



ZONING WORKSHOP

Part 2

Presentation by City of Greenville Planning Staff

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Jonathan Graham, AIA – Planning & Development Manager

Michael Frixen, AICP – Assistant to the City Manager



city of
greenville

Upstate Forever Citizen's Planning Academy

Presentation Overview

Part 1 – Last Week

- Planning & Zoning: A History
- Zoning 101: The Basics
- Q&A

Part 2 – Today's Session

- Summary of Session 1
- Zoning Today: Trends and Alternatives
- Zoning Practice: Group Exercise



ZONING PERMIT APPLICATIONS

Planning and zoning permit applications are not accepted after 4 p.m. daily and not after 2 p.m. on the day of deadline.

RESIDENTIAL DEVELOPMENT PERMITS

SUBDIVISION PERMITS

BUSINESS-RELATED PERMITS

ENCROACHMENT PERMITS

ZONING-RELATED PERMITS

- [Address Change Form](#): Required when requesting a change in current address of a property.
- [Rezone - Basic](#): Required to change the zoning designation of a property, except Planned Development District
- [Rezone - Planned Development \(PD\) Application](#): Required to change the zoning designation of a property to Planned Development District, or to modify an existing Planned Development District
- [Rezone - Flexible Review District \(FRD\) Application](#): Required to change the zoning designation of a property to Flexible Review District, or to modify an existing Flexible Review District
- [Final Development Plan \(PDF\)](#): Required to approval construction plans for all or a portion of a Planned Development District
- [Appeal of Administrator's Decision \(PDF\)](#): Required if it is alleged that a staff member misinterpreted or misapplied a provision of the Land Management Ordinance
- [Waiver of Time Limit \(PDF\)](#): Required for a denied application to be reconsidered earlier than prescribed in the Land Management Ordinance
- [Text Amendment \(PDF\)](#): Required to modify any provision of the Land Management Ordinance
- [Traffic Impact Analysis Warrant Form \(e-form\)](#): Complete this form to determine if a Traffic Impact Analysis is required for a project.
- [Street Name Change \(PDF\)](#): Required to establish or modify the name of a street
- [Storm Water Variance \(PDF\)](#): Required when requesting relief from the standards prescribed by the storm water provisions of the Land Management Ordinance

DOWNTOWN CHATTANOOGA FORM-BASED CODE





Session 1 Summary

Why Zoning? Historical Forces



Industrialization



Urbanization



Population Increase



Public Health



Urban Planning

Planning & Development



Automobile

Zoning in the United States

- Police powers of state and local governments
 - “health, safety, and public welfare”
- First zoning ordinances in U.S.
 - Los Angeles, CA (1908)
 - New York City (1916)
- Standard State Zoning Enabling Act (1924)



Zoning in South Carolina

- General Assembly authorized municipal planning and zoning in 1924; county zoning in 1942
- Today, all comprehensive plans, zoning regulations, and land development plans must comply with the **Local Government Comprehensive Planning Enabling Act of 1994**



Zoning in South Carolina

SECTION 6-29-710. Zoning ordinances; purposes.

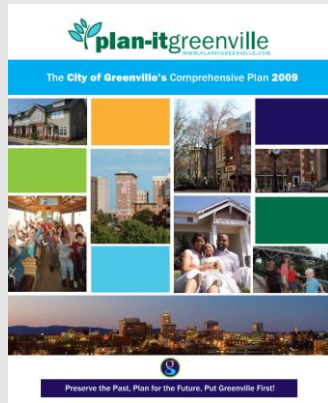
(A) Zoning ordinances must be for the general purposes of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare. To these ends, zoning ordinances must be made with reasonable consideration of the following purposes, where applicable:

- (1) to provide for adequate light, air, and open space;
- (2) to prevent the overcrowding of land, to avoid undue concentration of population, and to lessen congestion in the streets;
- (3) to facilitate the creation of a convenient, attractive, and harmonious community;
- (4) to protect and preserve scenic, historic, or ecologically sensitive areas;

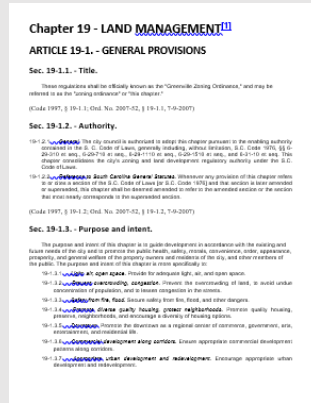
Zoning in South Carolina

- (5) to regulate the density and distribution of populations and the uses of buildings, structures and land for trade, industry, residence, recreation, agriculture, forestry, conservation, airports and approaches thereto, water supply, sanitation, protection against floods, public activities, and other purposes;
- (6) to facilitate the adequate provision or availability of transportation, police and fire protection, water, sewage, schools, parks, and other recreational facilities, affordable housing, disaster evacuation, and other public services and requirements. "Other public requirements" which the local governing body intends to address by a particular ordinance or action must be specified in the preamble or some other part of the ordinance or action;
- (7) to secure safety from fire, flood, and other dangers; and
- (8) to further the public welfare in any other regard specified by a local governing body.

