

Open Space

Land dedicated to permanent conservation primarily by legal means or land use designation. These areas may be preserved because of their outstanding natural beauty, or because they serve environmental stewardship or wildlife management purposes. The areas are typically undisturbed or undeveloped and have been protected from development by federal, state or local agencies; or by public, private or non-profit organizations. In the Upstate Region, these areas include national parks, state parks, permanent conservation areas, cemeteries and (at a smaller scale) dedicated open space within residential neighborhoods.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- National or State Park
- Natural Area
- Wildlife Corridor
- Greenway
- Stormwater Area

Secondary Land Uses

- Cemetery
- Nature Center
- Water Dependent, Recreation Activities
- Community Park
- Recreation Fields
- Open Space in Residential Neighborhoods

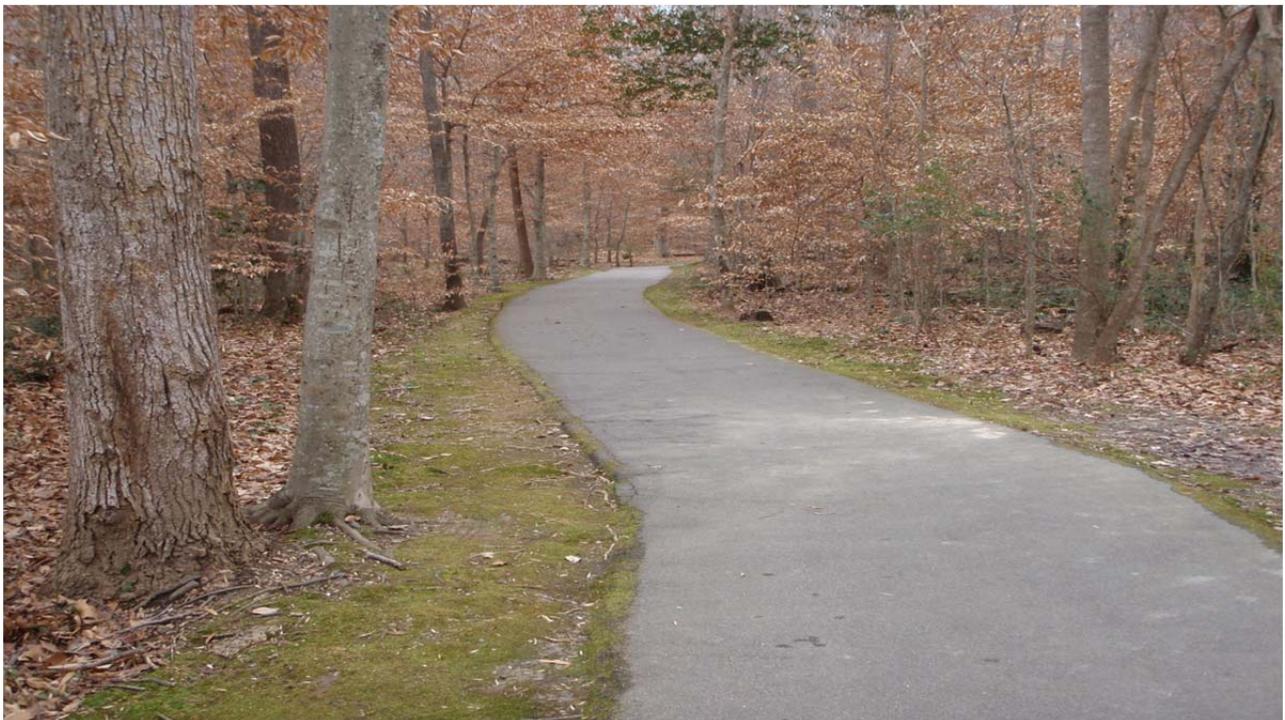
Form & Pattern

The form and pattern table inventories general development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the study area.

Land Use Mix	Separated Uses
Site Efficiency Factor	100%
Residential Density	N/A
Typical Home Size	N/A
Non-Residential Intensity	N/A
Prevailing Building Height	N/A
Typical Block Length	N/A
Street Pattern	Curvilinear
Typical Street Cross Section	Rural, 2L
Open Space Elements	Buffers / Ponds / Natural Areas
Transportation Choices	Auto, Walk, Bike
Parking Provision	N/A
Building Orientation	N/A
Building Placement	N/A



Preserves, parks and other open space protect natural areas and water features, serve as buffers between incompatible land uses, and provide areas for active recreation. Other locations may support one or more community facilities.



