7.3	30 Feet	1,000 Feet	Conforming
Maximum Density	5:6.5-1	20 Units per Acre	11.34 Units per Acre (152 Units / 13.4 Acres)	Conforming

Area Regulations Status: LEGAL CONFORMING

5.0 PARKING

5.1 Parking Requirements

The following chart is in accordance with the County of Greenville, SC Zoning Ordinance.

Code Section Referenced: 12:2, Table 12.1

Parking Requirements		
Regulation	Requirement	Equation
One Bedroom Units	1 space per unit	$1 \times 40 = 40$
Two Bedroom Units	1.5 spaces per unit	$1.5 \times 80 = 120$
Three Bedroom Units	2 spaces per unit	$2 \times 32 = 64$
Guest/Visitor Parking	10% of total required parking	$.10 \times 224 = 22$

5.2 Number of Parking Spaces

Information on this chart was obtained using an Aerial Imagery Review of the Subject Property.

Number of Parking Spaces	
Number of Regular Parking Spaces	307
Number of Handicapped Parking Spaces	7
Total Number of Provided Parking Spaces	314

Total Required Parking Spaces = 246

Total Existing Parking Spaces = 314

Parking Status: LEGAL CONFORMING

6.0 CONFORMANCE AND RECONSTRUCTION

6.1 Conformance

The Subject Property's use is considered to be Legal Conforming.

The Subject Property's improvements are considered to be Legal Conforming.

In the event of a casualty, the Subject Property may be rebuilt pursuant to current Code.

6.2 Nonconforming Characteristics

None.

6.3 Damage and Reconstruction

In accordance with § 9:3.8 Damage or Destruction of Nonconforming Uses.:

Any nonconforming structure or any structure containing a nonconforming use, which has been damaged by fire or other causes, may be reconstructed and used as before, if reconstruction is substantially begun within 12 months of such damage. However, reconstructed structures shall not exceed the square footage contained in the structure at the time the damage occurred. Furthermore, all reconstructed structures which alter, improve, or are built on a different location on the same site from the original construction shall meet all applicable requirements for the district in which the structure is to be located unless such requirements are modified by the Board of Zoning Appeals pursuant to its powers enumerated in Article 9. *(For Information Only)*

7.0 SURVEY INFORMATION

<i>ALTA Survey</i>	
Has ALTA Survey Been Received?	An ALTA Survey was not yet provided for review; therefore, Zoning Conformance was determined using Aerial Imagery Review or other available information as noted within this analysis and will be updated accordingly, if received.

8.0 ADDITIONAL ZONING INFORMATION

This Zoning Report has been prepared by Amy Leonard, Zoning Specialist. Please contact the Zoning Project Manager, Alexis Whipple, for additional questions at awhipple@partneresi.com.

8.1 Other Comments

No additional comments.

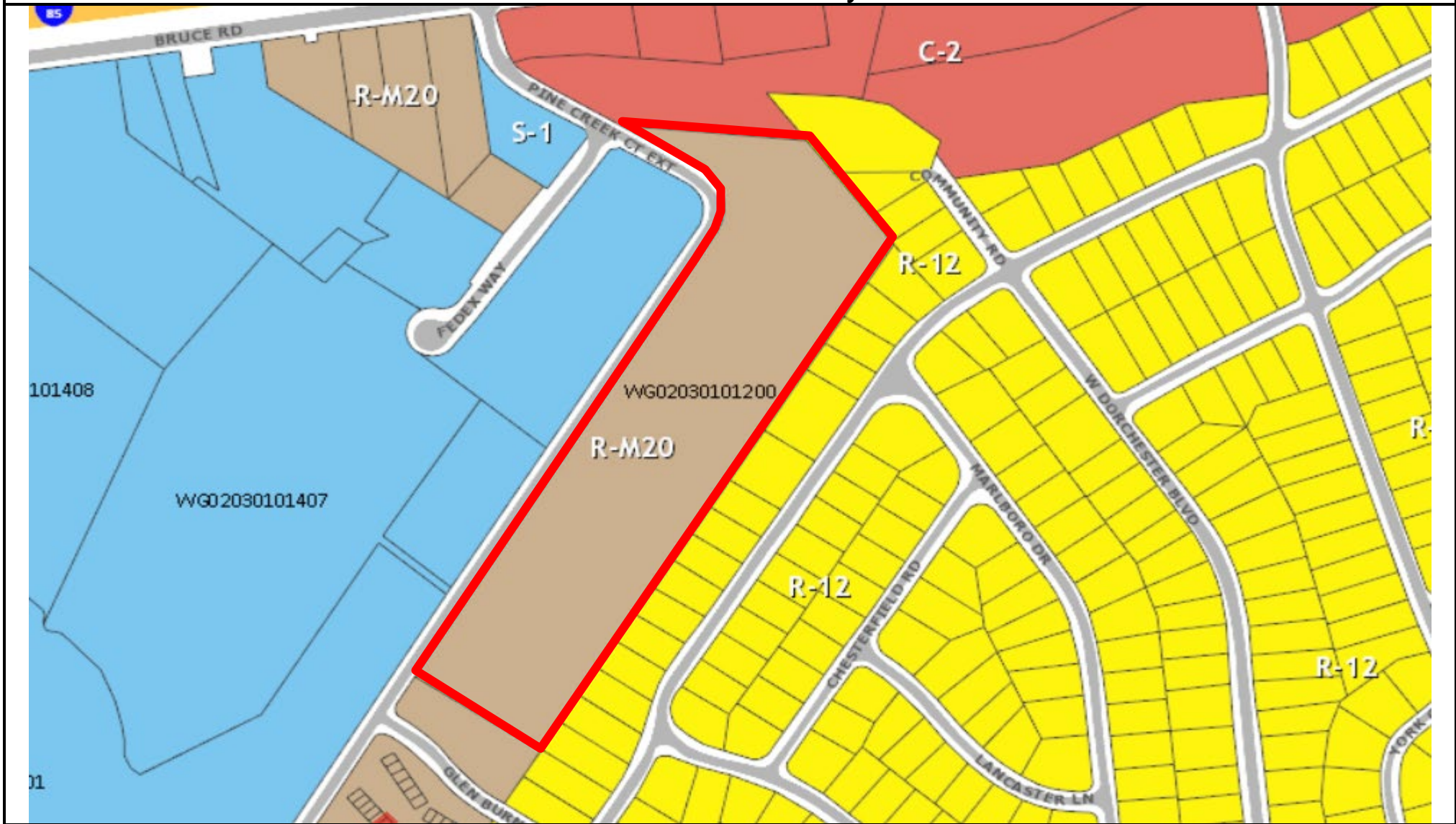
APPENDIX A: SITE LOCATION MAP




KEY:
Subject Property 

APPENDIX B: ZONING MAP

ZONING DESIGNATION: R-M20 Multifamily Residential District



KEY:
Subject Property 

APPENDIX C: ZONING LETTER



Greenville County Department of Planning and Zoning

Department of Zoning Administration
301 University Ridge ~ Suite S-3200
Greenville, SC 29601
(864) 467-7425

ZONING VERIFICATION

TMS/PIN#(s): WG02030101200

Subject Property: 200 Pine Creek Ct. Ext.
Greenville, SC 29605

Requestor: Aaliyah Endsley
Partner Assessment Corporation

Zoning Classification: R-M20, Multifamily Residential District

Setbacks: Front – 20 ft. Side(s) – 25 ft. Rear – 25 ft.
Please refer to Table 7.3 and Section 7:3.9 of the Greenville County Zoning Ordinance (GCZO) for pertaining information.

Additional Information: Multi-Family is permitted in R-M20, Multifamily Residential District. Permitted uses can be found in Table 6.1 in the GCZO. Further information is available on the Internet at www.greenvillecounty.org and www.gcgis.org.

Date: September 13, 2024

Respondent: Denise Montgomery

Title: Zoning Administration/Administrative Specialist II

Respondent Signature: Denise Montgomery

APPENDIX D: REGULATORY RESPONSES

REAL PROPERTY DETAILS

Details for Tax Year 2022

Select Another Tax Year: 2022 ▾

 [View Map](#)

 [View Old Property Card](#)

 [Change Mailing Address](#)

 [Download Forms](#)

 [Property Tax Estimate](#)

 [Enroll in E-billing](#)

GENERAL INFORMATION

Map #:	WG02030101200
Tax Year:	2022 * Check Year *
District:	156
Owner(s):	Hs Investors Llc
Previous Owner:	Highland Sq Ii Apts Assoc A Lt
Care Of:	Gh Capital Llc Suite 110
Mailing Address:	26301 Curtiss Wright Pkwy Cleveland, OH 44143

DESCRIPTION

Acreage:	13.400
Description:	13 Pt 5
Location:	200 Pine Creek Ct Ext
Subdivision:	
Deed Book-Page:	2186 - 1879
Deed Date:	01/30/2006
Will:	
Sale Price:	\$4,048,000
Plat Book-Page:	M / 95

CLASSIFICATION

Jurisdiction:	1 (County Jurisdiction)
Homestead Code:	No
Assessment Class:	OT - Non-Legal Residence

PROPERTY INFORMATION

Land Use:	120 (Apartment-Convent(C,D)) 120 (Apt- High rise (A,B))
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VALUE

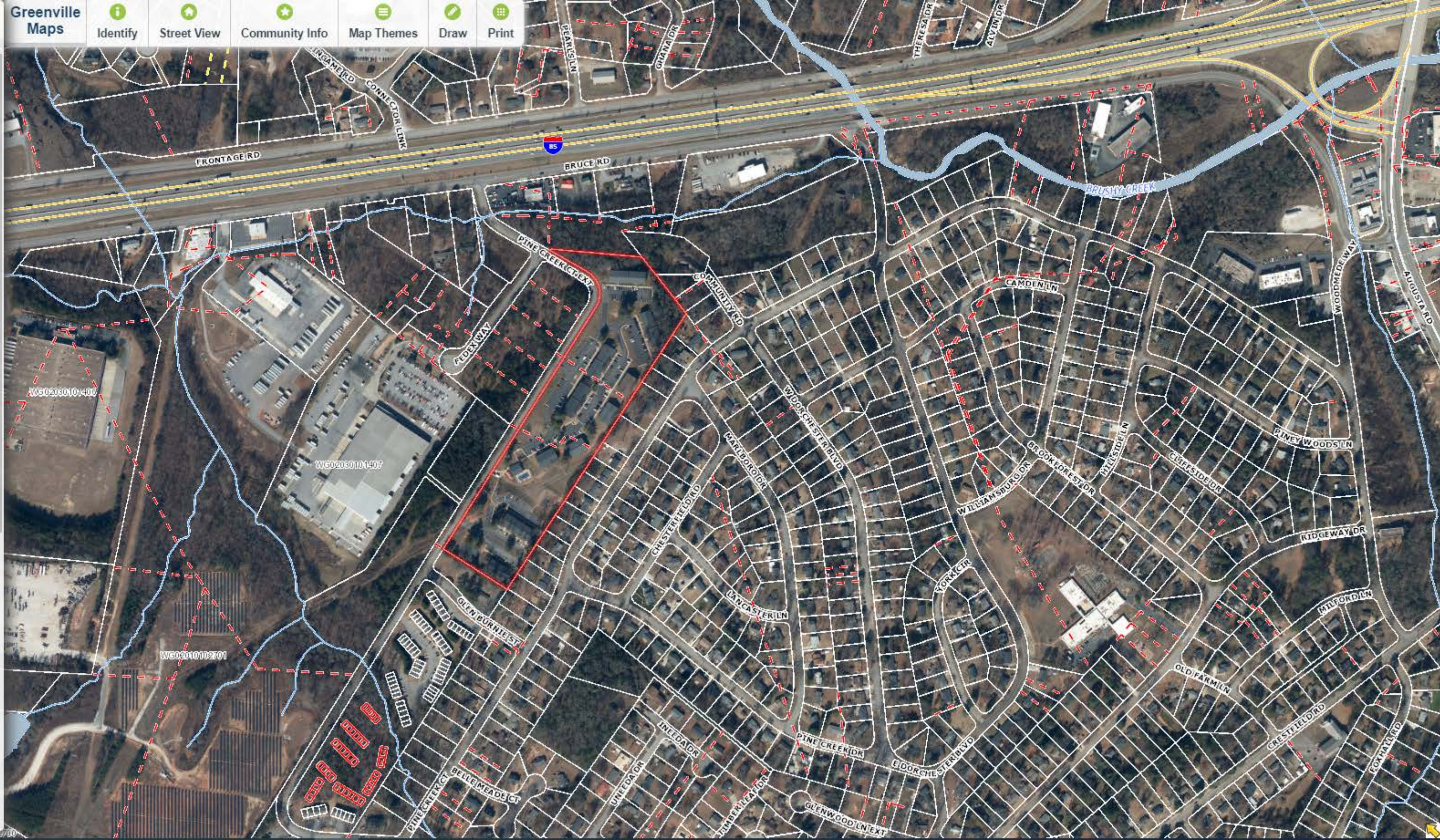
Fair Market Value:	6,708,710
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Taxable Market Value:	6,062,960
Total Rollback:	
Taxes:	\$142,299.84 (paid on 12/29/2022)

 Zoom to

Oblique Photos

Legal Description	13 PT 5
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APPENDIX E: ORDINANCES



COUNTY OF GREENVILLE, SC

ZONING ORDINANCE

Contains amendments adopted by County Council between the original adoption date of
June 7, 2005 and **March 6, 2024**
Contains scrivener's error corrections as of February 22, 2011

Section 1:6 Eminent Domain Limitation

The county shall not employ the power of eminent domain so as to deprive owners of real property unless the property is to be condemned for public use. For purposes of this section, the term Public Use means right of use by the public, and requires possession, occupation and enjoyment of the condemned property by the public at large or by public agencies. *(Ord. No. 4005, §1, passed 4-18-06)*

Section 1:7 Transfers

The county shall not transfer or lease condemned property to a private person or entity except as permitted by the South Carolina Constitution. *(Ord. No. 4005, §1, passed 4-18-06)*

Section 1:8 Policy for Initial Zoning

The county shall not initiate zoning in areas of the county that are unzoned as of the effective date of this section other than the RS, Residential Suburban, zoning classification as defined by the Greenville County Zoning Ordinance (as adopted, June 7, 2005) without the property owner's permission. Any application for rezoning requires the permission of at least 1 of the property owners; provided however, this requirement shall not apply to area zoning conducted by County Council. As used in this section, the term Area Zoning refers to the initial zoning of those portions in the county that are unzoned. *(Ord. No. 4005, §1, passed 4-18-06)*

Section 1:9 Severability

If for any reason one or more sections, sentences, clauses, or parts of this Ordinance are held unconstitutional or invalid, such decision shall not affect, impair, or invalidate the remaining provisions of this Ordinance.

Section 1:10 Effective Date of Ordinance

This Ordinance shall take effect one (1) day after the next regularly scheduled Council meeting following final approval of this Ordinance.

DONE IN MEETING DULY ASSEMBLED, This 13th day of December 2004, A.D.