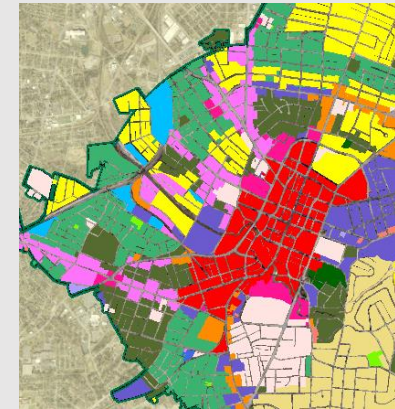
Zoning Tools



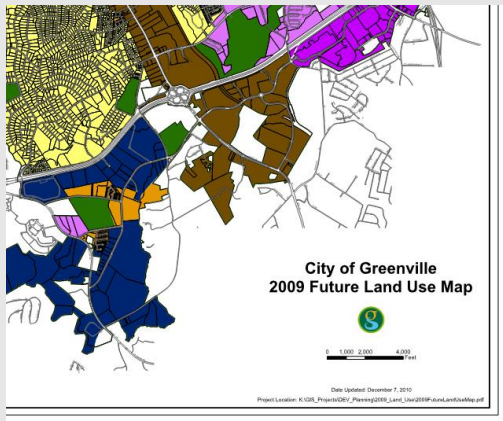
Comprehensive Plan



Zoning Ordinance



Zoning Map



Future Land Use Map (FLUM)



Master Plans



Strategic Plans

Common Zoning Elements

- Establishment of zoning districts (Euclidean Zoning)
- Permitted and prohibited uses
- Dimensional standards: height, setbacks, density
- Lot layout and building orientation
- Parking requirements
- Landscaping requirements
- Architectural and design requirements
- Sign regulations
- Open space
- Use-specific standards

Table 19-6.1-1: Off-street Parking Requirements Schedule A

Use Category	Use Type	Minimum Spaces Required	Maximum Spaces Allowed
		Square footage refers to total gross floor area, excluding accessory warehouse and storage areas unless otherwise indicated	
RESIDENTIAL USES			
	Multiple-family dwelling	1.5 per dwelling unit	See Schedule B
	Household living uses specifically for elderly or handicapped residents	0.5 per dwelling unit	See Schedule B
	Cottage subdivision	1 plus 0.25 per dwelling unit	2 per dwelling unit, not including guest parking
	All other household living uses	2 per dwelling unit	See Schedule B
Group living	Boarding house	2 plus 1 for each bedroom rented	See Schedule B
	All other group living uses	1 per each 2 beds	1 per each bed
PUBLIC AND INSTITUTIONAL USES			
Community service	Library, museum	1 per 1,000 square feet	See Schedule B
	All other community service uses	1 per 500 square feet	1 per 250 square feet
Day care	Day care center (13+ people)	1 per 375 square feet	1 per 250 square feet
	Group day care home (7 to 12 people)	2 plus requirement for principal use	See Schedule B
	Preschool	1 per 375 square feet	1 per 250 square feet



ZONING TODAY

Trends & Alternatives

Historical Zoning & Neighborhood Patterns



- Neighborhood patterns have shifted since the turn of the century, based mostly on transportation.
- The car changes our street patterns and block sizes.
- After World War II, see more curvilinear streets and introduction of cul-de-sacs. May or may not have sidewalks, which continues into the present.

Contemporary Zoning Trends

- Mixed-use zoning districts
- Flexible parking standards
- Incentives for affordable housing
- Accessory dwelling units
- Form-based codes



Form-Based Codes

- Emphasis on physical form over land use
- Minimum height requirements
- Built-to lines
- Building mass and form
- Mix of land uses
- Human-scale development

SECTION 2. UNITY PARK CHARACTER DISTRICT CONTEXT ZONES



Character Image: Unity Park Downtown Transitional (UP-DT)



Figure 2.90: Unity Park Downtown Transitional (UP-DT) Character Example

2.90 Unity Park Downtown Transitional (UP-DT)

The Unity Park Downtown Transitional zone includes the Westfield Street corridor and the proposed Broad Street-Meadow Street connector. Existing development in the area is primarily one-story commercial with new residential projects including five-story apartment buildings and three-story townhomes. Such ranges in height and scale reflect the mixture of development types appropriate for this transitional zone between Downtown Greenville and Unity Park.



