



Greenville County Unified Development Ordinance

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UDO: WHAT IS IT?



- A regulatory document that consolidates the Zoning Ordinance and Land Development Regulations into a single code.
- Specifies how development and redevelopment can occur in the County.
- Aims at protecting public health, safety, and general welfare.

UDO: GOAL



- Implement *Plan Greenville* County policies
- Address community input from Stakeholder Assessment
- Make what's desirable easy to do
- Create a modern, user-friendly ordinance

UDO: CONTEXT



- ZO - last comprehensive update - 2005
- LDR - last comprehensive update - 2016
- Two codes contain inconsistent regulations
- *Plan Greenville* comprehensive plan adopted in October 2019
- The SC Planning ACT requires zoning regulations to be in accordance with a local government's comprehensive plan

MATTERS REGULATED



Zoning Ordinance:

- Buildings, structures, and land
 - Use
 - Density
 - Size and orientation includes signage
- Area/dimension of any space occupied by buildings/structures or land
- Off-street parking and loading
- Landscaping, lighting and curb cuts

Land Development Regulation:

- Coordinate new streets with other planned/existing streets
- Min. lot size/max. block size
- Dedication of land (roads, utility easements, and other public facilities)
- Distribution of traffic
- Grading/surface improvements for streets
- Utility installation requirements as a precondition for plan and subdivision plat approval

UDO Drafting Modules

Module 1

- Introduction
- Zoning Districts
- Use Table & Use Regulations

Module 2A

- Parking
- Buffers
- Lighting
- Building Design
- Transportation Corridor Preservation

Module 2B

- Tree Protection
- Subdivisions
- Access & Connectivity
- Low Impact Development
- Utilities

Module 3

- Administration
- Procedures
- Nonconformities
- Definitions



UDO Organization

- Article 1: *Introduction*
- Article 2: *Zoning Districts*
- Article 3: *Use Regulations for Zoned Areas*
- Article 4: *Use Regulations for Zoned & Un-Zoned Areas*
- Article 5: *Parking & Loading*
- Article 6: *Buffers & Screening*
- Article 7: *Tree Preservation*
- Article 8: *Outdoor Lighting*
- Article 9: *Building Design*
- Article 10: *Reserved*
- Article 11: *Subdivisions & Group Development*
- Article 12: *Access & Connectivity*
- Article 13: *Transportation Corridor Preservation*
- Article 14: *Low Impact Development*
- Article 15: *Utilities*
- Article 16: *Zoning Procedures*
- Article 17: *Land Development Procedures*
- Article 18: *Agencies*
- Article 19: *Nonconformities & Vested Rights*
- Article 20: *Violations & Enforcement*
- Article 21: *Legal Provisions*
- Article 22: *Rules of Interpretation & Measurement*
- Article 23: *Definitions & Acronyms*
- Article 24: *Submittal Requirements*

Article 1: Introduction

- Consolidates the purpose sections of the ZO and LDR and adds new purposes
- Includes a table that specifies which UDO Articles apply in zoned areas and which apply in un-zoned areas

Table 1.4-1: Applicability of UDO Articles to Zoned and Un-Zoned Areas⁵

UDO Article	Applies in Zoned Area	Applies in Un-Zoned Area
Article 1: Introduction	•	•
Article 2: Zoning Districts	•	X
Article 3: Use Regulations for Zoned Areas	•	X
Article 4: Use Regulations for Zoned and Un-Zoned Areas	•	•
Article 5: Parking & Loading	•	X
Article 6: Tree Preservation, Buffers, & Screening	•	•
Article 7: Parks & Open Space	•	•
Article 8: Outdoor Lighting	•	•
Article 9: Building Design	•	•
Article 10: Site Design	•	•
Article 11: Subdivision Design	•	•
Article 12: Access & Connectivity	•	•
Article 13: Transportation Corridor Preservation	•	•
Article 14: Low Impact Development	•	•
Article 15: Utilities	•	•
Article 16: Zoning Procedures	•	X
Article 17: Land Development Procedures	•	•
Article 18: Agencies	•	•
Article 19: Nonconformities & Vested Rights	•	•
Article 20: Violations & Enforcement	•	•
Article 21: Legal Provisions	•	•
Article 22: Rules of Interpretation & Measurement	•	•
Article 23: Definitions & Acronyms	•	•
Article 24: Submittal Requirements	•	•