ARTICLE 5 ZONING DISTRICT REGULATIONS

Section 5:1 Zoning Districts

The Greenville County zoning jurisdiction area is hereby divided into the following districts:

Base Zoning Districts

R-R3,	Rural Residential
R-R1,	Rural Residential
R-S,	Residential Suburban
R-20,	Single-Family Residential
R-20A,	Single-Family Residential
R-15,	Single-Family Residential
R-12,	Single-Family Residential
R-10,	Single-Family Residential
R-7.5,	Single-Family Residential
R-6,	Single-Family Residential
R-M2 / R-M20,	Multifamily Residential
R-MA,	Multifamily Residential
R-MHP,	Residential Manufactured
	Home Park District
O-D,	Office District
C-1,	Commercial District
C-2,	Commercial District
C-3,	Commercial District
S-1,	Services District
I-1,	Industrial District

Special Purpose and Review Districts

I-2,	Industrial Park District
PD,	Planned Development District
NC,	Neighborhood Commercial District
POD,	Planned Office District
FRD,	Flexible Review District
ESD-PM	Environmentally Sensitive District - Paris Mountain
AP,	Airport Protection District
HP,	Historic Preservation District
SRC,	Scuffletown Rural Conservation District
BTD,	Business Technology District
AG,	Agricultural Preservation District

(Am. Ord. 4942, § 1, passed 10-3-2017)

5:1.1 Zoning District Hierarchy

Under the hierarchy established by this Ordinance, the R-R3 district is the most restrictive zoning district, while the I-1 district is the least restrictive zoning district. The list of uses in **Section 5:1** presents the districts in order, from most restrictive to least restrictive. Special Purpose Districts and Review Districts are not included in the zoning district hierarchy.

Section 5:2 R-R3, Rural Residential District

The purpose of this district is to provide a low density housing option in areas that are rural in character and are not necessarily served by public water or sewer. The restrictions contained in this district also are intended to preserve trees and protect natural amenities within the rural portions of the County.

5:2.1 Uses Permitted and Uses by Special Exception

See Table 6.1

5:2.2 Permitted Residential Densities

See Table 7.1

5:2.3 Setback/Height

See Table 7.3

The minimum lot area for lots with public water and sewer shall be 25,000 square feet. The minimum lot area for lots with public water only shall be 25,000 square feet. The minimum lot area for lots without public water and sewer shall be 37,500 square feet.

Section 5:5 R-20, R-20A, R-15, R-12, R-10, R-7.5, and R-6, Single-Family Residential Districts

These residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

5:5.1 Uses Permitted and Uses Permitted by Special Exception

See Table 6.1

5:5.2 Permitted Residential Densities

See Table 7.1

5:5.3 Setback/Height

See Table 7.3

5:5.4 Off-Street Parking/Loading

See Table 12.1

5:5.5 R-20A District.

The purpose of the R-20A district is to allow livestock, non-commercial nurseries and greenhouses, riding academies and stables in a residential district. All other uses permitted, exceptions, and conditional uses for the R-20A district shall conform to the uses permitted, exceptions, and conditional uses for the R-20 district.

Space or shelter shall be provided where livestock is kept or fed in an R-20A district and shall not be permitted within 100 feet of any property line, except where such property line abuts a street, railroad, or watercourse at least 100 feet in width. (*Ord. No. 4022, § 1, passed 6-6-06*)

Section 5:6 R-M2 through R-M20, Multifamily Residential Districts

These residential districts are established to provide for varying population densities. The principal use of land is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development. (*Am. Ord. 4224, § 1(1), passed 9-16-2008*)

The multifamily residential districts are designed to allow variable densities ranging from a maximum of 2 dwelling units per acre in the R-M2 district to a maximum of 20 dwelling units per acre in the R-M20 multifamily residential district. Properties may only be rezoned to the following density districts: R-M2, R-M3, R-M4, R-M5, R-M6, R-M7, R-M8, R-M9, R-M10, RM11, R-M12, R-M13, R-M14, R-M15, R-M16, R-M17, R-M18, R-M19 and R-M20. (not codified)

5:6.1 Uses Permitted and Uses Permitted by Special Exception

See Table 6.1

5:6.2 Permitted Residential Densities

See Table 7.1

5:6.3 Setback/Height

See Table 7.3

5:6.4 Off-Street Parking/Loading

See Table 12.1

5:6.5 Dimensional Requirements

5:6.5-1 Lot Area

There is no minimum lot area for single-family detached, single-family attached, (townhouses, condominiums) and two-family (duplex) developments under the open space option. Density is based on a maximum number of dwelling units per acre as specified by the zoning district. E.G., R-M6 = a maximum of 6 dwelling units per acre.

After the effective date of this section, the minimum lot size for a two-family dwelling (duplex) shall be 7,500 square feet.

See Table 7.1 regarding lot area for conventional single-family attached residential development in a multifamily district. (*Am. Ord. 4224, § 1(1), passed 9-16-2008*)

The minimum lot area for multiple-family dwellings (apartments) shall be two acres; however, within a 2-acre multifamily development, no minimum lot area is required. Density is based on a maximum number of dwelling units per acre as specified by the zoning district. E.G., R-M6 = a maximum of 6 dwelling units per acre.

For nonresidential buildings, the lot area shall be adequate to provide off-street parking and loading areas required in Section 12:2, Off-Street Parking and 12:3, Off-Street Loading. (*not codified*)

5:6.6 Screening and Buffering

Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements.

5:6.7 Single Family Residential Dwellings

See Section 7:3.9

Section 5:7 Intentionally Blank

INTENTIONALLY BLANK

Section 5:8 R-MA, Multifamily Residential District

This residential district is established to provide for high population density. The principal use of land is for two-family and multiple-family dwellings, manufactured homes and manufactured home subdivisions, and the recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area.

ARTICLE 6 USE REGULATIONS

Section 6:1 Permitted Uses, Special Exceptions and Conditional Uses

Principle uses shall be allowed within the base zoning districts of this ordinance in accordance with Table 6.1.

6:1.1 Uses Permitted By-Right = P

A “**P**” indicates that a use type is permitted by-right in the respective zoning district, subject to compliance with all other applicable regulations of this ordinance.

6:1.2 Uses Subject to Conditions = C

A “**C**” indicates that a use type is permitted in the respective zoning district only if it complies with use-specific conditions and all other applicable regulations of this ordinance. The applicable conditions are found at the end of Table 6.1. The number following the “**C**” provides a cross-reference to the use-specific conditions.

6:1.3 Special Exception Uses = SE

An “**SE**” indicates that a use type is permitted only if reviewed and approved in accordance with the Special Exception procedures of Article 11, subject compliance with use-specific conditions and all other applicable regulations of this ordinance.

6:1.4 Uses Not Allowed

A blank cell indicates that a use type is not permitted in the respective zoning district, unless it is otherwise expressly allowed by other regulations of this ordinance.

6:1.5 New or Unlisted Uses

If an application is submitted for a use type that is not listed as an allowed use in one or more zoning districts, the Zoning Administrator shall be authorized to make a similar use interpretation.

Table 6.1 Uses Permitted, Uses by Special Exception, and Conditional Uses

Use	AG	R-R3	R-R1	R-S	R-20 - R-6	R - 20A	R-M2 - R-M20	R-MA	R-MHP	O-D	POD	NC	C-1	C-2	C-3	S-1	I-1	I-2	BTD	ESD - PM
ABC (Liquor sales)														P						
Adult Entertainment Establishments (Sexually Oriented Business)																C ¹				
Agricultural Crops, Trees		P	P	P												P	P			
Agricultural/Horticultural Production, Indoor	P																			
Agricultural/Horticultural Production, Outdoor	P																			
Agricultural Processing, Storage, and Support Services	P																			
Agritourism	C ³²																			
Amusement/ Theme park																P				
Amusements - commercial														P	P	P				
Animal Production	P																			
Animal Shelters														P	P	P				
Arena, Stadium, Exhibition Hall															SE	SE	SE			
Armory														SE	SE					
Assembly Operation																	P	P	P	
Athletic Facility	SE																			
Auction House/Auction Lots - cars equipment														P	P	P				
Auditorium														SE	SE	SE				
Automatic Teller Machines										P	P	P	P	P	P	P	P	P		
Automobile Repair Facility																C ²	C ²			
Automobile Service Facility														P	P	P				
Automobile Service Station														P	P	P				
Automobile Sales and Rental														C ³¹	C ³¹	C ³¹				
Automobile Storage - Wrecked or Damaged (See salvage & Junkyards)																C ²	C ²			
Automobile wash (All types)													C ³	P	P	P				
Bank, Savings and Loan Association, or similar financial institution										P	P	P	P	P	P	P			P	
Barber and/or Beauty Shop												P	P	P	P	P				
Bed and Breakfast	C ⁴	C ⁴	C ⁴	C ⁴	C ⁴	C ⁴						P	P	P	P					
Big Box Retail														C ²⁶	C ²⁶					
Boat and RV sales, service and rental														P	P	P				
Boathouse		C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵											
Broadcasting Studio, Radio or TV										P	P		P	P	P	P				
Business Incubator Centers										P	P		P	P	P	P	P	P		
Cabinets/Carpentry/Carpenter Shop															P	P	P			
Care Facilities - Child/ Adult																				
Care Center							C ⁶			P	P	P	P	P	P	P				
Day Care Center							SE	SE		P	P	P	P	P	P	P				
Day Care Center in a Church		C ⁷	C ⁷	C ⁷	C ⁷	C ⁷	C ⁷	C ⁷	C ⁷	P	P	P	P	P	P	P				

Use	AG	R-R3	R-R1	R-S	R-20 - R-6	R - 20A	R-M2 - R-M20	R-MA	R-MHP	O-D	POD	NC	C-1	C-2	C-3	S-1	I-1	I-2	BTD	ESD - PM
Day Care Home		C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³											
Group Care Home							SE	SE												
Group Homes	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²	C ¹²												C ¹²
Nursing Care Facility										P	P		P	P	P	P				
Nursing Care in Home		SE	SE	SE	SE	SE	SE	SE	SE											
Catering Establishment														P	P	P				
Cemetery	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		
Church	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P			SE
Chickens		P	P	P	C ²⁹		C ²⁹	C ²⁹												
Clean Manufacturing																	P	P	P	
Clothing Alteration												P	P	P	P	P				
Columbaria		C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸	C ⁸				P	P	P	P				
Communication Towers	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P			
Community Center		C ³⁴	C ³⁴	C ³⁴	C ³⁴	C ³⁴	C ³⁴	C ³⁴	C ³⁴	P	P	P	P	P	P					C ³⁴
Concert Hall													P	P	P					
Corporate Headquarters																	P	P	P	
Dance Studio													P	P	P					
Data Centers																P	P	P	P	
Dry cleaning/laundry (on premises if clothing is brought in by customers)												P	P	P	P					
Dry cleaning, institutional																P	P			
Dwelling - accessory	C ⁹									C ⁹	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹			
Dwelling - accessory, temporary		SE	SE	SE	SE	SE	SE	SE	SE											
Dwelling - Farm Labor	C ³³																			
Dwelling - multiple-family							P	P			P	P								
Dwelling - single-family attached					C ¹⁰	C ¹⁰	P	P			P	P								
Dwelling - single-family detached	P	P	P	P	P	P	P	P			P	P								P
Dwelling - two-family (duplex)					C ¹⁰	C ¹⁰	P	P			P	P								
Dwelling - zero lot line		P	P	P	P	P	P	P			P	P								P
Dwelling - manufactured multi-section home	C ¹¹	C ¹¹	C ¹¹	C ¹¹	C ¹¹	C ¹¹	C ¹¹	C ¹¹	P											
Dwelling - manufactured single-section home	C ¹¹	C ¹¹	C ¹¹	C ¹¹				C ¹¹	P											
Electronics and Home Appliance Repair														P	P	P				
Emergency Service, Fire, Police, EMS		SE	SE	SE	SE	SE	SE	SE				P	P	P	P	P	P	P	SE	
Equipment Sales and Rental														P	P	P	P			
Fairgrounds - public														SE	SE	SE				
Farm Animals, Livestock, Barns, Stables	P	P	P	P		C ²⁵														
Farmstands	P																			
Feed and Seed Sales														P	P	P	P			
Fishing Lakes and Ponds	P																			
Fireworks Stands, temporary													P	P	P	P				
Flea Market														P	P					
Forestry and Logging Activities	P																			

Use	AG	R-R3	R-R1	R-S	R-20 - R-6	R - 20A	R-M2 - R-M20	R-MA	R- MHP	O-D	POD	NC	C-1	C-2	C-3	S-1	I-1	I-2	BTD	ESD - PM
Florists, Flower and Gift Shops										P	P	P	P	P	P					
Fraternity and Sorority House							P	P												
Funeral Home		SE	SE	SE	SE	SE	SE	SE					C ²⁷	P	P	P				
Garden Center													P	P	P					
Gas sales - commercial and industrial																P	P			
Golf Courses		SE	SE	SE	SE	SE								P	P	P	P	P		
Governmental Facilities and Operations	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Group Industrial Development																P	P	P		
Gunsmith												P	P	P	P	P				
Home Occupation		C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³	C ¹³												C ¹³
Horses in Residential Zones		P	P	P	C ¹⁴	C ²⁵														
Hospital										P	P			SE	P	SE				
Hotel/Motel														P	P	P				
Industrial/ Service																P	P	P		
Industrial Light																	P	P	P	
Industrial Heavy																	P			
Kennel (outside runs)																P				
Laboratories																P	P	P	P	
Landfills - Sanitary		P	P	P												P	P			
Landscape Business														P	P	P				
Laundromat, Self-Service												P	P	P	P	P				
Library												P	P	P	P	P				
Linen or Towel Supply Business														P	P	P				
Locksmith												P	P	P	P	P				
Lumber Yards																P				
Mail Order House														P	P	P				
Manufactured Home Park Office									P											
Manufactured Home Sales														P	P	P				
Medical Clinic										P	P		P	P	P	P				
Mega-Church	SE												P	P	P	P	P			
Merchant Power Plants																	P			
Mini-Warehouses														C ¹⁵	C ¹⁵	P	P			
Mixed Use Development												C ²⁸	C ²⁸	C ²⁸	C ²⁸					
Mixed Use Structure												C ²⁸	C ²⁸	C ²⁸	C ²⁸					
Monuments and Tombstones Sales														P	P	P				
Motor Sport/ Race Track																	P			
Museum		SE	SE	SE	SE	SE								P	P	P				
Music Teachers/ Schools										P			P	P	P					
Nightclub, Tavern														P						
Non-Commercial Nursery/Greenhouse		P	P	P		P														
Nursery/Greenhouse		P	P	P									P	P	P	P				
Office- Business										P	P	P	P	P	P	P	P	P	P	