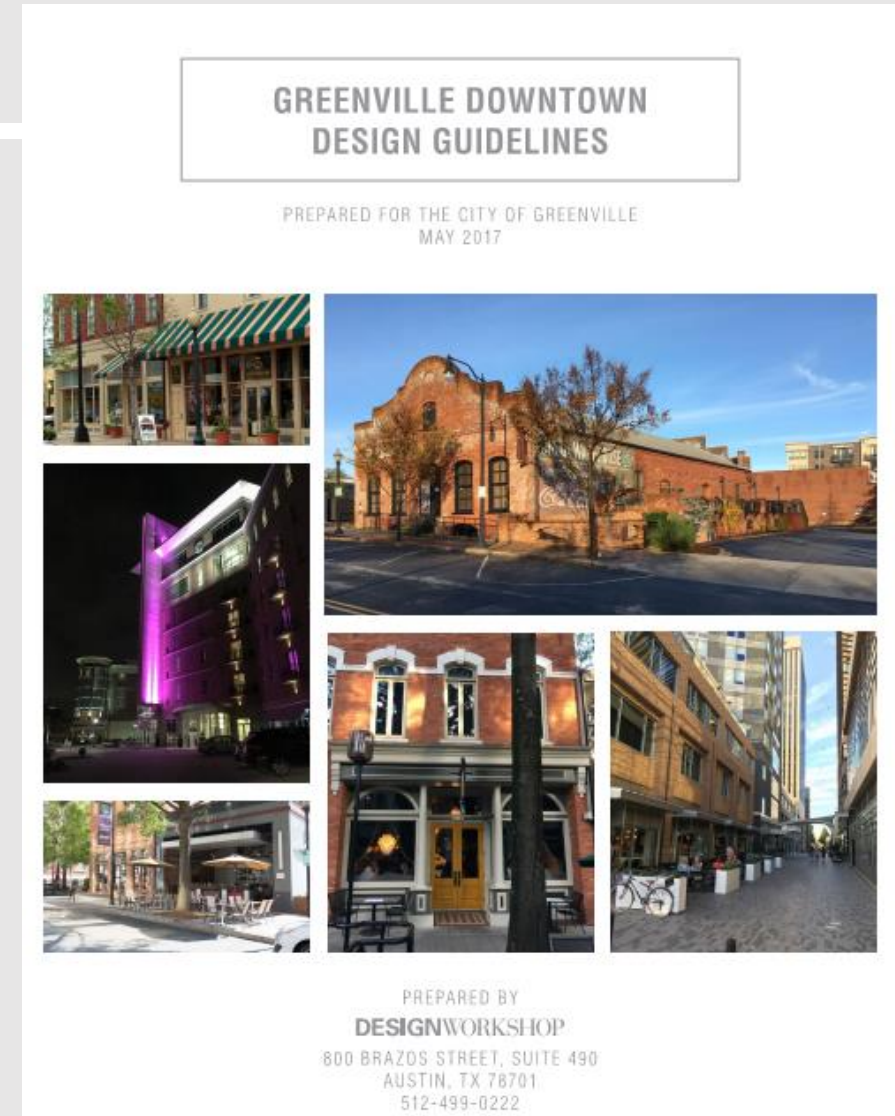
UPCD Context Zones Regulating Plan highlighting UP-DT

TABLE 2.90. DOWNTOWN TRANSITIONAL (UP-DT)

BUILDING PLACEMENT	
SETBACK (DISTANCE FROM THE ROW/PROPERTY LINE)	
Front	0' minimum
Side Street	15' minimum
Side	0' minimum
Rear	5' minimum
Accessory Building	5' min. front, 5' min. side setback, 5' min. rear setback
LOT SIZE	
Width	30' minimum, 250' maximum
Depth	80' minimum, 100' maximum
BUILDING FORM	
Building Height	See Height District Regulating Plan
Main Building	100' maximum, 2 stories minimum
Ancillary Building	25' maximum
Maximum Lot Coverage	90%
Density	73 units per acre
ALLOWED USES - see Table 2.20-B	
BUILDING TYPES PERMITTED	
Rowhouse, Multi-plex, Small, Multi-Plex, Large, Stacked Flats, Live/Work, Main Street Mixed-Use, Flex, Mid-Rise	

Other Zoning Tools

- Historic districts
- Design overlays
- Corridor overlay districts
- Conservation overlays
- Special sign districts
- Planned Developments (PD)
- Flexible Review Districts (FRD)