Working Farms

Land actively being used for agriculture or forestry activities, including cultivated farmland, timber harvest, livestock and woodlands. These areas may also support the primary residence of the property owner and any out-buildings associated with activities on the working farm.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- Cultivated Farmland
- Timber Harvest
- Livestock
- Woodlands

Secondary Land Uses

- Warehouse/Storage
- Light Industrial (ancillary to farm activities)

Form & Pattern

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Land Use Mix	Separated Uses
Site Efficiency Factor	99%
Residential Density	N/A
Typical Home Size	N/A
Non-Residential Intensity	N/A
Prevailing Building Height	N/A
Typical Block Length	N/A
Street Pattern	Curvilinear
Typical Street Cross Section	Rural, 2L
Open Space Elements	Buffers / Ponds / Woods
Transportation Choices	Auto
Parking Provision	N/A
Building Orientation	N/A
Building Placement	N/A



Working farms are typically located in areas with fertile soils and good drainage. Large and small farms are scattered through the Upstate Region; however their frequency decreases as proximity to urban and suburban development increases. This is largely the results of land prices and the demand for other uses in more developed areas.



Rural Living

Land characterized by large lots, abundant open space and a high degree of separation between buildings. Large acreage, rural family homes and “hobby farms” are scattered throughout the countryside and often integrated into the landscape. The lot size and distance between dwelling units decrease with greater development densities.

Conservation-based subdivisions in rural living areas cluster development and leave large amounts of land for permanent open space and uninterrupted views. Small nodes of commercial activity — gas stations, convenience stores or restaurants — are concentrated at rural crossroads, serving some daily needs of the surrounding rural population.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- Single Family Detached Home
- Mobile Home
- Hobby Farm

Secondary Land Uses

- Church
- Gas Station
- Convenience Store
- Restaurant

Form & Pattern

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Land Use Mix	Separated Uses
Site Efficiency Factor	99%
Residential Density	0.05 – 1.00 DU per AC
Typical Home Size	1,500 – 3,000 SF
Non-Residential Intensity	N/A
Prevailing Building Height	1 – 2 Stories
Typical Block Length	2,500 – 5,000 LF
Street Pattern	Curvilinear
Typical Street Cross Section	Rural, 2L or 4L
Open Space Elements	Buffers / Ponds / Woods
Transportation Choices	Auto
Parking Provision	Private Driveways
Building Orientation	Random
Building Placement	Far From Street



Rural living areas are present throughout the Upstate Region. Many people choose to live in these places to connect with agriculture, natural areas or scenic views. The trade-off is longer commutes (time and distance) for work, school and other daily needs.



Suburban Neighborhood (Detached)

Land generally formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large-lot, low-density single-family homes to denser formats of smaller single-family detached homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Single-family neighborhoods are often found in close proximity to suburban commercial, suburban office and suburban mixed-use centers, which helps provide the consumers and employees needed to support these centers.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- Single Family Detached Home
- Mobile Home

Secondary Land Uses

- Church
- School
- Community Center
- Pool and Amenities
- Natural Areas

Form & Pattern

The form and pattern table inventories general development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the study area.

Land Use Mix	Separated Uses
Site Efficiency Factor	80 - 90%
Residential Density	1.00 – 5.00 DU per AC
Typical Home Size	1,500 – 4,000 SF
Non-Residential Intensity	N/A
Prevailing Building Height	1 – 3 Stories
Typical Block Length	600 – 1,200 LF
Street Pattern	Curvilinear
Typical Street Cross Section	Suburban, 2L
Open Space Elements	Buffers / Ponds / Woods
Transportation Choices	Auto
Parking Provision	Private Driveway
Building Orientation	Facing Street
Building Placement	Near Street



Suburban neighborhoods with detached housing are typically auto-dependent, with low street connectivity and an abundance of cul-de-sacs. They generally locate near commuting corridors that connect families with work, school and shopping destinations (sometimes several miles away from the neighborhood).



Suburban Neighborhood (Attached)

Land generally formed as complexes or communities, with a relatively uniform housing type and density throughout. They support the highest residential density in the suburban landscape, and may support town homes, condominiums or apartments.

Suburban neighborhoods with attached housing products are found in close proximity to suburban commercial, suburban office and suburban mixed-use centers, which helps provide the consumers and employees needed to support these centers. Buildings are oriented interior to the site and typically buffered from surrounding development by transitional uses or landscaped areas. Large parking lots and low street connectivity are common in suburban multifamily neighborhoods.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- Townhome
- Condominium
- Apartment
- Senior Housing

Secondary Land Uses

- Church
- School
- Community Center
- Pool and Amenities
- Natural Areas

Form & Pattern

The form and pattern table inventories general development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the study area.