Use	AG	R-R3	R-R1	R-S	R-20 - R-6	R - 20A	R-M2 - R-M20	R-MA	R-MHP	O-D	POD	NC	C-1	C-2	C-3	S-1	I-1	I-2	BTD	ESD - PM
Office- Medical										P	P	P	P	P	P	P	P	P		
Office Support Services										P	P	P	P	P	P	P	P	P	P	
Parking Facility (indoor/outdoor)													P	P	P	P				
Pawn Shop														P	P					
Personal motorized vehicle sales, service and rental														C ³¹	C ³¹	C ³¹				
Pest or Insect Control Business														P	P	P				
Pet Grooming/Boarding (indoor)												P	P	P	P	P				
Photo Processing (production)																P				
Photography Studios										P	P	P	P	P	P	P				
Plumbing Business														P	P	P				
Post Offices										C ¹⁶	C ¹⁶	C ¹⁶	C ¹⁶	C ¹⁶	C ¹⁶	C ¹⁶				
Primary Metal Industries																	P			
Print Shop														P	P	P				
Private Fitness Center												P	P	P	P	P	P			
Public Utility		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Quarries																	P			
Recreation - (commercial) indoor or outdoor including skating, swimming, game courts, health facilities, driving ranges													P	P	P	P	p			
Recreation - (private/public/nonprofit) indoor or outdoor including skating, swimming, game courts, health facilities, driving ranges		SE	SE	SE	SE	SE	SE	SE					P	P	P	P	p			
Recreation - (community area)		C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷	C ¹⁷		C ¹⁷
Recreation - private, game courts and swimming pools on single family lots		C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸		C ¹⁸
Recording Studio										P	P			P	P	P				
Recycling Collection and Processing Center																	SE			
Recycling Convenience Center														P	P	P	P			
Recycling Drop Box		C ¹⁹	C ¹⁹	C ¹⁹	C ¹⁹	C ¹⁹	C ¹⁹	C ¹⁹	C ¹⁹	P	P	P	P	P	P	P	P	P		
Recycling Trailer										P	P	P	P	P	P	P	P			
Research & Development																	P	P	P	
Restaurant												P	P	P	P	P				
Retail/Mercantile												C ³	C ³	P	P					
Riding Academies	P	SE	SE	P		P														
Runway(s)	SE																			
Salvage Yard (See junkyard & automobile storage)																	SE			
Sand and Gravel Pits																P	P			
Schools - colleges, universities		C ²¹	C ²¹	C ²¹	C ²¹	C ²¹	C ²¹	C ²¹	C ²¹	C ²¹	C ²¹	C ²¹	C ²¹	C ²¹	C ²¹	C ²¹				
Schools - commercial													P	P	P	P				
Schools - primary, secondary		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE				SE
Shopping Center												P	P	P	P					
Shooting Range, outdoor		SE	SE	SE												SE	SE			
Shooting Range, indoor														C ²²	C ²²	C ²²				

Use	AG	R-R3	R-R1	R-S	R-20 - R-6	R - 20A	R-M2 - R-M20	R-MA	R- MHP	O-D	POD	NC	C-1	C-2	C-3	S-1	I-1	I-2	BTD	ESD - PM
Sign, Painting, Manufacturing														P	P	P				
Special Event Facility	C ³⁰	C ³⁰	C ³⁰	C ³⁰	C ³⁰	C ³⁰	C ³⁰	C ³⁰	C ³⁰	C ³⁰	C ³⁰	C ³⁰	C ³⁰	P	P	P				SE
Storage Buildings for on-site residents							P	P	P											
Storage Units (temporary, portable)		C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³		C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³	C ²³		C ²³
Theatre/Motion Pictures (indoor)													C ²⁴	P	P					
Tire Recapping and Retreading Plant																	P			
Trim/Upholstery														P	P	P				
Truck Terminal																P	P			
Veterinary Hospitals	P	SE	SE	SE												P				
Veterinary Offices and Clinics	P	SE	SE	SE						SE	SE		P	P	P	P				
Welding Shop																P	P			
Wholesaling, Warehousing, Flex Space, and Distribution																P	P	P	P	

(Am. Ord. No. 3968, § 2, passed 11-1-2005; Am. Ord. No. 4004, §1, passed 4-18-2006; Am. Ord. No. 4022, § 2, passed 6-6-2006; Am. Ord. No. 4081, § 1, passed 2-20-2007; Am. Ord. No. 4089, § 1(1), passed 3-6-2007; Am. Ord. 4215, § 1(1), passed 8-5-2008; Am. Ord. 4224, § 1(2), (3), passed 9-16-2008; Am. Ord. 4272, § 1, passed 4-7-2009; Am. Ord. 4280, § 1, passed 5- 5-2009; Am. Ord. 4389, § 1(2), passed 11-2-2010; Am. Ord. 4390, § 1(2), passed 11-2-2010; Am. Ord. 4543, § 2(1), passed 3-5-2013; Am. Ord. 4610, § 2, passed 1-21-2014; Am. Ord. 4638, §1(2), passed 7-8-2014; Am. Ord. 4670, §3, passed 11-2-2014; Am. Ord. 4917, §1, passed 7-18-2017; Am. Ord. 4942, §1, passed 10-3-2017)

Section 7:3 Determining Setback Lines in All Districts

All 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. (See *Graphics 1, 2, and 3 below*). For additional minimum setback requirements, refer to the Transportation Corridor Preservation Ordinance #3079 (Appendix C.).

Section 7:3.1 Setbacks/Height

Table 7.3 Setback/Height Requirements

Table 7.3 Setback/Height Requirements					
District	Minimum Lot Width (feet)	Front Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Maximum Height (feet)
AG, Agricultural Preservation	100	75 (All Roads)	25 (75 for corner lots)	25	45 (Residential uses and structures)
RR-3 Rural Residential	150	30 Residential 40 Collector 50 Arterial	5	5	45
RR-1 Rural Residential	75	30 Residential 40 Collector 50 Arterial	5	5	45
R-S Residential Suburban	30	30 Residential 40 Collector 50 Arterial	5	5	45
R-20/ R-20A Single-Family Residential	30	20 Residential 30 Collector 50 Arterial	5	5	45
R-15 Single-Family Residential	30	20 Residential 30 Collector 50 Arterial	5	5	45
R-12 Single-Family Residential	30	20 Residential 30 Collector 50 Arterial	5	5	45
R-10 Single-Family Residential	30	20 Residential 30 Collector 50 Arterial	5	5	45
R-7.5 Single-Family Residential	30	20 Residential 30 Collector 50 Arterial	5	5	45
R-6 Single-Family Residential	30 (20 for interior attached units)	20 Residential 30 Collector 50 Arterial	5 See Section 6.2 (10)	5	45
R-M2 / R-M20 Multifamily Residential	30 See Section 7:3.9	20 Residential 30 Collector 50 Arterial	25 See Section 7:3.9	25 See Section 7:3.9	45

District	Minimum Lot Width (feet)	Front Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Maximum Height (feet)
R-MA Multifamily Residential	30 See Section 7:3.9	20 Residential 30 Collector 50 Arterial	25 See Section 7:3.9	25 See Section 7:3.9	45
R-MHP Manufactured Home Park	None	35	15	15	45
O-D Office	None	25	25 See Section 7:3.8	25 See Section 7:3.8	45 See Section 7:3.7
POD Office	None	15	25 See Section 7:3.8	25 See Section 7:3.8	45 See Section 7:3.7
NC Neighborhood Commercial	None	15 See Section 7:3.6	25 See Section 7:3.8	25 See Section 7:3.8	45 See Section 7:3.7
C-1 Commercial	None	25 See Section 7:3.6	None See Section 7:3.6	20 See Section 7:3.6	45 See Section 7:3.7
C-2 Commercial	None	25 See Section 7:3.6	None See Section 7:3.6	20 See Section 7:3.6	45 See Section 7:3.7
C-3 Commercial	None	25 See Section 7:3.6	None See Section 7:3.6	20 See Section 7:3.6	45 See Section 7:3.7
S-1 Services	None	45	25	20	45 See Section 7:3.7
I-1 Industrial	None	50	See Section 7:3.10	See Section 7:3.10	90 See Section 7:3.7
I-2 Industrial	None	See Section 8:4.10	See Section 8:4.10	See Section 8:4.10	90 See Section 7:3.7
ESD-PM	None	30	15 From other structure	15 From other structure	35
PD	N/A	N/A	See Section 8:1.4	See Section 8:1.4	N/A
FRD	See Section 8:8.4	See Section 8:8.4	See Section 8:8.4	See Section 8:8.4	See Section 8:8.4

To determine the classification of a specific street, refer to the definitions in Section 4 of this ordinance.

Section 7:3.2 Nonresidential Setbacks/Height

Table 7.4 Nonresidential Setback/Height Requirements

Table 7.4 Nonresidential Setback/Height Requirements					
District	Minimum Lot Width (feet)	Front Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Maximum Height (feet)
RR-3 Rural Residential	200	30 Residential 40 Collector 50 Arterial	25	5	45
RR-1 Rural Residential	200	30 Residential 40 Collector 50 Arterial	25	5	45
R-S Residential Suburban	200	30 Residential 40 Collector 50 Arterial	25	5	45
R-20 / R-20A Single-Family Residential	200	20 Residential 30 Collector 50 Arterial	25	5	45
R-15 Single-Family Residential	100	20 Residential 30 Collector 50 Arterial	25	5	45
R-12 Single-Family Residential	100	20 Residential 30 Collector 50 Arterial	25	5	45
R-10 Single-Family Residential	100	20 Residential 30 Collector 50 Arterial	25	5	45
R-7.5 Single-Family Residential	100	20 Residential 30 Collector 50 Arterial	25	5	45
R-6 Single-Family Residential	100	20 Residential 30 Collector 50 Arterial	25	5	45
R-M2 / R-M20 Multifamily Residential	100	20 Residential 30 Collector 50 Arterial	15	25	45
R-MA Multifamily Residential	100	20 Residential 30 Collector 50 Arterial	15	25	45

To determine the classification of a specific street, refer to the definitions in Section 4 of this ordinance.

7:3.3 Calculating Minimum Front Setback

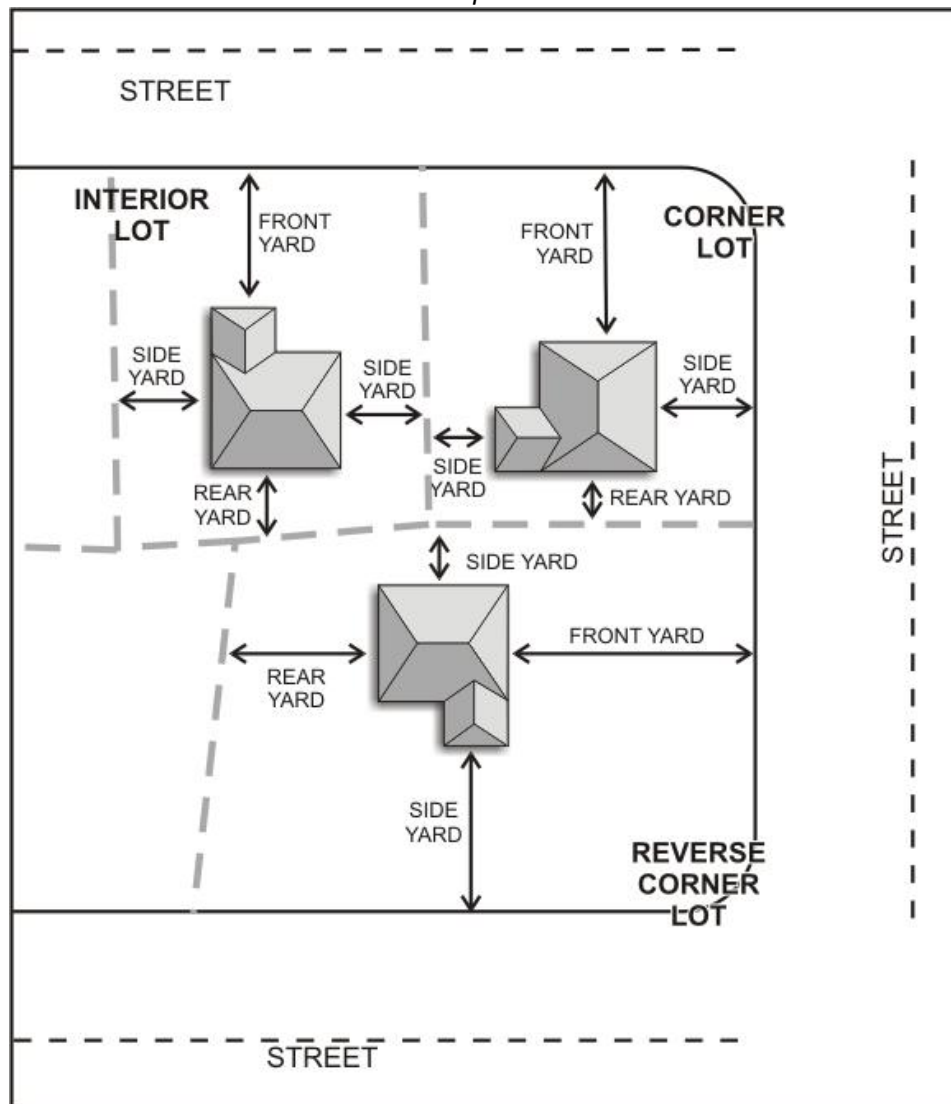
The minimum depth of the front yard measured from the street right-of-way line shall be 20 feet on a residential service street, 30 feet on a collector street, and 50 feet on an arterial street, except that when a right-of-way has not been established or is not known, the setback shall be measured from 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. For additional minimum setback requirements, refer to the Transportation Corridor Preservation Ordinance #3079 (Appendix C.).

7:3.4 Side Setbacks in Single-family Residential Districts

For residences, accessory buildings, and nonresidential uses located on corner lots, the minimum side yard width measured from the street right-of-way line shall be 20 feet on a residential service street, 30 feet on a collector street, and 40 feet on an arterial street. For additional minimum setback requirements, refer to the Transportation Corridor Preservation Ordinance #3079 (Appendix C.).

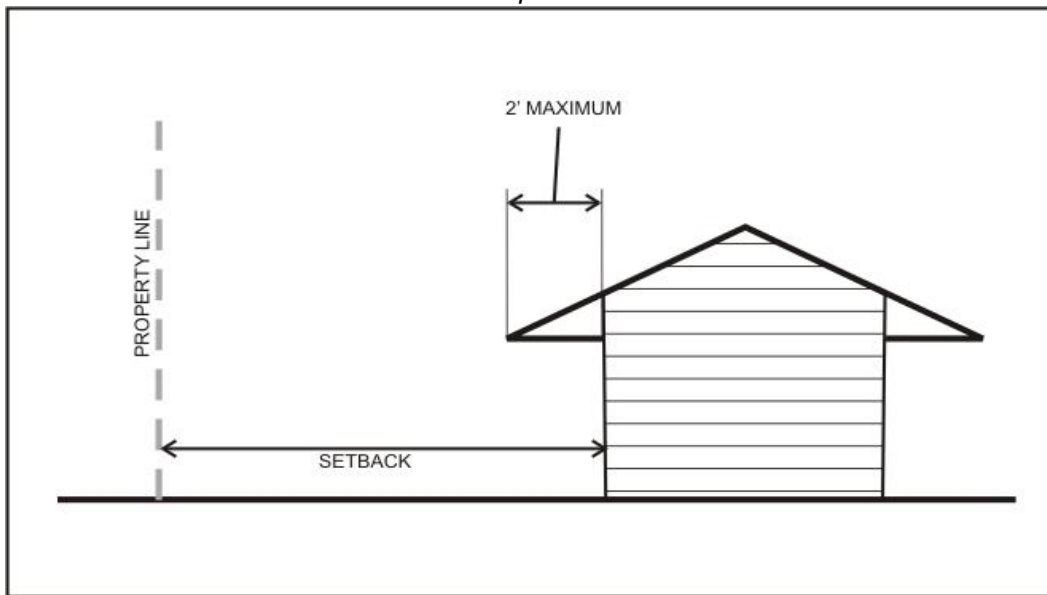
The rear and one side setback may be reduced to zero feet (0') for Zero Lot Line Dwellings located in single-family districts and are subject to the adopted Building Code.