Discussion



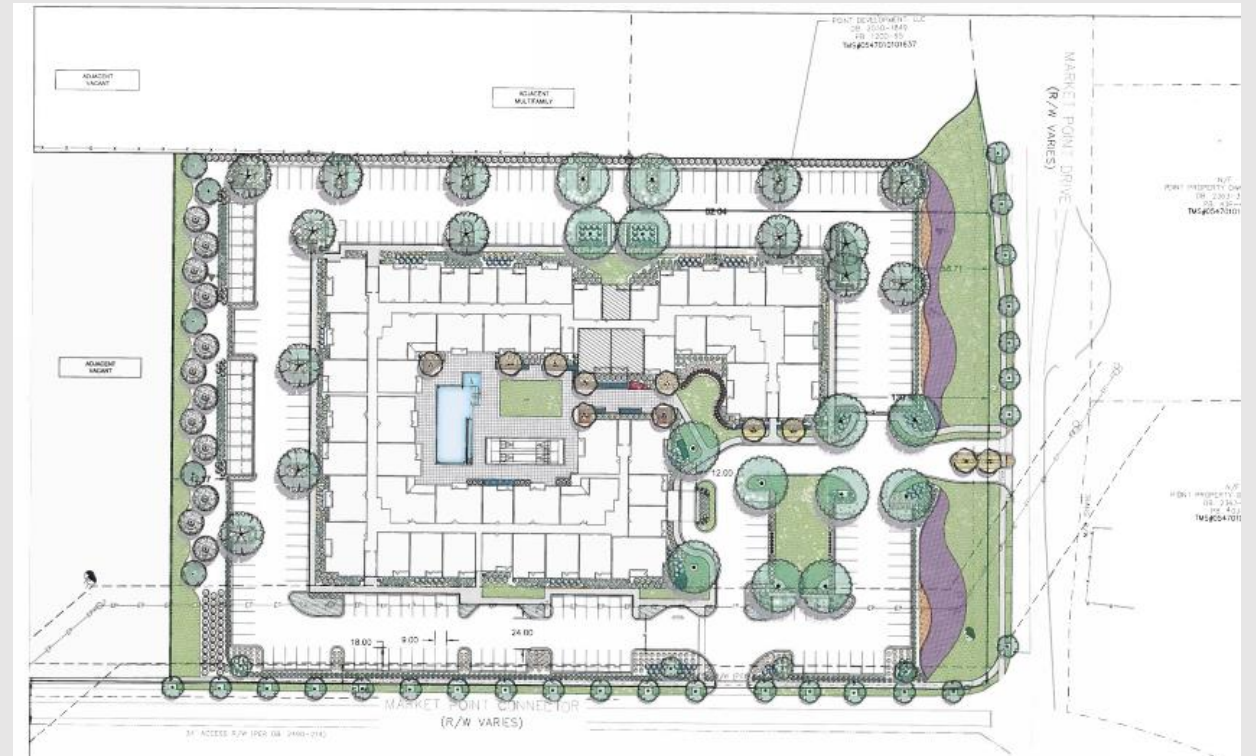
ZONING PRACTICE

Group Exercise



Zoning Homework Exercise

- Review the proposed application that includes multifamily housing.
- Determine compliance with applicable zoning standards.
- Decide if you would **approve** or **deny** the request.
- *Items to consider:*
 - *Permitted land use*
 - *Density*
 - *Parking*
 - *Height*
 - *Setbacks*



Evaluating a project using the zoning code

1. Determine the underlying zoning of the property.
2. Determine if the use is a permitted use in that zoning district. Are any special permits required?
3. Determine applicable dimensional standards—acreage, height, density, setbacks.
4. Determine any development constraints (easements, wetlands, etc.)
5. If residential, determine the type and density.
6. Review placement and orientation of buildings, parking lots.
7. Ensure compliance with parking, access, landscaping, and architectural requirements.
8. Ensure compliance with any use-specific standards.

Proposed Project

- Site: approximately 6 acres
- Current zoning: C-3, Regional Commercial District
- Application to construct age-restricted 55+ multifamily development
- Total of 192 units
- Amenity areas including dining room, fitness room, pool, salon, outdoor courtyards, communal fireplace
- Total proposed parking: 261 spaces



40 Market Point Dr - Aerial

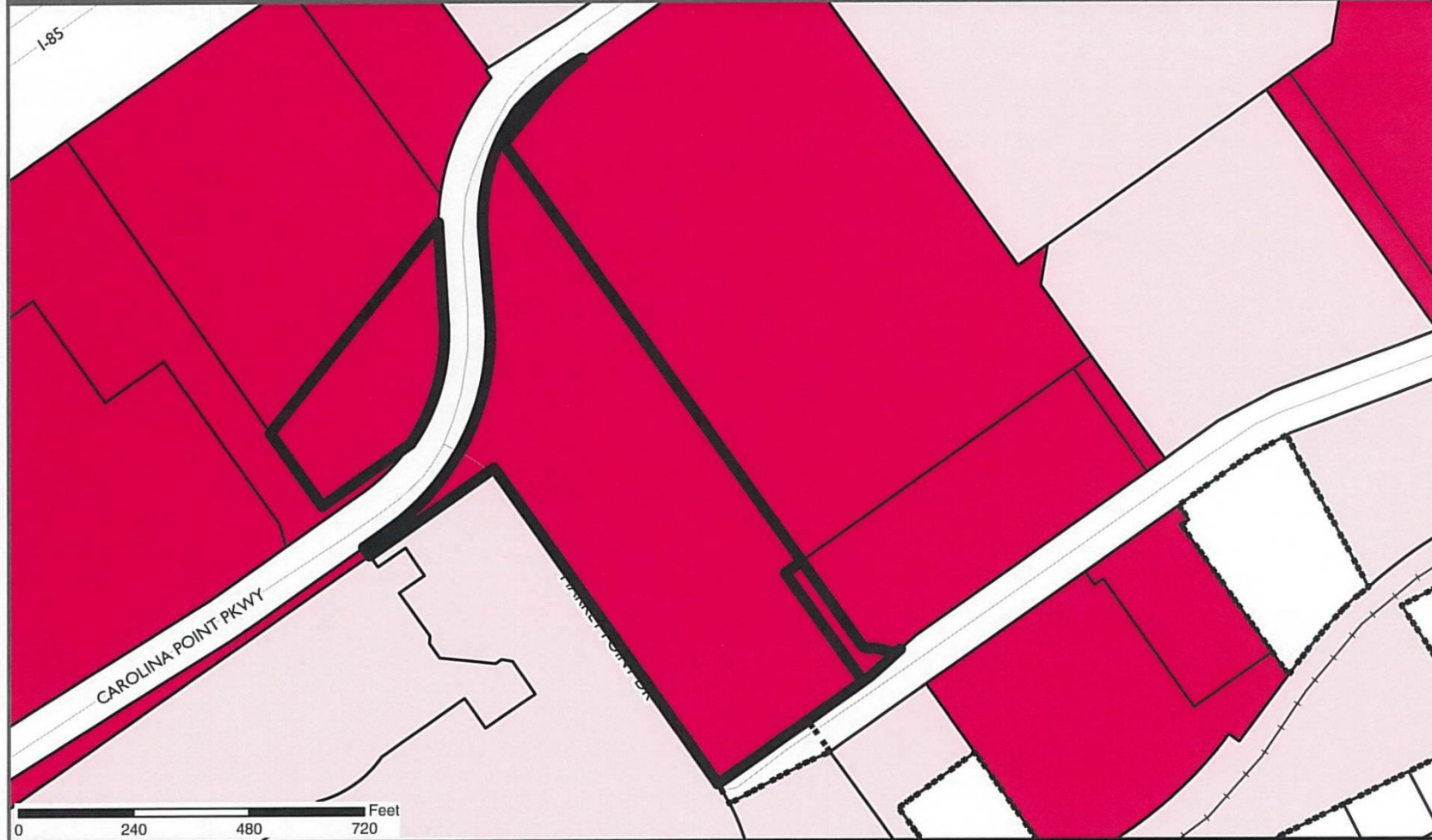


-  City Limit Boundary
-  Parcels



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40 Market Point Dr - Existing Zoning