Key: • = UDO article applies | X = UDO article does not apply

Article 2: Zoning Districts

- Base Districts
- Review Districts
 - PD (Planned Development)
 - Flexible Review District (FRD)
 - Business & Technology District (BTD)
 - Industrial 2 (I-2)
- Overlay Districts
 - Airport Protection
 - Historic Preservation
 - Mill Village
 - Scuffletown Rural Conservation
- Legacy Districts
 - Planned Office
 - Residential Duplex
- Transfer of Development Rights

2.3 BASE DISTRICTS

2.3.1 AGRICULTURAL PRESERVATION DISTRICT (AG)⁵

- A. **Purpose.** The purpose of this district is to preserve prime farmland for agricultural and forestry uses and limit non-agricultural development in productive and prime agricultural areas to densities and development patterns that are consistent with the continuation of economically viable agriculture.
- B. **Permitted, Conditional, and Special Exception Uses.** See [Article 3: Use Regulations](#).
- C. **Dimensional Standards.** Table 2.3.1-1: AG Dimensional Standards establishes dimensional standards for the Agricultural Preservation District.

Lot Area (min)	5 ac
Lot Width (min)	100 ft
Front Setback (min)	75 ft
Side Setback, Interior (min)	25 ft
Side Setback, Corner Lot (min)	Same as Front Setback
Rear Setback (min)	25 ft
Height (max)	
Agricultural Uses & Structures	None
Residential Uses & Structures	45 ft

Key: min = minimum required | max = maximum allowed | ac = acre | ft = feet

Big Ideas

- Rebranded district names
 - Refined uses permitted in districts
 - Added new districts
 - Agricultural Preservation
 - Rural Village
 - Rural Corridor
 - Mill Village Overlay
 - Added new uses
 - Added Affordable Housing Incentives
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Module 1

- Introduction
- Zoning Districts
- Use Table & Use Regulations

AFFORDABLE HOUSING INCENTIVES

Homeownership units in Residential Districts (R-6 to R-20A)

- Must Use Open Space Option
- 10% affordable Units for 10% density bonus
 - Eligibility - HH at 80% HUD FMI for Greenville-Mauldin-Easley Metro
 - Deed restricted for original sales price for resale, adjusted for inflation
 - Eligibility determination - execution of deed restrictions prior to building permit and submission of affidavit of monthly mortgage rate to Zoning Office prior to closing.

AFFORDABLE HOUSING INCENTIVES



Rental Dwelling Units in Mixed Residential Districts (R-M8 to R-M20)

- 20% affordable units for 20% density bonus
- Building height increase - 55 feet
- Setback and parking reductions for 10% units serving HH at 50-60 FMI
- Eligibility - HH at 60% HUD FMI for Greenville-Mauldin-Easley Metro
- Rent limit - not to exceed HUD FMR for the Metro
- 30 year affordability period and long term monitoring

Big Ideas

- Reduces parking requirements
 - Perimeter buffers based on zoning district and land use groups in unzoned areas.
 - Requires right-of-way buffers based on street classification and zoning districts and land use groups.
 - Establishes 50' and 100' riparian buffer requirements along all classes of streams.
 - New building design standards for non-residential buildings, apartments and attached dwellings.
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Module 2A

- Parking
- Buffers
- Lighting
- Building Design
- Transportation
Corridor
Preservation

Article 5: *Parking & Loading*

Parking Ratios

- Expands minimum parking ratios table to accommodate more uses, uses are tied to the use table
- Updates/modernizes minimum ratios where needed to reflect best practices (e.g., restaurant parking is based on sq ft rather than number of seats)
- Provides exceptions for affordable housing, historic sites, and the first 1,500 sf of commercial use in RU-V and C-N
- Adds a maximum parking limit (150% of the minimum), which may be exceeded if parking is pervious, incorporates a solar canopy, or includes a parking garage

Article 5: *Parking & Loading*

Parking Ratios (*continued*)

- Provides incentives to reduce required parking by up to 25%, e.g.:
 - Car sharing programs
 - Expanded bicycle facilities
 - Proximity to high-frequency transit, trails, greenways
- Carries forward allowance for Zoning Administrator to reduce required parking by up to 25%, adds an option for applicants to submit an Alternative Parking Plan

Article 5: *Parking & Loading*

- **Electric Vehicle Charging**

- Requires non-residential developments and apartment complexes to include EV charging stations in parking lots with 50+ spaces

- **Parking Lot Landscaping**

- Clarifies that shade trees, rather than simply “trees,” are required in planting islands located in off-street parking lots
- Specifies a minimum soil volume per tree to help maintain healthy trees over the long-term