Graphic 1



*Front is determined by E-911 address

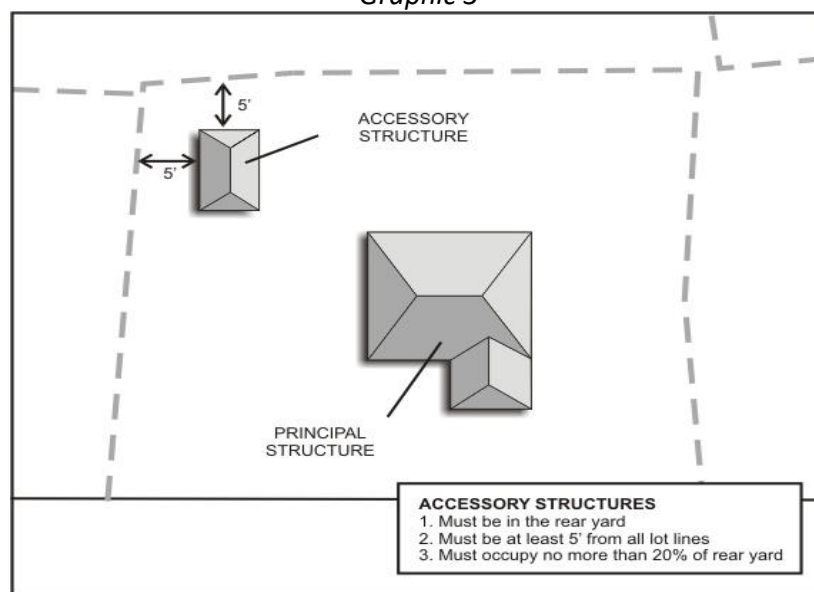
Graphic 2



Setbacks are measured from the foundation wall. Overhangs, architectural embellishments, etc. may encroach the setback a maximum of 2 feet. Cantilevers consisting of roofed over space may not encroach the setback line. Setback is not measured from stoops, porches, and landings provided they do not occupy more than 20% of any exterior wall.

Accessory buildings may be located in the rear yard or side yard provided that they are set back not less than five feet from any lot line and occupy not more than 20 percent of the rear yard.

Graphic 3



Graphic 3 - *Note 1: Should read Must be in the rear yard or side yard (not codified)**

In the R-R1, Rural Residential District, R-R3, Rural Residential District, and AG, Agricultural Preservation District, accessory buildings, barns, and stables are permitted to be located in the front yard so long as the setbacks of the underlying zoning district are met. In the R-S, Residential Suburban

District, accessory buildings, barns, and stables are permitted in the front yard when the minimum acreage of the parcel is at least 1 acre and the setbacks of the underlying zoning district are met. In the R-R1, R-R3, AG, and R-S districts, accessory structures in front yards shall not be set back less than 30 feet from any right-of-way line and may not occupy more than 20 percent of the front yard.

7:3.5 Reduction of Rear Setback

The rear setback may be reduced to zero feet (0') for the express purpose of locating a boathouse along the shore of a lake or navigable body of water.

7:3.6 Additional Setback in Commercial Districts

On corner lots and lots adjacent to any residential district all commercial buildings and structures shall be set back not less than 15 feet from property lines. When a side yard is provided it shall be not less than 5 feet in width.

Commercial gasoline islands and canopies shall be set back from all street right-of-way lines not less than 15 feet.

7:3.7 Height

All buildings may exceed the height limitations of the district if the minimum depth of rear yards and the minimum width of side yards required in the district regulations are increased 1 foot for each 3 feet by which the height of such building exceeds the prescribed height limit.

Chimneys, elevators, poles, spires, tanks, towers, and other projections not used for human occupancy may exceed the district height limit.

7:3.8 Reduction in Setback in NC, POD, and OD Districts

No structure shall be erected within 25 feet from any side or rear lot line of any Neighborhood Commercial district, Office District and/or Planned Office Development district. However, where land uses within the NC, POD, and OD districts are the same as uses permitted on adjoining properties, the side and rear setbacks adjoining those like uses may be reduced to a minimum of 5 feet.

7:3.9 Single Family Residential Dwellings in Multi-family Districts

Single-family residential dwellings located in multi-family districts shall have a minimum lot width of 30 feet and a side and rear setback of 5 feet. Front setbacks are measured from the street right of way and are as follows; 20 feet on a residential street, 30 feet on a collector street, and 50 feet on an arterial street.

7:3.10 Setbacks for I-1

All buildings shall be set back from all street right-of-way lines not less than 50 feet. No building shall be located closer than 25 feet to a side or rear lot line except where the property is adjacent to a railroad right-of-way and written approval from the railroad authorities has been obtained to utilize the railroad spur for loading and unloading. (*Am. Ord. 4382, § 1(2), passed 10-16-2010; Am. Ord. 4389, § 1(1), (2), passed 11-2-2010*)

Section 12:2 Off-Street Parking

There shall be provided at the time of the erection of any building, or at the time any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area; or before conversion from one type of use or occupancy to another, permanent off-street parking space in the amount specified by this section. Such parking space may be provided in a parking garage or properly graded and improved open space. All portions of the required space, which are paved, shall be marked in accordance with the standards contained herein. Lines shall be visibly marked with paint.

Table 12.1 Minimum Parking Requirements

Table 12.1 -Minimum Parking Requirements
<ol style="list-style-type: none"> Single-family detached, single-family attached (not more than two units), garden court and zero lot line structures: Two spaces. Two-family detached structures: Two spaces per unit. Multifamily structures not over four units: 1 1/2 spaces per unit Multifamily structures or group developments over four units: Parking shall be provided in the following ratio: one space per one-bedroom or efficiency unit, 1 1/2 spaces per two-bedroom unit, and two spaces per three or more bedroom unit. In addition, visitor parking shall be provided in a ratio of ten percent of the total required parking for such development
Assembly- (with seating) One space for each four seats in the assembly area (Unless specifically addressed in this section)
Assembly- (without seats) One space per 30 square feet of net assembly area.
Automobile repair/service facility- Three spaces per service bay, not including the service bay itself
Automobile Wash (Full Service)- Fifteen spaces per wash unit.
Adult/child Day Care Center- Four spaces per 1000 square feet of floor area
Commercial recreation, outdoor- One space for each 2000 square feet of site area. (Unless specifically addressed in this section)
Commercial recreation, indoor- One space for each 200 square feet of gross floor area.
Community Center- One space per 750 square feet of gross floor area; or per parking analysis (see Section 6:2(34) Community Center).
Community recreation area- One space per each 2000 square feet of site amenity area. In addition, swimming pools shall require one space for every 100 square feet of water surface area.
Driving range- One space for each driving tee
Golf course- Four spaces for each green plus requirements for any other associated use
Hospital / Assisted Care/ Nursing -Facilities- One space per residential dwelling unit; one space per each hospital bed; one space per every 3 group care beds; one space per every 5 nursing beds, whichever is provided.
Hotel, Motel, or Motor court- One space for each room to be rented plus requirements for any other use associated with the establishment such as offices, restaurants, and assembly uses.
Factory, industrial- Minimum of 1 space per 500 square feet of leasable floor area for the first 3,000 square feet and then 1 space per 1,500 square feet of leasable floor area thereafter.
Miniature Golf- One space for each hole
Office and Professional Building- Minimum of 3 spaces per 1000 square feet of leasable floor area.
Office Medical or Dental- Three spaces for each examining room
Restaurant, freestanding- One space for each three seats. With dance floor area, shall provide additional parking spaces based upon one space for 35 square feet of dance floor

Retail Sales and Group Commercial- Minimum of 3 spaces per 1000 square feet of leasable floor area.
Schools, Private Grade, elementary, middle school – 1 per classroom High school – 7 per classroom
Warehousing, Flex Space, and Data Center Uses- Minimum of 1 space per 500 square feet of leasable floor area for the first 3,000 square feet and then 1 space per 2,500 square feet of leasable floor area thereafter.

(Am. Ord. 4670, §2, passed 11-2-2014)

In the event that the number of parking spaces required under Section 12:2, Table 12.1, Minimum Parking Requirements, cannot be placed on the site in accordance with these regulations without the demolition of an existing structure or damage of significant trees on the site or in the public right-of-way to accommodate a parking area, or if written documentation that demonstrates that fewer spaces than required are needed because of the nature of the business, hours of operation, or availability of adjacent parking the Zoning Administrator or his agent may authorize up to a twenty-five (25) percent reduction in the total number of parking spaces required on the site.

12:2.1 Site Plan

Each application for a Building Permit or Certificate of Use submitted to the Zoning Administrator, shall include a plan showing the required space reserved for off-street parking and loading space and the means of ingress and egress to such space. This information shall be the responsibility of the owner/developer and shall be sufficient to enable the Zoning Administrator to determine whether or not the requirements of this section are met.

12:2.2 Shared Parking

Shared use of required nonresidential parking spaces may occur where two or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times. Shared use of required nonresidential parking spaces is allowed if the following documentation is submitted in writing with the building and zoning permit application:

- A. The names and addresses of the uses and of the owners or tenants that are sharing the parking;
- B. The location and number of parking spaces that are being shared;
- C. A legal instrument such as an easement or deed restriction that guarantees access to the parking for both uses.

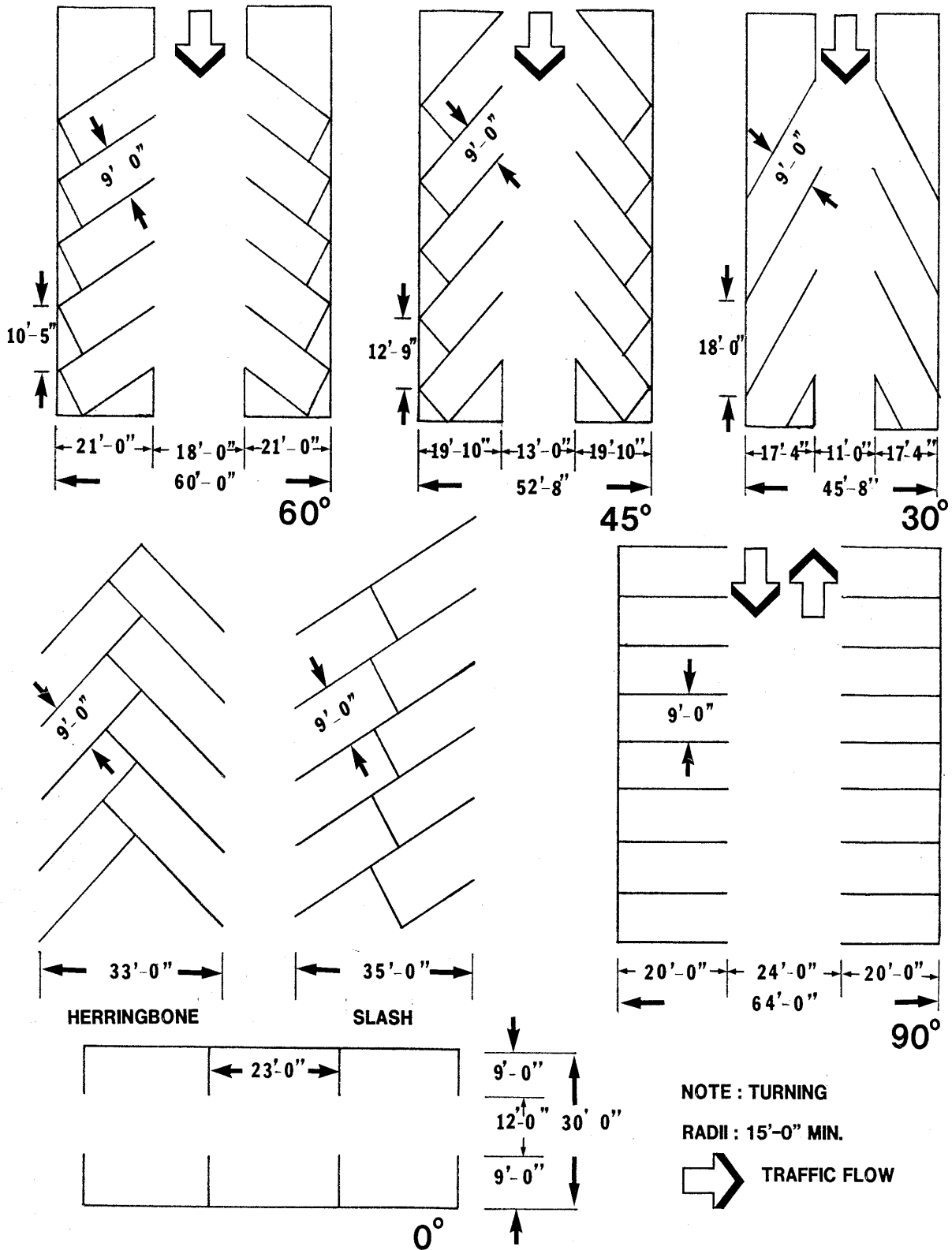
12:2.3 Remote Parking Space

If the off-street parking space required by this Ordinance cannot be reasonably provided on the same lot on which the principal use is located, such space may be provided on any land within 400 feet of the principal use. Such space shall be deemed required space associated with the permitted use and shall not hereafter be reduced or encroached upon in any manner. It is further provided that the Zoning Administrator may require a plat, deed, or other documentation necessary to show that remote parking space is controlled by and available to the applicant prior to the granting of a Zoning Certificate.

12:2.4 Design of Parking Area

All off-street parking except off-street parking for single-family detached dwelling units, single-family attached dwelling units on adjoining individual lots, or two-family dwellings located on a residential service street, shall be designed so that all traffic related activities are confined to the site and vehicles can turn around within the area and enter the street, road, or highway in such a manner as to completely eliminate the necessity of backing into the street, road, or highway. Off-street parking for single-family detached dwelling units, single-family attached dwelling units on adjoining individual lots, or two-family dwelling units, which requires backing into a residential service street shall be permitted provided that such movement can be made with reasonable safety and without interfering with other traffic.

PARKING STANDARDS



12:2.5 Off-Street Parking Space Design Standard (See Parking Standards Diagram)

Table 12.2 Minimum Parking Requirements (Dimensions)

Table 12.2 - Minimum Parking Requirements				
Angle of Parking	Width of Stall	Depth of Stall**	Minimum Driveway Width *	Length of Curb Per Car
0	9'	23'	12'	23'-0"
30	9'	17'-4"	11'	18'-0"
45	9'	19'-10"	13'	12'-9"
60	9'	21'-0"	18'	10'-5"
90	9'	20'-0"	24'	9'-0"

* Minimum driveway widths shall be maintained to the point of intersection with the adjoining public or private right-of-way.

** In 90 degree parking stalls, the depth of the stall may be reduced to 18' where a grassed or landscaped median, with a minimum 2' width per row of parking stalls, has been provided for automobile overhang. Wheel-stops or curbing shall be provided to protect and delineate the median from the parking stalls.

At least one fire access lane must be provided and approved by the local fire district.

12:2.6 Alternative Parking Surfaces

The required parking areas for office and commercial buildings may be constructed using pervious concrete, grass over supporting plastic/concrete grids, or any other pervious surface approved by the Soil and Water Conservation District to help reduce the amount of impervious surface on the site. The alternative parking surface should be installed according to the manufacturer's installation instructions.

Parking provided in excess of 200% of the minimum requirements of this section shall be constructed using pervious concrete or grass over supporting plastic or concrete grids.