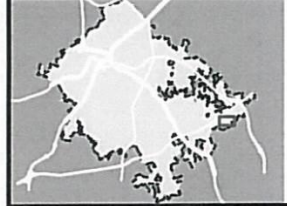












City Limit Boundary	C-1	C-1N	RM-3	I-1	POD
Streets	C-2	RM-1	R-6	S-1	OS-C
Parcels	C-3	RM-1.5	R-7.5	OD	RDV
	C-4	RM-2	R-9	PD	



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40 Market Point Dr - Future Land Use

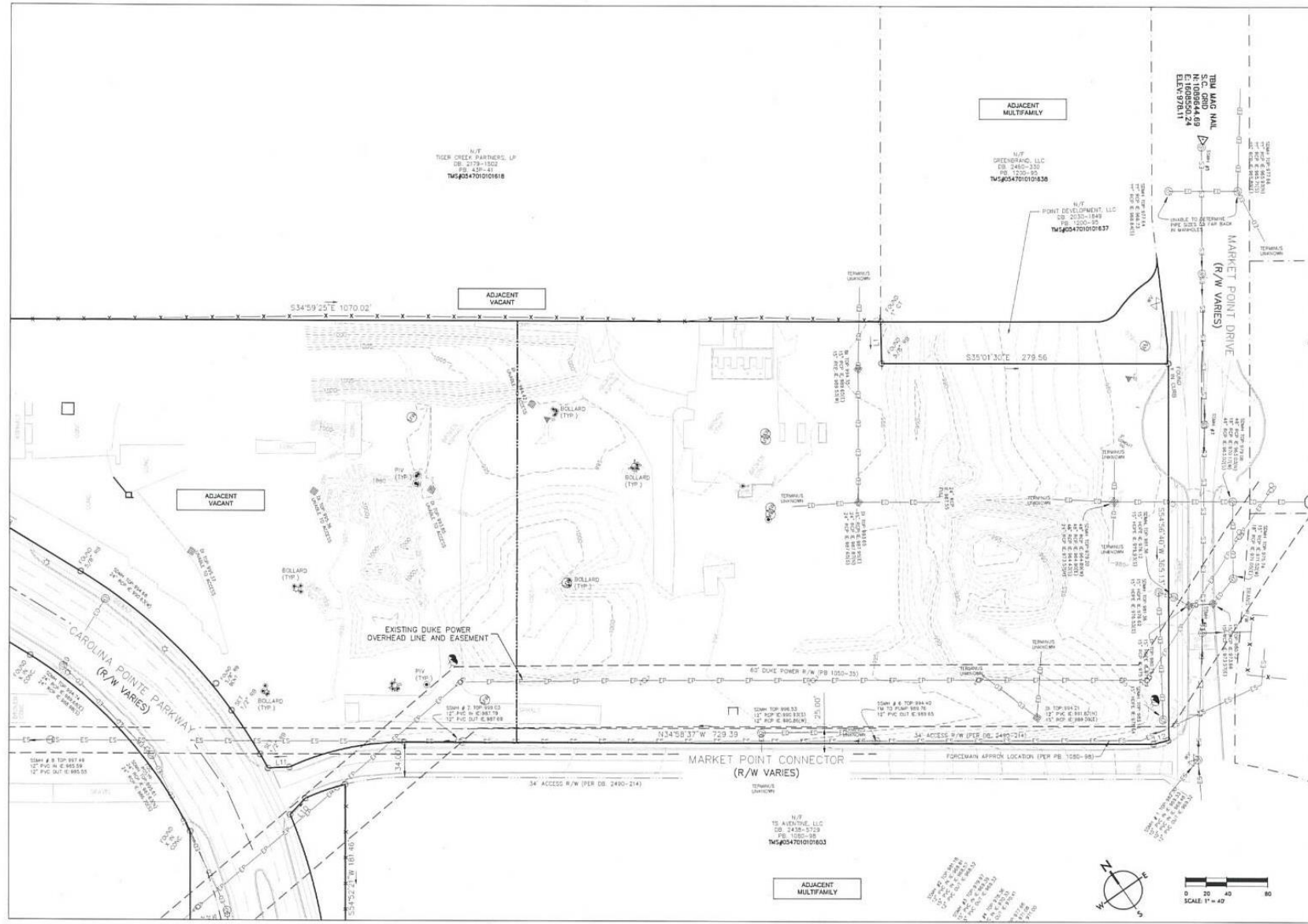


	 City Limit Boundary	 General Residential	 Transit Oriented Development
	 Streets	 Urban Residential	 Mixed Use City Center
 Parcels	 Mixed Use Neighborhood	 Parks, Open Space, and Schools	
	 Mixed Use Community	 High Intensity Non-Residential	
	 Mixed Use Regional		



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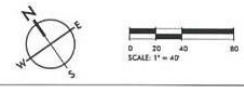
OVERTURE GREENVILLE
 IN
 GREENVILLE, SOUTH CAROLINA

SVP+ PROJECT: GR2673
 DATE: 09/02/2017
 DRAWN BY: WCM
 CHECKED BY: JB

REVISION HISTORY

NO.	DATE	DESCRIPTION

BASE MAP



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VICINITY MAP

SITE DATA:

Acreage: 6.0 Ac.
 TMS#s: 0547010101627
 0547010101637
 Proposed Land Use: Age-Restricted
 Multifamily Residential
 Building Height: 55' Max.