Article 5: *Parking & Loading*

Vehicle Queuing

- Adds standards for uses with drive-throughs and for parking lots with gated entrances
- Queuing spaces must:
 - Be located entirely on the lot containing the use or operation
 - Not encroach into any public ROW
 - Be clearly marked
 - Not interfere with or degrade the function of parking spaces, drive aisles, loading areas, internal circulation, driveway access, or fire lanes

Table 5.5.4-1: Minimum Number of Vehicle Queuing Spaces Required

Land Use	Number of Spaces (per queuing lane)
ATM (Standalone)	3
Bank (ATM or Teller Window)	4
Car Wash (Automatic)	5
Car Wash (Full Service)	8
Car Wash (Self-Service)	2 per bay
Parking Lot with Gated Entrance	3
Pharmacy	6
Restaurant, with One Drive-Through Lane	8
Restaurant, with Two Drive-Through Lanes	4
Retail or Service (not otherwise listed)	3
Vehicle Repair (Quick Service, such as oil changes)	3 per bay

Perimeter Buffers

Table 6.2.1-1: Buffer Planting and Screening Requirements

Buffer Class	Buffer Width		Required Plantings per 100 Linear Feet					
	Natural Buffer	Structured Buffer	Shade or Evergreen Coniferous Trees		Small or Multi-Stem Trees		Evergreen Shrubs	
			Natural Buffer	Structured Buffer	Natural Buffer	Structured Buffer	Natural Buffer	Structured Buffer
A	34' ¹	8'	2	2	3	2	10	--
B	42'	15'	4	3	4	3	20	--
C	50'	25'	5	4	6	4	30	--

Key: Natural buffers require a berm. Structured buffers require a screening device that consists of a fence or wall. Required fences, walls, and berms shall meet the standards of Section 6.2.1.1: *Screening Devices*.

Perimeter Buffers


Zoned
Areas

Subdivision
buffers may
also apply

Table 6.2.2-1: Perimeter Buffer Requirements in Zoned Areas

Subject Property District	Adjacent Property District					
	AG, ESD-PM, R-R3, R-R1	R-S, R-20, R-20A, R-15, R-12, R-10, R-7.5, R-6	R-M8, R-M10, R-M16, R-M20, R-MA, R-MHP	OD, RU-V, C-N	C-1, C-2, C-3, RU-C	S-1, I-1
AG, ESD-PM, R-R3, R-R1	--	--	--	--	--	C
R-S, R-20, R-20A, R-15, R-12, R-10, R-7.5, R-6	A	--	--	--	--	C
R-M8, R-M10, R-M16, R-M20, R-MA, R-MHP	A	A	--	--	--	C
OD, RU-V, NC	B	B	A	--	--	--
C-1, C-2, C-3, RU-C	B	B	A	A	--	--
S-1, I-1	C	C	C	B	A	--

Perimeter Buffers



Unzoned
Areas

Table 6.2.2-2: Perimeter Buffer Requirements in Un-Zoned Areas

Subject Property Land Use Group	Adjacent Property Land Use Group				
	1	2	3	4	Vacant
1	--	--	--	C	A
2	A	--	--	C	A
3	B	B	--	--	A
4	C	C	C	--	A

Land Use Group (LUG) 1 = Agriculture and horticulture; and Detached house dwellings.

LUG 2 = All residential not in LUG 1; Mixed use buildings and developments; Government and civic; and Educational.

LUG 3 = Accommodations and lodging; Animal-related (non-farm); Arts, entertainment, and recreation; Business, professional, scientific, and technical; Healthcare; and Retail, service, and food and beverage.

LUG 4 = Heavy commercial and industrial; Natural resource extraction; Transportation, warehousing, and storage; Utility; Vehicle-related uses; and Waste management.

Big Ideas

- Mandatory tree save areas (15-20% of site)
 - Dwelling unit density bonus for voluntary tree save areas in addition to the required area.
 - Mandatory preservation of specimen trees including a procedure to replace or pay fee-in-lieu
 - Greater minimum open space requirements for cluster subdivisions
 - Open space required for group developments and townhome subdivisions
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Module 2B

- Tree Protection
- Subdivisions
 - Access & Connectivity
- Low Impact Development
 - Utilities

Big Ideas

- Internal connectivity requirements based on ratio (reduces the cul de sacs/dead-end streets)
 - Prohibits use of community septic systems
 - Requires 25' easements to accommodate future sewer lines on major and minor subdivision plats
 - Requires primary and alternative septic tank sites
 - Requires initial consultation with REWA and Metro prior to submitting a subdivision application.
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Module 2B

- Tree Protection
- Subdivisions
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- Low Impact Development
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QUESTIONS?