12:2.7 Additional Requirements for the Physically Disabled and/or Handicapped

As required by the current codes adopted by Greenville County Council as established by the South Carolina Building Code Council

Section 12:3 Off-Street Loading

12:3.1 Requirements for Industrial and Wholesale Buildings

Every industrial and wholesale building hereafter erected shall provide space as indicated herein for loading and unloading of vehicles. The number of off- street loading berths required by this section shall be considered as the absolute minimum, and the developer shall evaluate his own needs to determine if they are greater than the minimum specified by this section. For purposes of this section, an off-street loading berth shall have minimum plan dimensions of 12 feet by 60 feet and 14 feet overhead clearance with adequate means for ingress and egress.

Table 12.3 Minimum Loading Requirements

Table 12.3 - Minimum Loading Requirements	
Square Feet of Gross Floor Area in Structure	Number of Berths
0 - 25,000	1
25,000 - 40,000	2
40,000 - 100,000	3
100,000 - 160,000	4
160,000 - 240,000	5
240,000 - 320,000	6
320,000 - 400,000	7
Each 90,000 above 400,000	1

12:3.2 Design of Loading Spaces

Off-street loading spaces shall be designed so that vehicles can maneuver for loading and unloading entirely within the property lines of the premises.

12:3.3 Requirements for Commercial Uses

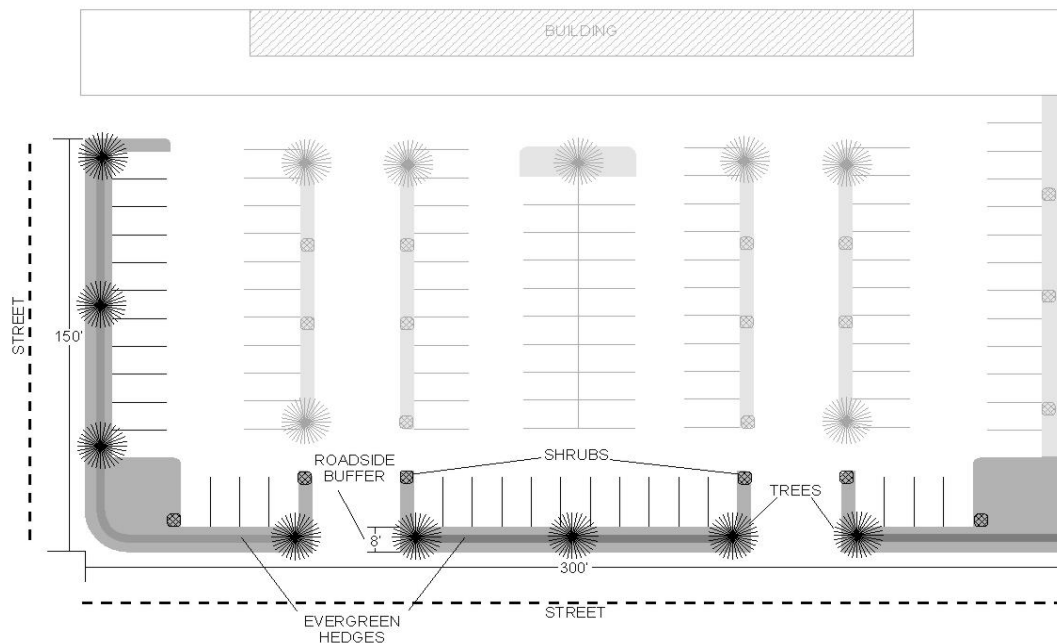
All retail uses and office buildings with a total floor area of 20,000 square feet shall have one off-street loading berth for each 20,000 square feet.

Section 12:4 Parking Lot Landscaping

All new off-street parking lots with ten (10) or more spaces located adjacent to existing public right(s)-of-way shall establish roadside buffers. Roadside buffers shall be located outside of the rights-of-way of existing roads and shall be located outside the future rights-of-way of all GPATS and SIB projects identified in the Transportation Corridor Preservation Ordinance of Greenville County.

12:4.1 Roadside Buffers

- A. The minimum roadside buffer width shall have an average planting width of eight (8) feet with the minimum width for any buffer yard being five (5) feet. Buffers shall contain the following plant materials:
 1. An average of one (1) tree for every sixty (60) feet of linear road frontage. Trees shall be spaced so that there is a minimum of one (1) tree for every two hundred (200) linear feet of road frontage.
 2. Shrubs spaced to provide a continuous evergreen screen within three (3) years of installation.
- B. Within the buffer yard, fences, walls, earthen berms or any combination thereof may be used to meet the requirements of this section so long as they are a minimum of thirty (30) inches in height and provide a continuous opaque visual screen. Berms shall have a side slope no greater than 2:1.
- C. Where existing overhead power utility lines preclude sufficient space for a shade tree to grow then two (2) small trees shall be substituted for each required shade tree.



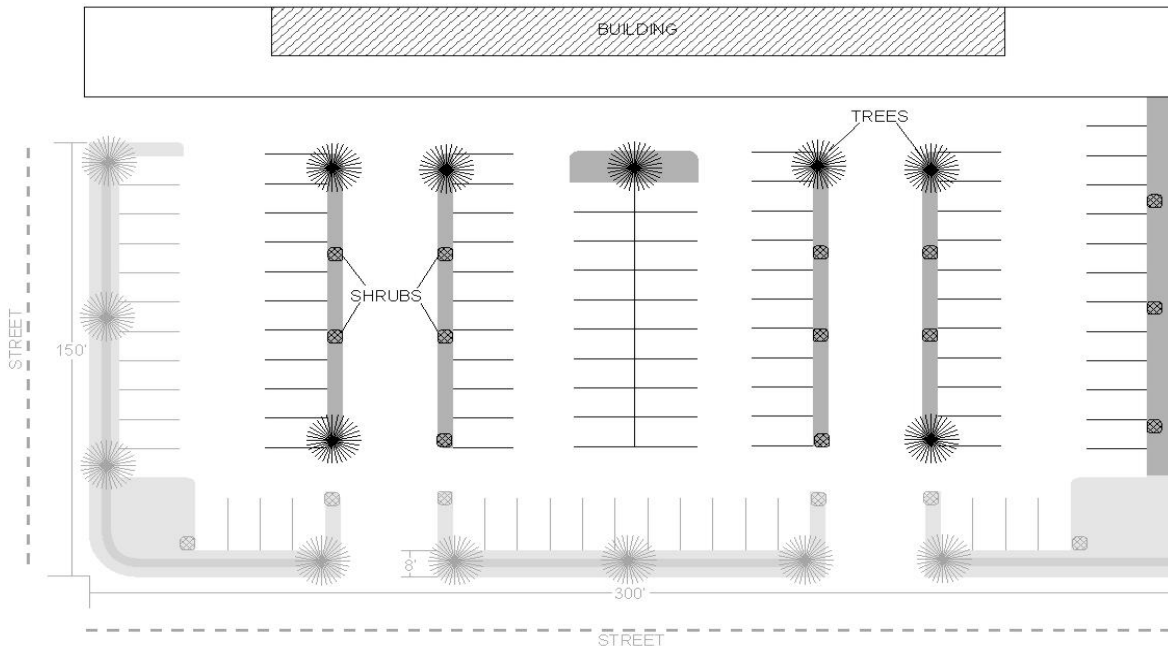
12:4.2 Interior Plantings

In addition to all other landscaping requirements, all new off-street parking lots with sixty (60) or more spaces shall provide and maintain landscaped planting areas within the interior of, and adjacent to, the parking lot.

- A. Interior planting islands shall have a minimum planting area of eight (8) feet wide by eighteen (18) feet long.
- B. In addition to the required trees and shrubs, planting areas shall be grassed or covered with mulch.
- C. All planting areas shall be protected from vehicular intrusion by the installation of curbing, wheel stops.
- D. Each landscaped planting area shall contain trees and shrubs at the rates listed below rounded upward to the next whole number:
 1. One (1) tree for every fifteen (15) parking spaces
 2. One (1) shrub for every five (5) parking spaces
- E. Interior planting areas shall be designed within or adjacent to the parking area(s) as:
 1. Islands, located at the end of parking bays;
 2. Islands, located between parallel rows of cars;
 3. Driveway medians, a minimum of eight (8) feet in width;
 4. Intermediate islands; or
 5. A combination of the above
- F. Trees and shrubs must be planted within twenty (20) feet of the parking area to satisfy the interior planting requirements.
- G. The design size and shape of the interior planting areas shall be at the discretion of the owner; however, no parking space shall be:

1. Located farther than ninety (90) feet from the trunk of a shade tree;
2. Separated from a shade tree by a building or other structure.

H. Parking structures are excluded from interior landscape areas.



12:4.3 Planting Material Specifications

- A. A minimum of 75% of trees planted to meet this requirement shall be shade trees. (unless precluded by utilities)
- B. Shade trees shall have a minimum planting size of two (2) inches measured eighteen 18 inches above grade.
- C. Small trees and multi-stem trees shall have a minimum planting height of six (6) feet tall.
- D. Evergreen shrubs shall have a minimum installed height of twelve (12) inches and a minimum height of thirty (30) inches within three (3) years of installation. All shrubs inside the sight triangle at points of ingress and egress shall not exceed thirty-six (36) inches in height.

12:4.4 Existing Trees

It is encouraged to use existing trees to meet the requirements of this section. If existing trees are preserved to meet the roadside buffer or interior planting requirements then a reduction in the new planting requirements will be given. Existing trees will be credited towards meeting the requirements of this section as follows:

One tree (2 - 6 inches diameter at breast height) =	1 planted trees
One tree (6 – 10 inches diameter at breast height) =	2 planted trees
One tree (10 – 15 inches diameter at breast height) =	3 planted trees
One tree (15> inches diameter at breast height) =	4 planted trees

available, a certificate from the South Carolina Department of Health and Environmental Control (DHEC) approving the proposed facilities must accompany a request for a building permit.

Section 9:3 Nonconforming Uses and Structures

After the effective date of this Ordinance, structures or uses of land or structures which would be prohibited under the regulations for the district in which such structures or uses are located shall be considered as nonconforming. Nonconforming structures or uses may be continued provided they conform to the provisions contained in this section.

9:3.1 Nonconforming Lots

In any district, if a lot of record at the effective date of adoption of this Ordinance does not contain sufficient land area to permit a building to conform to the dimensional requirements of the Ordinance, such lot may be used as a building site provided that there is conformance to the minimum front and side yard requirements set forth in this Ordinance for the district in which the residence is located, and further, that any permitted use serviced by a private septic tank system shall meet minimum DHEC regulations.

9:3.2 Expansion of Nonconforming Uses

Nonconforming uses of land existing at the time of adoption of this Ordinance shall not hereafter be expanded in any way without the express review of the Board of Zoning Appeals.

9:3.3 Expansion of Nonconforming Structures

Nonconforming structures existing at the time of adoption of this Ordinance or structures made nonconforming as a result of road improvements may be expanded in any zoning district provided that the expansion conform to the setback requirements provided in the zoning district in which such structures are located. The Board of Zoning Appeals may permit expansion into a required setback area.

9:3.4 Change of Nonconforming Use

Any nonconforming use may be changed to any conforming use, or with the approval of the Board of Zoning Appeals, to any use more in character with the uses permitted in the district. In permitting such change, the Board of Zoning Appeals may require appropriate conditions and safeguards in accordance with the provisions of this Ordinance.

9:3.5 Cessation of Nonconforming Uses of Land

When a nonconforming use of land ceases for a continuous period of six months, subsequent use of the land shall conform to the regulations for the district in which the land is located.

9:3.6 Cessation of Nonconforming Uses of Structures

When a nonconforming use of a structure is discontinued or abandoned for six months, the use shall not be resumed and the subsequent use shall conform to the regulations for the district in which the structure is located. The Board of Zoning Appeals shall have the power to grant an extension to the abandonment period not to exceed twelve months.

9:3.7 Repair and Alteration of Nonconforming Uses

Normal maintenance and repair of a building occupied by a nonconforming use is permitted provided no other provisions of this Ordinance are violated.

9:3.8 Damage or Destruction of Nonconforming Uses

Any nonconforming structure or any structure containing a nonconforming use, which has been damaged by fire or other causes, may be reconstructed and used as before, if reconstruction is substantially begun within 12 months of such damage. However, reconstructed structures shall not exceed the square footage contained in the structure at the time the damage occurred. Furthermore, all reconstructed structures which alter, improve, or are built on a different location on the same site from the original construction shall meet all applicable requirements for the district in which the structure is to be located unless such requirements are modified by the Board of Zoning Appeals pursuant to its powers enumerated in Article 9.

9:3.9 Temporary Nonconforming Uses of Land

Temporary nonconforming uses of land for carnivals, waste lots during the development of lots, and similar uses may be permitted according to the provisions of Section 10:1, Provisions for Group Development. (*Am. Ord. 4402, § 2, passed 2-1-2011*)

Section 9:4 Public Access to Property

Every building hereafter erected or moved shall be located on a lot adjacent to and have access to a public street, highway, road, or other public way or private road, except for lots located in the R-R1, R-R3, and AG Districts, where unpaved shared drives or private roads may serve as a lot's primary access. All unpaved shared drives and private roads are subject to the private road standards contained in the Greenville County Land Development Regulations.

Section 9:5 Parking and Storage of Vehicles

9:5.1 Travel or Camping Trailers

Not more than one travel or camping trailer shall be permitted on a lot in any residential district. The trailer shall not be occupied temporarily or permanently while it is parked or stored except in an authorized manufactured home park.

9:5.2 Commercial Vehicles

- A. Only vehicles classified as Class 1, 2, 3, and 5, as defined and classified by the Federal Highway Administration, are permitted on a residentially zoned parcel within the zoned areas of Greenville County. No more than three commercial vehicles are permitted per residentially zoned parcel and a maximum of one of the three permitted vehicles may be Class 5.
- B. Commercial vehicles used for hauling explosives, gasoline, or liquefied petroleum products are prohibited.

ARTICLE 4 DEFINITIONS

Except where specifically defined herein, all words used in this Ordinance shall carry their customary meanings. Words used in the present tense include the future tense; the singular number includes the plural. The word shall is mandatory, not directory.

Abattoir – A commercial facility used for the slaughtering of animals that are either raised or transported to the facility and the processing and storage of animal products and waste that results from the slaughtering process.

Accessory Building – An incidental subordinate building customarily incidental to and located on the same lot occupied by the main use or building, such as a detached garage.

Accessory Dwelling (Dwelling, Accessory) – A secondary dwelling established in conjunction with, and clearly subordinate to, a primary dwelling unit on the same lot, whether a part of the same structure as the primary dwelling unit or in a detached structure.

Accessory Living Quarters – An accessory building used solely as the temporary dwelling for guests of the occupants of the premises; such dwelling having no kitchen facilities and not rented or otherwise used as a separate dwelling unit.

Accessory Outdoor Storage – The storage of any equipment or commodity outside of a building for more than 24 hours. Outdoor storage does not include outdoor storage uses that are specifically addressed as a principal or accessory use, such as, but not limited to, salvage yards and junkyards; vehicle and manufactured home repair and storage uses; vehicle and manufactured home sales and rental uses; laydown yards; outdoor retail displays; and recycling drop boxes.

Accessory Use – A use of land or of a building or portion thereof customarily incidental to the principal use of the land or building and located on the same lot with such principal use. For the purpose of this Ordinance, accessory uses include, but are not limited to, swimming pools and game courts and shall meet the requirements of Article 6.

Agriculture, Farming – The science or art of cultivating the soil, producing crops, plants, trees or shrubs, and/or raising livestock or fowl which does not require a tax license by the state of South Carolina.