BUILDING SETBACKS:

Front: 10'
 (With current zoning)
 Rear: 10'
 (With current zoning)
 Side Yard: 3'
 (With current zoning)

% IMPERVIOUS AREAS:

Total Impervious Area: 3.29 Ac.
 Total Site: 6.00 Ac.
 3.29 Ac. divided by 6.00 Ac. = 54% Impervious
 (Max. will be 75% Impervious)
 (100% allowed under previous zoning)

OPEN SPACE:

200 sq. ft. required per DU (Multifamily Use)
 192 Dwelling Units
 106,633 sq ft provided = 556 sq ft per DU
 (Natural Areas, Landscape areas, Courtyard areas)

PARKING:

TOTAL PARKING REQUIRED PER EX. ZONING:
 (Multi-Family Req't: 1.5 Spaces per Unit = 288 Spaces
 (Senior Housing Req't: 0.5 Spaces per Unit = 96 Spaces)

TOTAL PARKING PROVIDED: Min. 96 - Max. 288 Spaces
 261 Spaces Shown (incl. min. 7 ADA Spaces)

Open Parking: 246 Spaces
 Garage Parking: 16 Spaces

STREET TREES:

Market Point Drive: 430 LF

Canopy Tree	Read	77
Understory Tree	0	0
Shrub	108	108

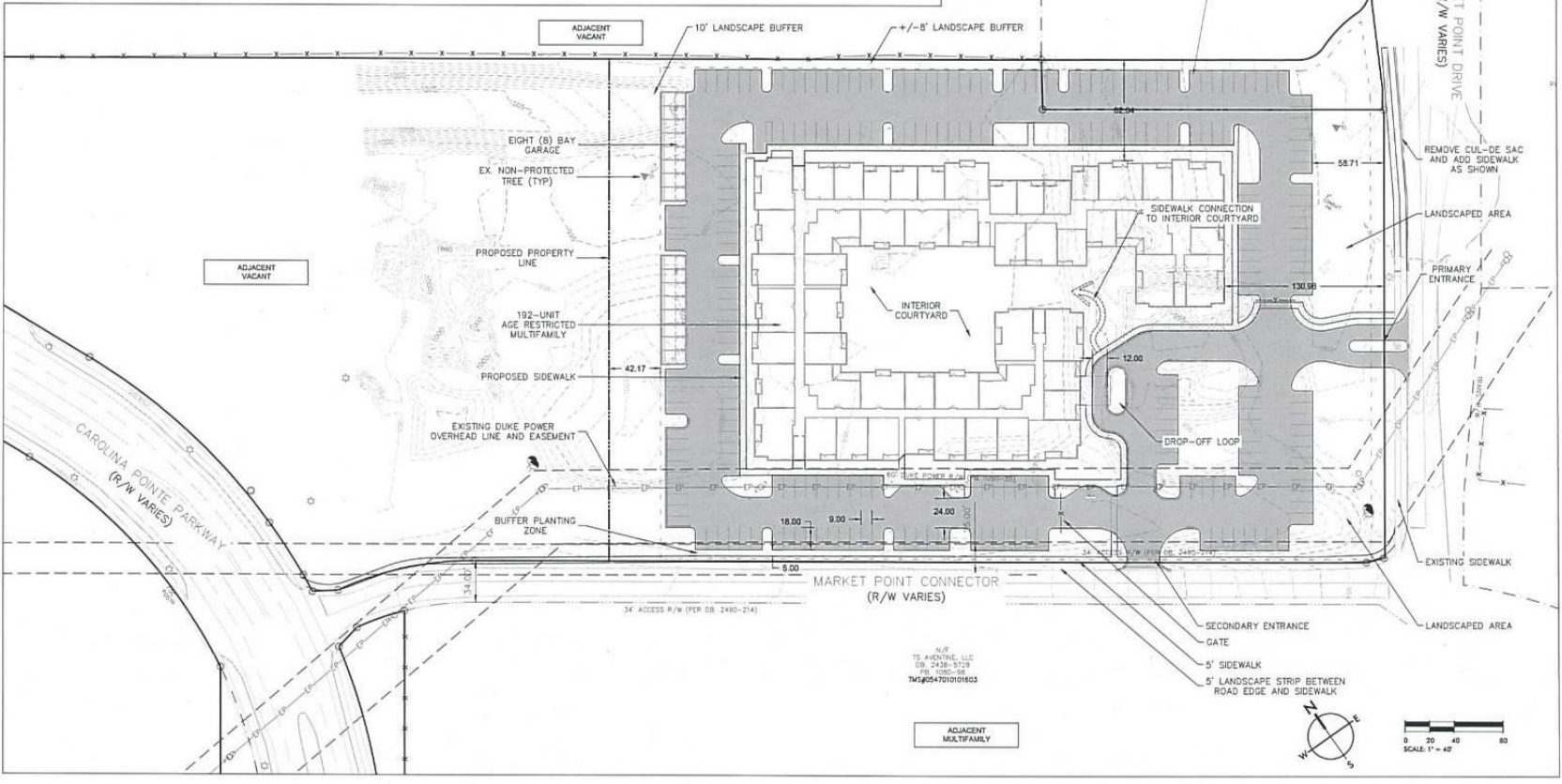
Market Point Connector: 645 LF

Canopy Tree	Read	16
Understory Tree	0	0
Shrub	162	162

UNIT BREAKDOWN:

Max. Units: 192 Units
 One (1) BR Units: 108 Units
 Two (2) BR Units: 84 Units

Note:
 Stormwater to be piped to pond on adjacent parcel that has been master planned to accommodate this use per the City of Greenville.