Land Use Mix	Separated Uses
Site Efficiency Factor	90 - 95%
Residential Density	5.00 – 24.00 DU per AC
Typical Home Size	800 – 1,500 SF
Non-Residential Intensity	N/A
Prevailing Building Height	1 – 4 Stories
Typical Block Length	600 – 1,200 LF
Street Pattern	Modified Grid
Typical Street Cross Section	Suburban, 2L or 4L
Open Space Elements	Buffers / Ponds / Woods
Transportation Choices	Auto, Bus
Parking Provision	Surface Lot / On-Street
Building Orientation	Facing Street
Building Placement	Near Street



Suburban neighborhoods with attached housing are typically located near suburban commercial or office development, and used as a transitional land use for neighborhoods with single family, detached housing. Shared amenities on site may include a club house, fitness center, pool or outdoor exercise areas.



Suburban Commercial

Land used to support the daily needs of surrounding suburban residential neighborhoods. They typically locate near high-volume roads and key intersections, and are designed to be accessible primarily by automobile. Buildings are set back from the road behind large surface parking lots with little connectivity between adjacent businesses. Common types of suburban centers in the Upstate Region include: multi-tenant strip centers, big box stores, small outparcels with a drive-through, and large shopping malls.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- General Commercial Services
- Multi-Tenant Commercial
- Big Box Commercial
- Restaurant
- Bank
- Hotel
- Professional Office

Secondary Land Uses

- Fire Station
- Police Station

Form & Pattern

The form and pattern table inventories general development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the study area.

Land Use Mix	Separated Uses
Site Efficiency Factor	80 - 90%
Residential Density	N/A
Typical Home Size	N/A
Non-Residential Intensity	0.15 – 0.25 FAR
Prevailing Building Height	1 – 2 Stories
Typical Block Length	N/A
Street Pattern	N/A
Typical Street Cross Section	Suburban, 4L or 6L
Open Space Elements	Buffers / Ponds
Transportation Choices	Auto
Parking Provision	Surface Lot
Building Orientation	Facing Street
Building Placement	Behind Surface Lot



Suburban commercial development typically locates near high-volume roads, major intersections or interchanges. Low-profile buildings are separated by large surface parking lots. A lack of safe, convenient pedestrian facilities interior to the site limits opportunities to walk between nearby shops and restaurants.



Suburban Office

Land used to concentrate employment in the Upstate Region on normal work days. They include both large-scale isolated buildings with numerous employees as well as areas containing multiple office uses that support and serve one another. They are typically buffered from surrounding development by transitional uses or landscaped areas and are often located in close proximity to major highways or thoroughfares.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- Corporate Office
- Multi-Tenant Professional Office
- Medical Office
- Call Center
- Research & Development Centers

Secondary Land Uses

- Copy Shop
- Restaurant
- Bank
- Government Services
- Flex Space

Form & Pattern

The form and pattern table inventories general development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the study area.

Land Use Mix	Separated Uses
Site Efficiency Factor	80 - 90%
Residential Density	N/A
Typical Home Size	N/A
Non-Residential Intensity	0.20 – 0.75 FAR
Prevailing Building Height	1 – 4 Stories
Typical Block Length	800 – 1,500 LF
Street Pattern	Curvilinear
Typical Street Cross Section	Suburban, 4L or 6L
Open Space Elements	Buffers / Ponds
Transportation Choices	Auto
Parking Provision	Surface Lot
Building Orientation	Random
Building Placement	Behind Surface Lot



Suburban office development typically locates near major roads, intersections or interchange (convenient employee access). Large buildings, parking decks or surface parking lots spread development out on the site and leave it generally unconnected. Most trips in these areas are made by automobile.



Suburban Mixed-Use Center

Land formed as a center of walkable, mixed-use development in an otherwise suburban setting (surrounding development characterized by low-density, single-use, unconnected patterns). Uses and buildings in the activity center are located on small blocks with streets designed to encourage pedestrian activities. Buildings in the core of a center may stand three or more stories with residential units or office space above storefronts.

Most visitors arrive to the activity center by automobile, but take advantage of the ‘park once’ design for the site to walk between complementary land uses. Parking is satisfied with on-street parking, structured parking and shared rear-lot parking strategies. A large-scale walkable activity center may be surrounded by one or more suburban residential neighborhoods that encourage some interaction via an interconnected network of walkable streets.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- Restaurant
- Regional-Serving Retail
- Professional Office
- Live/Work/Shop Units
- Townhome
- Condominium
- Apartment
- Park or Plaza
- Movie Theater

Secondary Land Uses

- Day Care
- Dry Cleaners
- Farmers Market

Form & Pattern

The form and pattern table inventories general development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the study area.