Agricultural Processing, Storage, and/or Support Services – Establishments employed by the agriculture and forestry industries that perform activities associated with the processing, storage, production, and distribution of forest and agricultural products. Use examples include abattoirs; establishments where crops are cleaned, shelled, fumigated, cured, sorted, packed, cooled, or stored; distribution hubs for locally and regionally-produced food; and establishments that perform crop-related services, such as dusting, spraying, plowing, fertilizing, seed bed preparation, planting, and cultivating.

Agricultural/Horticultural Production, Indoor – A land use for the production of fruits, vegetables, tree nuts, crops, plants, trees, or shrubs that occurs entirely within a building.

Agricultural/Horticultural Production, Outdoor – A land use for the production of fruits, vegetables, tree nuts, crops, plants, trees, or shrubs that occurs primarily outdoors.

Agritourism – Activities conducted on a working farm, ranch, or other agricultural facility that offer opportunities to the general public or invited groups for education, entertainment, recreation, and/or active involvement in the farm operation.

Alley – Any public or private way or thoroughfare through a continuous row of houses, 10 feet to 16 feet in width, permitting access from the street to backyards, garages, etc.

Animal Production Facility – An agricultural facility that produces animals or animal by-products for commercial sale.

Alteration – Any change, addition or modification in construction, occupancy or use.

Apartment – Same as *"Dwelling, Multiple-Family."*

Arcade – An area contiguous to a street or plaza that is open and unobstructed, and that is accessible to the public at all times. Arcades may include building columns, landscaping, statuary and fountains. Arcades do not include off-street loading/unloading areas, driveways or parking areas.

Articulate – To give emphasis to or distinctly identify a particular element. An articulated facade would be the emphasis of elements on the face of a wall including a change in setback, materials, roof pitch or height.

Assembly – Includes the use of a building or structure, or a portion thereof, for the gathering together of persons for purposes such as civic, social or religious functions, recreation, food or drink consumption or awaiting transportation.

Assembly Operations - Companies engaged in value-added processing and light manufacturing.

Athletic Facility – An indoor or outdoor facility used strictly for athletic-related events.

Auditorium – An indoor building/facility used by the public for viewing events such as concerts, plays, indoor sports, and public gatherings etc.

Automobile sales – Establishments engaged in the sale or rental of vehicles, except motorcycles, designed and used for the transportation of 12 or less persons along public streets and highways.

Automotive Repair Facility – A building or part thereof, which is used for painting, body and fender work, engine overhauling, or other major repairs of motor vehicles. These repairs typically take more than one day to complete. These facilities may not dispense flammable or combustible liquids.

Automotive Service Facility – A building or part thereof, which is used for minor repairs, such as, oil changes, tune-ups, brake jobs, engine and transmission repair, replacing mufflers, etc. These facilities may dispense flammable and combustible liquids.

Automobile Service Station – An establishment used for the servicing of automobiles including the sale of gasoline, oil, grease, minor accessories, and washing and polishing, but excluding the sale of automobiles, body repairing, major motor repairing, and painting.

Automotive Storage Facility – A lot or facility in which automobiles are stored for periods greater than five (5) days.

Automobile Wash, Automated – Any automobile cleaning facility which provides exterior washing and cleaning on a drive-through or roll-over basis.

Automobile Wash, Full-Service – Any automobile cleaning facility which provides exterior and interior washing and cleaning services for automobiles and other motor vehicles.

Automobile Wash, Self-Service – Any automobile cleaning facility where equipment and/or facilities are provided for the self-service cleaning of automobiles and other motor vehicles.

Banquet Hall – See Special Event Facility

Barn or Stable – A structure that may be used to house animals, farm equipment, feed, storage or other farm related items.

Basement – Any floor level below the first story in a building, except that a floor level in a building having only one floor level shall be classified as a basement unless such floor level qualifies as a first story as defined herein.

Bed and Breakfast – Private home offering lodging and breakfast to guests. This type of establishment is primarily a private home offering lodging and breakfast to guests.

Berm – An earthen mound formed to shield undesirable views, decrease noise, and/or add topographical interest. The slope of a berm should not exceed a rise of one (1) foot in two (2) horizontal feet.

Berm (Big Box Retail) – An earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise or provide a buffer from adjoining uses.

Big Box Development – A shopping center, mall or free standing site whose primary use is or was a retail sales facility with at least one tenant or occupant located in a forty thousand (40,000) square foot or larger building or structure. (Consistent with the terms of the “SC Retail Facilities Revitalization Act” originally House Bill H.3841, codified in Chapter 34, Title 6 of the S.C. Code of Laws, as amended.

Blue Line Stream – Any stream shown as a solid or broken blue line on 7.5 Minute Series quadrangle maps prepared by the U.S. Department of the Interior Geological Survey (USGS).

Boathouse – A structure designed and constructed for the purpose of storing a boat(s) in a body of water.

Board – The Greenville County Board of Zoning Appeals.

Breezeway – A structure for the principal purpose of connecting a main building or structure on a property with other buildings.

Buffer – An area of land used to physically separate one use from another or which acts as a separation between two land uses of different intensity.

Buffer (Big Box Retail) – Also known as a “screen”. An area provided to reduce the conflict between two different land uses. Buffers are intended to mitigate undesired views, noise and glare – effectively providing greater privacy to neighboring land uses. Typical buffers consist of materials that serve this purpose and include, but are not limited to, plant materials, walls, fences and/or significant land area to separate the uses.

Buffer Strip – A portion of a lot or property used to visually separate one use from another through the use of vegetation, distance or other approved method.

Building – Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any person, process, equipment, or goods.

Building, Accessory – A structure attached to or detached from a principal building on the same lot and customarily incidental to the use of the principal building.

Building Code – The current codes adopted by Greenville County Council as established by the South Carolina Building Code Council.

Building Face, Front – Any building face, which can be touched by a line, drawn perpendicular to street (public or private).

Building Face, Public – Any building side that is visible from public or private right-of-ways and/or the faces that contain public entry.

Building Permit – A certificate which has been endorsed by the Zoning Administrator that a proposal to use or occupy a building; or to erect, install, or alter a structure, building, or sign that fully meets the requirements of this Ordinance.

Building Setback Line – A line establishing the minimum allowable distance between the nearest portion of any building excluding steps, gutters, and similar fixtures, and the property line when measured perpendicularly thereto.

Building, Temporary – A building used temporarily for the storage of construction materials and equipment incidental and necessary to on-site permitted construction of utilities, buildings, or other community facilities, or used temporarily in conjunction with the sale of property within a subdivision under construction.

Business or Financial Services – An establishment intended for the conduct of professional business services by a commercial enterprise.

Business Incubator Centers – A business/office building that provides space for multiple tenants.

Caliper – A unit of physical measure for defining the diameter of a planted tree measured eighteen (18) inches above ground level.

Canopy – A rooflike, unenclosed (except when connected to a building) shelter having various means of support and generally used for protection from weather for pedestrians.

Care Facilities – Child/Adult

Care Center – A facility that provides personal care service for **6 or more persons on a 24 hour basis**. (*Personal care service* - The care of residents who do not require chronic or convalescent medical or nursing care. Personal care involves responsibility for the safety of the residents while at the facility.)

Day Care Center – A facility that provides personal care service for **6 or more persons and less than 24 hours**. (*Personal care service* - The care of persons who do not require chronic or convalescent medical or nursing care. Personal care involves responsibility for the safety of the person while at the facility.)

Day Care Center in a Church – A facility operated by a church that provides personal care service for **6 or more persons and less than 24 hours**. (*Personal care service* - The care of persons who do not require chronic or convalescent medical or nursing care. Personal care involves responsibility for the safety of the occupants while at the church.)

Day Care Home – A residential home that serves as a personal care facility for **5 or less persons**. Only those residing in the home may be involved in the day-to-day operation of the adult / childcare home. (*Personal care service* - The care of persons who do not require chronic or convalescent medical or nursing care. Personal care involves responsibility for the safety of the persons while at the home.)

Group Care Home – A residential home that serves as a personal care facility for **5 or less persons on a 24-hour basis**. Only those residing in the home may be involved in the day-to-day operation of the adult / childcare home. (*Personal care service* - The care of residents who do not require chronic or convalescent medical or nursing care. Personal care involves responsibility for the safety of the resident while at the home.)

Nursing Care Facility – A facility that serves as a personal nursing care facility for **6 or more persons on a 24-hour basis**.

Nursing Care in Home – A residential home that serves as a personal nursing care facility for **5 or less persons on a 24-hour basis**. Only those residing in the home may be involved in the day-to-day operation of the adult / childcare nursing home.

Cemetery – Land used or intended to be used for the burial of the dead, including columbariums, mausoleums, and chapels when operated in conjunction with and within the boundaries of such cemetery.

Certificate of Occupancy – A statement signed by the Building Official setting forth that the building, structure, or use complies with the adopted building codes.

Certificate of Use – A statement signed by the Zoning Administrator setting forth that the building, structure, or use complies with the Zoning Ordinance and that the same may be used for the purpose stated herein.

Change of Tenancy/Ownership – Taking possession or occupancy of land or premises under lease and/or purchase from a previous tenant or owner.

Chickens – Any member of the species *Gallus gallus domesticus*, regardless of sex. Chickens kept, raised, or used in accordance with Use Condition 29 are not considered farm animals as defined by the Greenville County Zoning Ordinance, as amended.

Church – A building for public worship regardless of denomination or religious affiliation.

Church, Mega – A house of worship that has a seating capacity of more than 1750 persons in the sanctuary, and that may include such non traditional accessory uses as retail sales, residential sales, amusements parks, and sport and entertainment facilities, as an integrated part of the development.”

Clean Manufacturing - Clean Manufacturing in which waste minimization and prevention practices are continuously applied. These practices include conservation of raw materials and energy, elimination of toxic inputs, and reduction in toxic outputs.

Clear Cutting – The removing of all trees and other vegetation from an area during land development.

Collection Center for Recyclable Consumer Items – A facility designed to receive household consumer items for recycling, such as metal food containers and cans, glass food containers, beverage bottles, discarded newspapers, magazines, card board and flat paper.

Columbaria – A building or structure designed with niches for the location of urns to hold the ashes of cremated persons. Columbaria shall be operated only within the boundaries of cemeteries and churches.

Commercial Vehicle - A commercial vehicle is any vehicle that is used primarily for business purposes. Commercial vehicles shall be determined by business identification and/or class of vehicle as outlined by the Federal Highway Administration.

Common Open Space – Land and/or water within or related to a open space residential development, not individually owned, which is designed and intended for the common use or enjoyment of the residents of the development or the public, which may contain such accessory structures and improvements as are necessary and appropriate for passive recreational purposes.

Communication Antenna – A device used to transmit and/or receive radio or electromagnetic waves between terrestrially or orbitally based structures.

Communication Tower – A tower of any size which supports communication (broadcast or receiving) equipment utilized by commercial, governmental, or other public and quasi-public users. This does not include communication equipment operated by a public service agency, private home use of satellite dishes and television antennas, or amateur radio operators as licensed by the Federal Communications Commission.

Community Center - A facility used for recreational, social, educational, and/or cultural activities, usually owned and operated by a public or non-profit group or agency. A community center provides ongoing activities and services for the general benefit of people in the community, such as educational, art, and recreational classes; indoor and outdoor recreational facilities; job training and small business development; child and adult day care; social activities; group meeting space; performance and event space; and kitchen and dining facilities.

Community Recreational Area – A recreational area shown on the approved subdivision plat comprised of one or more of the following: swimming pools, picnic shelter, game courts, and neighborhood clubhouses. A community recreational area is intended to serve the residents of the subdivision in which it is located. It does not include for-profit, privately owned and operated facilities.

Conditional Use – Provisions that impose conditions, restrictions, or limitations on a permitted use that are in addition to the restrictions applicable to all land in the zoning district.

Condominium – A multiple dwelling or development containing individually owned dwelling units and jointly owned and shared areas and facilities, which dwellings or development is subject to the provisions of state law.

Conservation Subdivision – A residential development where 50% percent or more of the developable land area is designated as permanent open space; thereby permanently protecting significant open space within the parcel. The remaining developable land is subdivided into buildable lots.

Conventional Development – A conventional development is a nonresidential development or residential development in which all land area within the development is devoted to building lots that comply with minimum lot size and maximum density/intensity limits of the underlying zoning district.

Corporate Headquarters - Corporate Headquarters is the part of a corporate structure that deals with important tasks such as strategic planning, corporate communications, taxes, law, finance, human resources and information technology.

Cropland – Land suitable for or used for the cultivation of crops.

Data Centers – A large group of networked computer servers typically used by organizations for the remote storage, processing, or distribution of large amounts of data where the majority of the space is occupied by computers and/or related equipment and where information is processed, transferred, or stored.

Density – The number of dwelling units that are allowed on an area of land, and that area of land shall be permitted to include dedicated streets contained within the development.

Developable Land – Land which is suitable as a location for structures.

District, Zoning – Any section of Greenville County in which zoning regulations are uniform.

Dormer – A window set vertically forming a gable projecting from a sloping roof.

Drainage Plan – A site plan showing contours, drainage structures (including, but not limited to pipes, ponds, ditches, etc.), anticipated flow calculations, destination of run-off to nearest identifiable drainage way, and any other data required to clearly define the proposed drainage system.

Dry Cleaning/Laundry Establishment – Pick-up and delivery stations where limited cleaning is done on site including self-service laundries open to the public.

Dry Cleaning/Laundry Establishment (Institutional) – A production facility in which commercial laundering and dry cleaning are conducted that is not open to the public. Solvent quantities and classifications will determine the occupancy as either Factory Industrial or Hazardous.

Dwelling – Any building used exclusively for human habitation including any permitted home occupation but excluding hotels, motels, and rooming and boarding houses.

Dwelling Unit – One or more rooms with a kitchen and toilet facilities used as a place of residence for one family.

Dwelling, Multiple-Family – A residential building containing three or more individual dwelling units located on a single lot or parcel of ground. A multiple-family dwelling, commonly known as an apartment house, generally has a common outside entrance(s) for all the dwelling units, and the units are generally designed to occupy a single floor one above the other.

Dwelling, Single-Family – A residential building containing only one dwelling unit and not occupied by more than one family.

Dwelling, Single-Family Attached – Two or more single-family dwelling units, each with its own outside entrance, which are generally joined together by a common party wall or connecting permanent structures such as breezeways, carports, or garages, whether or not such a group is located on a single lot or parcel of ground or on adjoining individual lots. For the purpose of this Ordinance, dwellings such as townhouses, and condominiums shall be treated as single-family attached dwellings.

Dwelling, Single-Family Detached – A single-family dwelling unit which is entirely surrounded by open space or yards on the same lot.

Dwelling, Two-Family (Duplex) – A residential building containing two individual dwelling units located on a single lot or parcel of ground.

Dwelling, Zero Lot Line – A single-family dwelling that has a zero-foot setback from a side and/or rear property line. For the purpose of this Ordinance, a zero lot line dwelling shall be treated as a single-family detached dwelling.

Equipment Sales and Rental – Establishments primarily engaged in the sale, service or rental of tools, trucks, tractors, construction equipment, agricultural implements, party supplies, and similar industrial equipment, and the rental of temporary office/storage trailers. Included in this use type are the incidental storage, maintenance, and servicing of such equipment.

Evergreen Shrub – Any self-supporting woody plant with several stems, retaining leaves throughout the year, easily maintained at thirty (30) to forty (40) inches in height.

Façade – The portion of any exterior elevation on the building extending from grade to the top of the parapet, wall or eaves and extending the entire length of the building.