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OVERTURE GREENVILLE
 IN
 GREENVILLE, SOUTH CAROLINA

SW- PROJECT: GR0273
 DATE: 06/15/2017
 DRAWN BY: WCM
 CHECKED BY: JS

REVISION HISTORY

FRD REGULATING PLAN



VICINITY MAP

SITE DATA:

Acreage: 6.0 Ac.
 TMS#s: 0547010101627
 0547010101637
 Proposed Land Use: Age-Restricted
 Multifamily Residential
 Building Height: 55' Max.

BUILDING SETBACKS:

Front: 10'
 (With current zoning)
 Rear: 10'
 (With current zoning)
 Side Yard: 3'
 (With current zoning)

% IMPERVIOUS AREAS:

Total Impervious Area: 3.29 Ac.
 Total Site: 6.00 Ac.
 3.29 Ac. divided by 6.00 Ac. = 54% Impervious
 (Max. will be 75% Impervious)
 (100% allowed under previous zoning)

OPEN SPACE:

200 sq. ft. required per DU (Multifamily Use)
 192 Dwelling Units
 106,833 sq ft provided = 556 sq ft per DU
 (Natural Areas, Landscape areas, Courtyard areas)

PARKING:

TOTAL PARKING REQUIRED PER EX. ZONING:
 (Multi-Family Req't: 1.5 Spaces per Unit = 288 Spaces
 (Senior Housing Req't: 0.5 Spaces per Unit = 96 Spaces)

TOTAL PARKING PROVIDED: Min. 96 - Max. 288 Spaces
 261 Spaces Shown (incl. min. 7 ADA Spaces)

Open Parking: 246 Spaces
 Garage Parking: 16 Spaces

STREET TREES:

Market Point Drive: 430 LF

Canopy Tree	Req'd	71
Understory Tree	0	
Shrub	108	

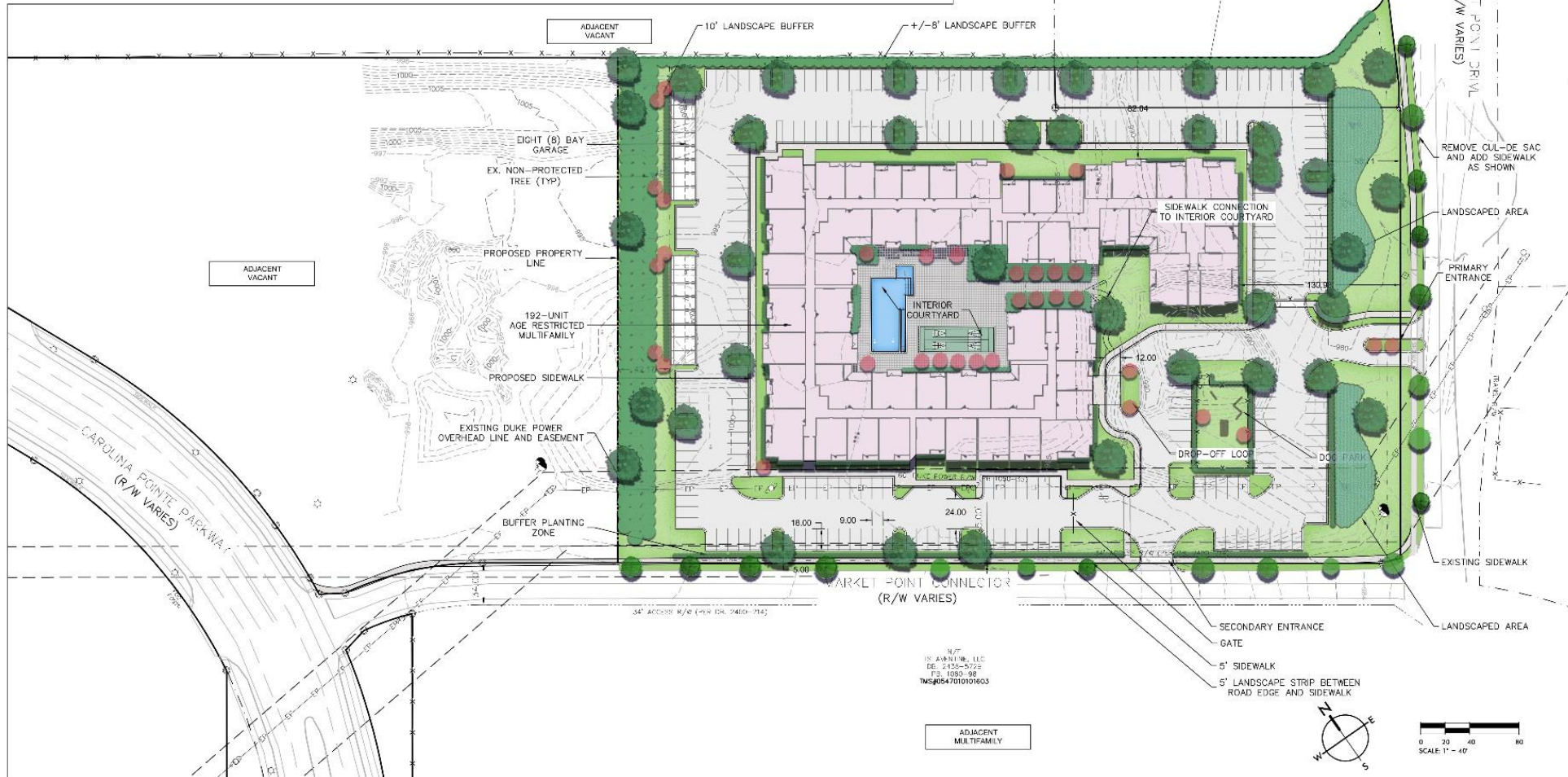
Market Point Connector: 645 LF

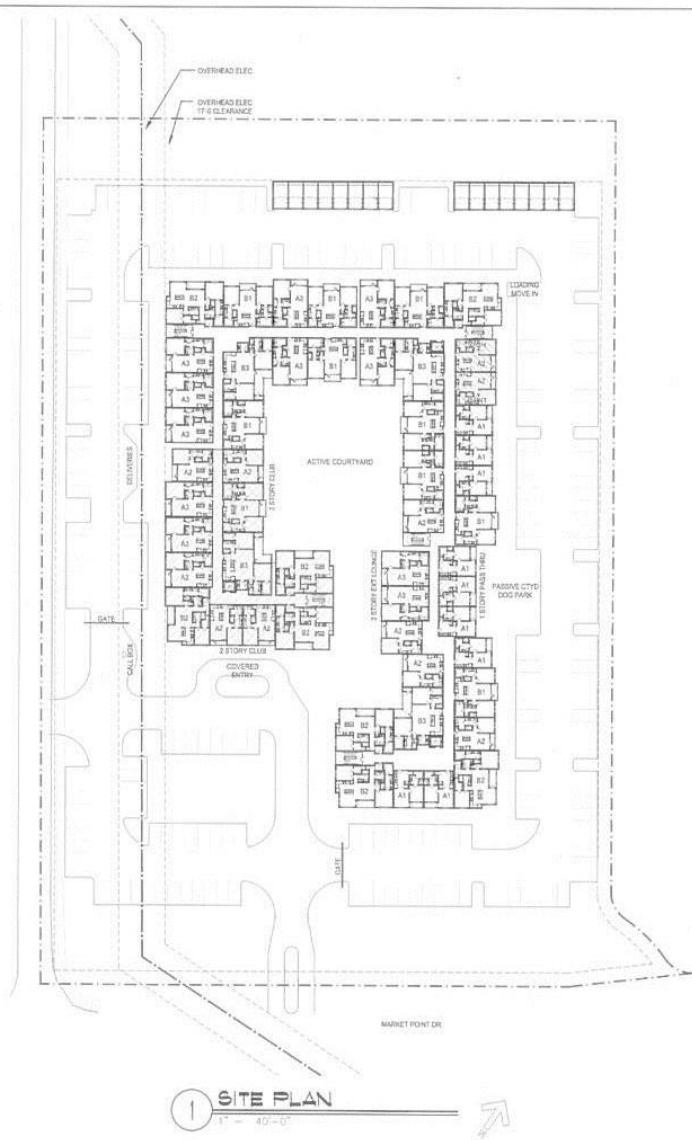
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UNIT BREAKDOWN:

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UNIT NAME	RSF	GEP	LEVELS								TOTAL	%	RSF	SQF
			1	2	3	4	TARGET	1	2	3				
A2	1,800	562	626	8	0	9	0	35	15	106	19670	21173		
A2	1,800	675	725	4	6	10	10	35	30		20550	21625	54.32%	34276
A3	1,800	836	893	7	10	12	12	40	41					
A4	1,800/1.01	903	972	0	0	0	0	0	0				0.00%	0
B1	1,800/1.01	1042	1102	9	9	10	10	16	39		62	39596	41876	
B2/3A	2,800	1702	2132	5	8	8	8	30	29			20250	33338	
B3	2,800	1706	1473	3	4	4	4	20	15			14650	23345	
B4	2,800	1373	1566	0	0	0	0	0	0					
TOTAL				36	46	53	53	248	248		172,037%	268492	180947	

PARKING		CLUB/LEASING	AVERAGE UNIT SIZE
SURFACE	348	1279	896
ATTACHED GAR	0		
DETACHED GAR	15		
TOTAL	364		
PARKING RATIO	1.40		

SITE			AVERAGE UNIT SIZE
NOT USED	USED	TOTAL ACRES	2017.05.15
0	6	6.0 ACRES	

1 SITE PLAN
1" = 40'-0"

SITE PLAN - OVERTURE GREENVILLE
GREENVILLE, SOUTH CAROLINA - GREYSTAR DEVELOPMENT INC.

Meeks + Partners
ARCHITECTURE
LAND PLANNING
M P

2017.05.15
CONCEPTUAL DESIGN



2 COLORED EXTERIOR ELEVATION
1/8"=1'-0"



1 EXTERIOR ELEVATION
1/8"=1'-0"



KEYMAP

EXTERIOR ELEVATIONS - OVERTURE GREENVILLE
GREENVILLE, SOUTH CAROLINA - GREYSTAR DEVELOPMENT INC.

Meeks + Partners
ARCHITECTURE
LAND PLANNING

M
P

2017.05.12
JOB NO. 17015



QUESTIONS & DISCUSSION

PLANNING & DEVELOPMENT

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Greenville, SC 29601

Phone: 864-467-4476

Email: planning@greenvillesc.gov