Family – One or more persons living together as a single housekeeping unit. For the purposes of this Ordinance, such persons may include gratuitous guests, foster children, and domestic servants employed in the same.

Farm Animals – Animals that are specifically kept or raised, including cattle, livestock, poultry or fowl commonly used for pleasure or marketed in agricultural operations.

Farm Labor Dwelling (Dwelling, Farm Labor) – Single-family dwelling located on and used in direct connection with a farm, or where the agricultural activity provides income to the occupant(s) of the dwelling. A farm dwelling includes employee housing for that farm.

Farmstand – A small, typically open-air structure from which agricultural and value-added agricultural products are sold. Farmstands may be located on the same lot as a farm and situated close to a road. A farmstand may be temporary or permanent.

Fireworks Stands, Temporary – This facility consists of a temporary structure for the purpose of the retail sales of fireworks in accordance with the Rules and Regulations of the State Board of Pyrotechnics Safety Board and shall be located in such a manner as to make it immobile and to prevent it from shifting or blowing over. Tie down devices shall be affixed and wheels shall be removed.

Fishing Lakes and Ponds – Lake or pond where patrons pay a fee for access to fishing.

Flea Market – An occasional or periodic market held in an open area or structure where groups of individual sellers offer goods for sale to the public.

Flex Space – A building designed and constructed to accommodate a variety of office, warehousing, distribution, and manufacturing operations.

Floodplain – A relatively flat or low area adjoining a river, stream, or watercourse which is subject to partial or complete inundation, or an area subject to the unusual and rapid accumulation of runoff of surface areas.

Forestry and Logging Activities – The use of land for the raising and harvesting of timber, pulp woods, and other forestry products for commercial purposes, including the cutting and removal of trees from their growing site and the related operation of cutting and skidding machinery. Forestry and logging activities do not include the construction or creation of roads or the clearing of land for construction approved under this Ordinance, which is considered accessory to the development of the property.

Fraternity/Sorority House – A house or structure occupied by a college or university fraternity or sorority containing sleeping rooms, bathrooms, common rooms, and a central kitchen and dining area maintained exclusively for members of the fraternity or sorority and their guests or visitors.

Funeral Home, Mortuary – An establishment in which the dead are prepared for burial or cremation. The facility may include a chapel for the conduct of funeral services and spaces for funeral services and informal gatherings, and/or display of funeral equipment.

Gable – A triangular wall section at the end of a pitched roof, bounded by the two roof slopes.

Garden Center – Generally a retail business engaged in the sale to the public of garden related items to include but not limited to, bedding plants, potted trees, potted shrubs, annual flowers and vegetable plants, seed, outdoor furniture, lawn ornaments, fertilizers, mulches, gardening implements and that buys goods or products in quantity from manufacturers and importers either directly or through a wholesaler, and may also include provisions for landscape design and installation services.

Government Facilities and Operations – A building or facility owned, leased or operated by the State, County or political sub- division of the State, or other public agency.

Greenhouse – A glassed or plastic enclosure used for the cultivation or protection of tender plants.

Gross Leasable Area – The total floor area designed for tenant occupancy and exclusive use including basements, mezzanines, and upper floors, if any, expressed in square feet and measured from the center line of joint partitions and from outside wall faces.

Group Home – A use, structured as a single housekeeping unit and in accordance with any applicable state code, rules and regulations, that provides a support setting for persons, who by reason of mental or physical disability, addiction to drugs or alcohol or family and/or school adjustment problems, require a specialized residential setting.

Group Non-Residential Development – A building or group of buildings which consists of more than one office, commercial, retail or industrial structure erected on one or more parcels of ground developed with a common plan for the protection, maintenance and improvement of the parcels with reciprocal easements and rights in one or more of the parcels and governed by an Owner's Association or developed as a horizontal property regime.

Group Residential Development – A building or group of buildings containing three (3) or more dwellings units located on one or more parcels of ground developed with a common plan for the protection, maintenance and improvement of the parcels with reciprocal easements and rights in one or more of the parcels and governed by an Owner's Association or developed as a horizontal property regime.

Height – The vertical distance from grade plane to the average height of the highest roof surface.

Hip Roof – Roof without gables.

Home Occupation - Any use of principal and accessory buildings clearly incidental to their uses for dwelling purposes and conducted for compensation by a resident thereof within a residential district and meeting the requirements of Article 6 of this Ordinance.

Horses in Residential Zones – Keeping and raising of horses for private use only. This does not include boarding of horses.

Hospital – An institution designed for the diagnosis, treatment and care of human illness or infirmity and providing health services, primarily for inpatients, and including as related facilities, laboratories, outpatient departments, training facilities and staff offices.

Hotel or Motel – A building or group of buildings containing individual sleeping or living units designed for the temporary occupancy of transient guests and which has conveniently located parking.

Illegal Use – Those uses that are illegally established in a particular zoning district in which the use may not be conducted, and was established after the inception of zoning for that particular parcel of land.

Impervious Surface – Any hard-surfaced, man –made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreation areas.

Industrial/Service – Enterprises engaged in the processing, manufacturing, compounding, assembling, packaging, treatment or fabrication of materials and products, from processed or previously manufactured materials. Included would be assembling electrical appliances, bottling, foodstuffs, and printing plants, and the manufacturing of paint, oils, pharmaceuticals, cosmetics, solvents and other chemicals, and the production of items made of stone, metal or concrete.

Industrial, Heavy – An establishment, which has the potential to be dangerous or extremely obnoxious. Included are those in which explosives are stored, petroleum is refined, natural and liquid gas and other petroleum derivatives are stored and/or distributed in bulk, radioactive materials are compounded, pesticides and certain acids are manufactured, natural resources are mined or quarried, and hazardous waste is treated or stored as the establishment's principal activity.

Industrial, Light – Enterprises in which goods are generally mass produced from raw materials on a large scale through use of an assembly line or similar process, usually for sale to wholesalers or other industrial or manufacturing uses. Included in this use type are industries involved in processing and/or refining raw materials such as chemicals, rubber, wood or wood pulp, forging, casting, melting, refining, extruding, rolling, drawing, and/or alloying ferrous metals, and the production of large durable goods such as automobiles, manufactured homes, or other motor vehicles.

Junk Yards – Any property which is used in part or in whole for the storing, keeping, buying or selling of items defined as “junk”, excluding properly licensed landfills, but including but not limited to abandoned barrels or drums, dismantled or inoperable industrial or commercial equipment or machinery being salvaged for parts, and the following old, scrap or used items: metal; rope; rags; batteries; paper; cardboard; plastic; rubber; pallets; appliances; motors; industrial or commercial fixtures; rubbish; debris; wrecked, dismantled or disabled motor vehicles or parts thereof.

Kitchen – Any room or portion of a room within a building designed and intended to be used for the cooking or preparation of food.

Laboratories – Establishments primarily engaged in performing research or testing activities into technological matters. Typical uses include engineering and environmental laboratories, medical, optical, dental and forensic laboratories, x-ray services, and pharmaceutical laboratories only

involved in research and development. Excluded are any laboratories which mass produce one or more products directly for the consumer market.

Landscaping - The improvement of the appearance of an area by the planting of trees, grass, shrubs, or other plant materials, or by the alteration of the contours of the ground.

Legislative Body – Greenville County Council.

Loading Space, off-street – Space for bulk pick-ups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when required off-street parking spaces are filled.

Lot – A parcel of land designated by number or other symbol as a part of a legally approved and recorded subdivision or as described by metes and bounds and recorded in the office of the Greenville County Register of Deeds.

Lot of Record – A lot existing before the adoption of the Zoning Ordinance and as shown or described on a plat or deed in the records of the Greenville County Register of Deeds.

Lot Line, Front – That line which separates the lot from a street right-of-way.

Lot Line, Rear – Ordinarily that lot line which is opposite and most distant from the front lot line.

Lot, Corner – A lot abutting upon two or more streets at their intersection or upon two parts of the same street forming an interior angle of less than 135 degrees. The point of intersection of the street lines or of the street lines as extended is the corner.

Lot, Depth – The horizontal distance between the front and rear property lines of a lot.

Lot, Double Frontage – A lot which extends through a block having frontage on two roads.

Lot, Width - The distance between the side lot lines at the front setback line as measured along a straight line parallel to the front line or parallel to the chord thereof.

Manufactured Home – *See Manufactured Single-Section and Multi-Section Homes.*

Manufactured Home Park – Any place, area, or tract of land maintained, offered, or used for parking of two or more manufactured homes used or intended to be used for living or sleeping purposes regardless of whether or not a charge is made for such accommodations.

Manufactured Home Space – That portion of land in a manufactured home park allotted to or designed for the accommodation of one manufactured home.

Manufactured Multi-Section Home – A portable unit designed and built to be towed on its own chassis, comprised of frame and wheels, connected to utilities, and designed to be used without a permanent foundation for a permanent residence. It contains two or more separately towable sections designed to be joined into one integral unit capable of being again separated into components. Either or both units may contain parts that may be folded, collapsed, or telescoped when being towed and expanded later to provide additional cubic capacity. These units may only be used for residential purposes. Travel trailers, travel motorized homes, pick-up coaches, and camping

trailers are excluded from this definition. This definition includes units referred to as double-wide manufactured homes built prior to the enactment of the Federal Manufactured Home Construction and Safety Standards Act of 1974, which became effective June 15, 1976.

Manufactured Single-Section Home – A portable unit designed and built to be towed on its own chassis, comprised of frame and wheels, connected to utilities, and designed to be used without a permanent foundation for a permanent residence. A single-section unit may contain parts that may be folded, collapsed, or telescoped when being towed and expanded later to provide additional cubic capacity. These units may only be used for residential purposes. Travel trailers, travel motorized homes, pick-up coaches, and camping trailers are excluded from this definition. This definition includes units referred to as single-wide manufactured homes built prior to the enactment of the Federal Manufactured Home Construction and Safety Standards Act of 1974, which became effective June 15, 1976.

Manufacturing Facility – A building/plant that uses raw materials and converts, compounds, processes, assembles, or packages them to a useful product such as petroleum products converted to plastics, rubber and petroleum products and carbon black converted to tires, wheat converted to flour etc.

Mausoleum – A building or structure designed with vaults to hold caskets or crematory urns. Mausoleums shall be operated only within the boundaries of approved cemeteries.

Mini-Warehouse – A facility composed of one or multiple structures divided into sections for use as storage of items either temporary or long-term and not to be used for any other purpose (such as small office, garage, etc.). Such a facility may include one accessory manager's office/apartment which is clearly subordinate to the primary use of the facility for warehousing purposes.

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

Mixed Use Structure – A building or portion thereof containing two or more occupancies or uses.

Modular Home – A home consisting of two or more factory fabricated components that do not have an integrated chassis which are transported to the home site where they are put on a permanent foundation or slab and joined to make a permanent single-family house. Such units shall comply with all state laws and adopted building codes.

Mulch – A protective covering (such as pine straw, shredded bark, or other materials) spread evenly around trees, shrubs, and ground covers to reduce evaporation, maintain even root temperatures, prevent erosion, and control weeds.

Nightclub – Any establishment, whether public or a private club, including cocktail lounges, etc., serving a predominantly adult clientele, and whose primary business is the sale of alcoholic beverages, including beer and wine, for consumption on the premises in conjunction with dancing or live performances. The purchase of food is at the option of the customers and not required by the operator. The sale of alcoholic beverages, beer, and wine must be licensed by the State Alcoholic-Beverage Licensing Board.

Nonconforming Lot – A lot of record at the time of this Ordinance which does not meet the requirements for area and/or width applicable in the district in which such lot is located.

Nonconforming Structure – A structure which existed lawfully on the date this Zoning Ordinance became effective and which does not conform with the permitted uses for the zoning district in which it is situated. Nonconforming uses are incompatible with permitted uses in the districts involved. Such nonconformities are permitted to continue until they are removed or vacated.

Nonconforming Use – A use that lawfully occupied a building or land at the time this Code became effective, which has been lawfully continued and which does not now conform with the use regulations.

Nursery – An agricultural activity or location where plants, such as trees, shrubs and other plants are grown for transplanting, or for use as stocks for grafting or budding.

Obsolete District – A zoning district that was contained in the Greenville County Zoning Ordinance rescinded on January 5, 2005, and is no longer contained in the Greenville County Zoning Ordinance adopted on January 5, 2005. For the purposes of this ordinance, Obsolete District(s) will be maintained as an appendix in the adopted Greenville County Zoning Ordinance. Obsolete District(s) will continue to be designated on the Official Zoning Map and continue to be subject to the provisions of the obsolete district. No additional properties will be rezoned to the obsolete district classification.

Office – Business – A location, usually a building or portion of a building, where a company conducts its business. A company can have just one office, known as its home office, or a main office and a variety of field offices or branch offices

Open Space – Land areas that are not occupied by buildings, structures, parking areas, streets, alleys or required yards. Open space shall be permitted to be devoted to landscaping, preservation of natural features, and recreational areas and facilities.

Open Space Development – A form of residential subdivision that permits housing units to be grouped on sites or lots with dimensions, frontages, and setbacks reduced from conventional sizes, provided the density of the tract as a whole shall not exceed the density allowed by the zoning district under existing regulations and the remaining land area is devoted to common open space.

Office Support Services – Office Support Services where the office services are the portion of a company made up of administrative and support personnel who are not client facing. People who hold jobs in office positions carry out functions such as settlements, clearances, record maintenance, regulatory compliance, accounting and IT services.

Owner's Association – A private non-profit association which is organized by the developer of a development in which individual owners share common interests in open space and/or facilities and are in charge of preserving, protecting, managing, and maintaining the common property, and enforcement of any protective covenants, easement and/or restrictions.

Parapet – The portion of a wall that extends above the roofline.

Parking Facility (Indoor/Outdoor) – Use of a site for surface parking or a parking structure unrelated to a specific use which provides one or more parking spaces together with driveways, aisles, turning and maneuvering areas, incorporated landscaped areas, and similar features meeting the

requirements established by this ordinance. This use type shall not include parking facilities accessory to a permitted principal use.

Parking Space – The storage space for one automobile including the necessary access space and located outside the dedicated street right-of-way.

Parties in Interest – Those persons which include the applicant and/ or appellant, and other persons who have submitted a written statement to the Board of Zoning Appeals or Zoning Administrator indicating their interest in the matter before the Board.

Pedestrian Oriented Development – Development designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and buildings/structures rather than auto access. The buildings/structures are generally located close to the public or private right-of-way and the main entrance(s) is oriented to the street sidewalk.

There are generally windows or display cases along building facades. Although parking is provided, it is generally limited in size and location.

Pedestrian Walkway – A surfaced walkway, separate from the traveled portion of a public or private right-of-way or parking lot/driving aisle.

Permitted Use – Use or activity which because of it's nature and impact is allowed to occur within a designated zoning or regulating district as a use by right or a special use.

Personal motorized vehicle sales and rental - Establishments primarily engaged in the sale, service or rental of motorcycles, atv's, mopeds, golf carts and other vehicles intended for off-road recreational use. Included in this use type are the incidental storage, maintenance, and servicing of such equipment.

Pervious Surface – A surface that presents an opportunity for precipitation to infiltrate into the ground.

Planned Development District – 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 in accordance with an approved development plan.

Portico – A porch or walkway with a roof supported by columns, leading to the entrance to a building.

Principal Building or Structure – A building or structure in which the primary use of the lot on which the building is located is conducted.

Principal Use – The main use of land or structures as distinguished from a secondary or accessory use

Private Fitness Center – A private gym or fitness facility that has restricted membership or access that offers the ability for exercise, weight training, personal/one-on-one training, etc. in an establishment with a maximum square footage not to exceed 3,000 sq. ft. of gross floor area.

Private Recreation Area – A recreation area maintained for members including but not limited to golf courses, swimming pools, tennis clubs, and neighborhood clubhouses any and each of which must comply with all requirements of the Zoning Ordinance.

Processing of Forestry Products (Sawmills) – A facility where logs or partially processed cants are sawn, split, shaved, stripped, chipped, or otherwise processed to produce wood products. This does not include the processing of timber for use on the same lot by the owner or resident of that lot.

Public/Private Right of Way – Any public or private road, access easement intended to provide public access to any lot/development, but excluding any service road or internal driving aisles (i.e., within parking lots).

Public Utility – Any agency which, under public franchise or ownership, provides the general public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection, or other service.

Public Utility Station – A structure or facility used by a public or quasi-public utility agency to store, distribute, generate electricity, gas, telecommunications, and related equipment, or to pump or chemically treat water. That does not include storage or treatment of sewage, solid waste or hazardous waste.

Quorum – A majority of the authorized members of a board or commission.

Recreation, Indoor – An establishment providing completely enclosed recreation activities. Accessory uses shall be permitted to include the preparation and serving of food and/or the sale of equipment related to the enclosed uses. Included in this definition shall be bowling, roller-skating or ice-skating, billiards, pool, motion picture theatres, and related amusements.

Recreation, Outdoor – An area free of buildings except for restrooms, dressing rooms, equipment storage, maintenance buildings open-air pavilions and similar structures used primarily for recreational activities.

Recreational Vehicle (RV) - A vehicular unit, which is designed as a temporary dwelling for travel, recreational, and vacation use, and which is self-propelled, mounted on, or pulled by another vehicle. Examples include but are not limited to a travel trailer, camping trailer, truck camper, motor home, fifth-wheel trailer, or van.

Recyclable Materials – Reusable material including, but not limited to, glass, clothing, plastics, paper products (e.g. news papers, stationary, scrap paper, computer paper and corrugated cardboard) rubber, batteries, ferrous and non-ferrous metals, concrete asphalt, wood, building materials, and yard wastes.

Recycling Collection Center – A facility located within an enclosed building that accepts recyclable materials by donation, redemption or purchase. May allow sorting, limited compacting and/or crushing of recyclable materials for shipment to other locations. This type of facility is considered to be the intermediate storage and hauling site, between recycling drop-off boxes and recycling processing centers, for recyclable materials.

Recycling Convenience Center – A staffed enclosed facility which receives and sorts banned materials (e.g. used oils, tires, white goods and batteries) and waste into separate weather-resistant containers. Such facilities are prohibited from processing recyclable materials on-site and are intended to provide citizens with easy and accessible solid waste and recyclable disposal services.

Recycling Drop Box – A single container with a maximum dimension of nine (9) feet by thirty-two (32) feet used for public disposal of recyclable products.

Recycling Drop-Off Trailer – A non-motorized trailer designed and/or maintained as a temporary or permanent use to accept donated recyclable goods. A recycling drop-off trailer may be pulled by a truck for purposes of selling or recycling the goods at a different location.

Recycling Processing Center – A facility that accepts, stores, and processes recyclable materials whether or not maintained in connection with another business. Processing includes, but is not limited to, baling, briquetting, crushing, compacting, grinding, shredding, sawing, shearing, composting and sorting of recyclable materials, and may include the heat reduction or melting of such materials. Examples of such facilities include:

- a) **Materials Recovery Facility ("MRF")** – A facility which accepts recyclable materials that have been separated from the waste stream and are delivered either by private citizens, businesses or recyclables collectors (i.e. "source separated" recyclables) to be processed in order to meet market specifications.
- b) **Dirty Materials Recovery Facility ("DMRF")** – A facility which separates recyclable materials from a combined stream of household refuse and processes the recyclables in order to meet market requirements.
- c) **Co-composting Facility** – A facility which accepts yard waste, industrial process wastes, agricultural wastes, residues from agricultural products processing, or sludge, functioning as a nitrogen source, to be combined in a manner that will lead to its biological or natural degradation.

Research and Development – Research and Development is the investigative activities a business conducts to improve existing products and procedures or leads to the development of new products and procedures.

Restaurant – An establishment that sells prepared food for consumption. Restaurants shall be classified as follows:

- a) **Drive-Through or Fast Food** – An establishment that sells food already prepared for consumption, packaged in paper, styrofoam or similar materials, and may include drive-in or drive-up facilities for ordering.
- b) **General** – An establishment that sells food for consumption on or off the premises. Restaurants have a designated full-service kitchen, dining room equipment, and staff to prepare and serve meals. The sale of alcoholic beverages, beer, and wine must be licensed by the State Alcoholic Beverage Licensing Board.
- c) **Take-Out** – An establishment that sells food only for consumption off the premises.

Riding Academy – Land used for the purpose of giving instruction or offering classes, whether public or private, on horsemanship. This use may also include the boarding of horses on-site.

Right-of-Way – A legally established area or strip of land, either public or private, on which an irrevocable right of passage has been recorded, and which is occupied or intended to be occupied by a street, utility service, water main, sanitary or storm sewer main, or other similar use.

Right-of-Way Line – The dividing line between a lot, tract, or parcel of land and a contiguous street, railroad, or public utility right-of-way.

Riparian Buffer – An area of trees and other vegetation adjacent to a watercourse that forms a transition area between the aquatic and terrestrial environment. The riparian buffer is designed to intercept runoff from upland sources for the purpose of mitigating the effects of nutrients, sediment, organic matter, pesticides, or other pollutants prior to entry into surface waters.

Roadside Buffer – The designated area between the road right-of-way and the parking area used to soften the impact of dissimilar land uses and provide screening to satisfy the requirements of this Ordinance.

Runway – A defined area at an airport or airstrip prepared for landing and take-off of aircraft along its length.

Rural Estate Lot Development – A residential development of large lots that are developed consistent with the preservation of rural character.

Salvage Yard – Any land or area used, in whole or in part, for salvaging or processing scrap metal, motor vehicle parts, or machinery parts. Salvage yards are subject to the requirements of the Greenville County Storm Water Utility Program and the requirements of the EPA/DHEC National Pollutant Discharge System (NPDES).

School, Commercial – An establishment that provides for the teaching of industrial, clerical, managerial or artistic skills. This definition applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum (*e.g., beauty school, modeling school, karate or dance school).

Schools, Primary, Secondary – A public, private, or parochial school offering instruction at the elementary, middle, and high school levels in the branches of learning and study required to be taught in the public schools of the state.

Screening – The method by which a view of one site from another adjoining site is shielded, concealed, or hidden.

Setback – The minimum distance by which any building or structure must be separated from a street right-of-way or lot line.

Setback Line – That line which is parallel to and a given distance from the right-of-way or lot line of a lot or parcel of land at such distance as is required in this Ordinance.

Shade Tree – Any tree, evergreen or deciduous, of a species which normally reaches a height of thirty (30) feet or more and a crown spread of twenty (20) feet or more at maturity.

Shooting Range, Outdoor – The use of land for archery and the discharging of firearms for the purposes of target practice, skeet and trap shooting, mock war games, or temporary competitions, such as a turkey shoot. Excluded from this use type shall be general hunting, and unstructured and non-recurring discharging of firearms on private property with the property owner's permission.

Shopping Center – A group of commercial establishments planned, constructed and managed as a total entity with shared access, customer and employee parking provided on-site, and provision of goods delivery separated from customer access.

Shoreline – The area immediately adjacent to any state water, including lakes, ponds, and streams. More specifically, the line where open waters abut wetlands or dry land during non-flood and non-drought periods.

Sign – *(See County Sign Ordinance Appendix B.)*

Significant Trees – Any tree of at least 12" DBH that is healthy and not listed on the USDA Natural Resources Conservation Service South Carolina State listed Noxious Weeds and the South Carolina Exotic Pest Plant Council list.

Site Plan – A plan that outlines the use and development of any tract of land.

Small Tree – A single or multi-stem tree of a species that normally reaches a mature height between eight (8) and thirty (30) feet and a crown spread of less than twenty (20) feet at maturity.

Special Event – A Special Event is a celebration, ceremony, wedding, reception, corporate function, or similar activity that takes place on a regular basis, involving the gathering of individuals assembled for the common purpose of attending an event. Special Events are subject to a use agreement between a facility owner and another party. Uses that are accessory to a single family residential use and are not subject to a use agreement are not defined as a special event and are not regulated under this ordinance. These include, but are not limited to, private parties, gatherings, and similar activities. This definition does not include churches and similar congregations where a wedding or funeral is an ancillary use.

Special Event Facility – A facility where Special Events are permitted to occur under this ordinance. Facilities may operate entirely within a structure, outside of a structure, or both inside and outside of a structure.

Stadium – An outdoor open-air facility with tiers of seats for viewing events such as sports and concerts etc.

Steep Slope – Those areas of land where the grade is fifteen (15) percent or greater. Slopes shall be measured as the change in elevation over the horizontal distance between consecutive contour lines and expressed as a percent. For the purpose of application of these regulations slope shall be measured over three (3) or more two (2) foot contour intervals (six (6) cumulative vertical feet of slope).

Storage Unit, temporary portable – A temporary portable storage unit means any unit not less than six hundred (600) cubic feet in size, including, but not limited to, a trailer, box, or other shipping container, primarily for use as storage space.

Street – A dedicated public right-of-way which affords the principal means of access to abutting property and which has been accepted for maintenance by Greenville County or the State Highway Department. For the purposes of these regulations, the term street or streets shall also mean avenues, boulevards, roads, lanes, and other public ways.

- a) **Arterial Street** – A high-volume street that carries traffic between commercial centers or communities. For Example: Wade Hampton Boulevard.
- b) **Collector Street** – A street designed primarily to connect residential service streets with arterial streets, or to provide a direct connection between two arterial streets, with traffic having neither origin nor destination on the street.
- c) **Residential Street** – A street used primarily to provide access from major or minor collector streets to residential units. By nature of their design, these streets serve vehicles passing through the area with either origin or destination within the area. The classes of residential streets are listed in the Land Development Regulations, Section 1.2.

Streetscape – All elements of a development or area that are in view from other points along a street.

Street, Private – Right-of-way and roadway which has not been dedicated, recorded, or officially accepted by a state or local government

Structure – Anything constructed or erected which requires permanent location above grade. For purposes of this Ordinance, "structure" does not include landscape features such as ornamental pools, planting boxes, sculpture, bird baths, open terraces, walkways, driveways, walls or fences, shelters for pets, playhouses, open stairs, recreational equipment, flagpoles, light standards, game courts, swimming pools, underground fallout shelters, air conditioning compressors, pump houses or wells, mailboxes, outdoor fireplaces, gatehouses, burial vaults, or bus shelters.

Subdivision – The division of a tract, lot or parcel of land into two or more lots, plats, sites or other divisions of land.

Swimming Pool – Any structure intended for swimming, recreational bathing or wading that contains water over 24 inches (610mm) deep. This includes in-ground, above-ground and on-ground pools, hot tubs, spas and fixed in place wading pools.

Tavern – Any establishment, whether public or operated as a private club, including cocktail lounges, etc., serving a predominantly adult clientele, and whose primary business is the sale of alcoholic beverages, including beer and wine, for consumption on the premises, and where the purchase of food is at the option of the customers and not required by the operator. The State Alcoholic Beverage Licensing Board must license the sale of alcoholic beverages, beer, and wine.

Theater – A building used primarily for the presentation of live stage productions, performances or motion pictures.

Townhouse – A one-family dwelling unit with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, and having a totally exposed front and rear wall to be used for access, light, and ventilation.

Tract – An area, parcel, site, piece of land, or property.

Traditional Neighborhood Design (TND) – A pedestrian-oriented neighborhood, with variable lot widths and sizes, a mix of dwelling unit types, and non-residential uses generally located along a neighborhood center or fronting on a community park.

Undevelopable Land – Land that has development constraints due to one of the following constraining factors: land with a slope greater than 30 percent, lakes, marshes, sloughs, wetlands, areas within the Area of Special Flood Hazard, defined as the land in the floodplain within a community subject to inundation by the base flood having a one percent or greater chance of being equaled or exceeded in any given year, and areas of recent or active landslides.

Uses By Special Exception – A Special Exception use is one which is not permitted by right, but which may be permitted after assessing and addressing potential uses. The Zoning Ordinance lists, by zoning district, those uses that may be allowed by right or by Special Exception. Only uses contained in these lists will be considered in each zoning district.

Utility Quasi-Public – Essentially a public use, although under private ownership or control.

Variance – A variance is a waiver of the dimensional terms of the Zoning Ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of the Ordinance would result in unnecessary and undue hardship; and does not involve a change in the use of the property.

Vegetative Buffer – Perennial vegetation established or left undisturbed adjacent to the shoreline of a watercourse intended to filter out sediment and other nonpoint source pollutants from runoff before it reaches a watercourse. Also includes vegetation along property lines.

Veterinary Clinic – An indoor facility used for treatment of domesticated animals. This facility does not include outdoor kennels.

Veterinary Hospital – An indoor or outdoor facility that may contain outdoor kennels used for treatment of all animals.

Veterinary Office - A facility for diagnosis, treatment, and care of small domestic animals. Sick or injured animals may be boarded on a short-term basis. No commercial boarding is allowed in the veterinary office facility. All activities related to this facility shall be enclosed in a self-contained, free-standing building wholly occupied by activities related to the veterinary office.

Warehouse / Distribution – A distribution center for a set of products in a warehouse or other specialized building, often with refrigeration or air conditioning, which is stocked with products (goods) to be redistributed to retailers, to wholesalers, or directly to consumers.

Wedding Chapel – See Special Event Facility

Wetlands – Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of

vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Winery – A facility where grapes or other fruit are processed into wine or similar spirits. Such facilities include all aspects of production, including growing, crushing, fermenting, aging, blending, bottling, and storage, as well as administrative offices and a tasting room. A winery that produces 50,000 or more cases of wine per year is considered an industrial/service use.

Yard, Front – An area extending across the full width of the lot and lying between the front lot line and the setback line as required in the applicable district. The front is normally determined by the address established by the E-911 staff.

Yard, Rear – An area extending across the full width of the lot and lying between the rear lot line and the setback line as required in the applicable district.

Yard, Required – The open space between a lot line and the buildable area within which no structure may be located except as otherwise provided in this Ordinance. All yards referred to in this Ordinance are minimum required yards.

Yard, Side – An area extending along the length of the lot between the required front yard and the required rear yard and between the side lot line and the setback line as required in the applicable districts.

(Am. Ord. No. 3968, § 1, passed 11-1-2005; Am. Ord. No. 4089, § 1(2), passed 3-6-2007; Am. Ord. 4224, § 1(3), passed 9-16-2008; Am. Ord. 4272, § 2, passed 4-7-2009; Am. Ord. 4402, § 2, passed 2-1-2011, Am. Ord. 4610, § 2, passed 1-21-2014; Am. Ord. 4638, §1(1), passed 7-8-2014; Am. Ord. 4670, §1, passed 11-2-2014, Am. Ord. 4789, §1, passed 4-5-2016; Am. Ord. 4917, §1, passed 7-18-2017; Am. Ord. 4942, §1, passed 10-3-2017)

APPENDIX F: ALTA SURVEY