Land Use Mix	Mix of Uses
Site Efficiency Factor	80 - 90%
Residential Density	8.00 – 24.00 DU per AC
Typical Home Size	800 – 2,000 SF
Non-Residential Intensity	0.50 – 1.50 FAR
Prevailing Building Height	1 – 4 Stories
Typical Block Length	400 – 1,200 LF
Street Pattern	Modified Grid
Typical Street Cross Section	Urban, 2L or 4L
Open Space Elements	Parks / Plazas
Transportation Choices	Auto, Bus, Bike, Walk
Parking Provision	Surface Lot / On-Street / Deck
Building Orientation	Facing Street
Building Placement	Behind Sidewalk



Suburban single-family attached neighborhoods provide another housing option in the study area. Townhomes are attached on one or two sides, and units include all floors from ground-level to top story. Units may include direct access to a garage.



Industrial

Land used to concentrate employment in the Upstate Region on normal workdays. Each center generally supports manufacturing and production uses; including warehousing, light manufacturing, medical research and assembly operations. These areas are found in close proximity to major transportation corridors (i.e., highway or rail) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks or outdoor storage from adjacent properties.

Clusters of uses that support or serve one another are often encouraged to locate in the same light industrial center.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- Light Manufacturing & Assembly
- Processing Facility
- Laboratory
- Warehouse
- Distribution

Secondary Land Uses

- Small-Scale Commercial
- Natural Areas

Form & Pattern

The form and pattern table inventories general development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the study area.

Land Use Mix	Separated Uses
Site Efficiency Factor	70 - 90%
Residential Density	N/A
Typical Home Size	N/A
Non-Residential Intensity	0.10 -0.20 FAR
Prevailing Building Height	1 – 2 Stories
Typical Block Length	800 – 1,500 LF
Street Pattern	Curvilinear
Typical Street Cross Section	Rural / Suburban, 2L or 4L
Open Space Elements	Buffers / Ponds
Transportation Choices	Auto
Parking Provision	Surface Lot
Building Orientation	Random
Building Placement	Behind Surface Lot



Industrial areas are found near major transportation corridors (highway or rail) and in locations where water and sewer service is readily available (both access and capacity). They tend to locate away from residential neighborhoods, but within reasonable commuting distances for employees.



Some light industrial centers locate near airports or designated truck routes to better serve customers.



Urban Residential

Land used to support a mix of moderate- to high-density housing options. These neighborhoods are relatively compact, and may contain one or more of the following housing types: single family detached (small lots), townhomes, condominiums or apartments.

Buildings are generally oriented toward the street. The design and scale of development in an urban neighborhood encourages active living with a complete and comprehensive network of walkable streets. Cul-de-sacs are restricted to areas where topography, environmental constraints or existing development makes other street connections prohibitive.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- Single Family Detached Home
- Townhome
- Condominium
- Apartment

Secondary Land Uses

- Small-Scale Commercial
- Church
- School
- Park

Form & Pattern

The form and pattern table inventories general development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the study area.

Land Use Mix	Mix of Uses
Site Efficiency Factor	80 -90%
Residential Density	6.00 – 30.00 DU per Acre
Typical Home Size	800 – 2,500 SF
Non-Residential Intensity	0.25 – 0.75 FAR
Prevailing Building Height	1 – 4 Stories
Typical Block Length	300 – 1,000 LF
Street Pattern	Grid
Typical Street Cross Section	Urban, 2L or 4L
Open Space Elements	Buffers / Parks
Transportation Choices	Auto, Bus, Bike, Walk
Parking Provision	Surface Lot / On-Street / Deck
Building Orientation	Facing Street
Building Placement	Near Street



Urban residential areas are traditionally located near the edges of urban centers. They often represent the first tier of residential development around a downtown or courthouse area, and are well-served by a series of walkable streets that connect residents with nearby amenities.



Urban Center

Land that satisfies daily economic, entertainment and community needs for surrounding neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activity. Buildings in an urban center typically stand two or more stories in height with non-residential uses on the ground floor and residential units above storefronts.

Neighborhoods surrounding the commercial core are relatively compact and support moderate- to high-density housing options, including: single-family homes (small lots), townhomes, condominiums and apartments.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- Townhome
- Condominium
- Apartment
- Restaurant
- Community-Servicing Commercial
- Professional Office
- Live/Work/Shop Units
- Post Office
- Community Facilities

Secondary Land Uses

- Day Care
- Farmers Market
- Neighborhood Park

Form & Pattern

The form and pattern table inventories general development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the study area.

Land Use Mix	Mix of Uses
Site Efficiency Factor	90 - 95%
Residential Density	8.00 – 50.00 DU per AC
Typical Home Size	800 – 2,000 SF
Non-Residential Intensity	0.50 – 2.00 FAR
Prevailing Building Height	1 – 8 Stories
Typical Block Length	300 – 1,200 LF
Street Pattern	Grid
Typical Street Cross Section	Urban, 2L or 4L
Open Space Elements	Parks / Plazas
Transportation Choices	Auto, Bus, Bike, Walk
Parking Provision	Surface Lot / On-Street / Deck
Building Orientation	Facing Street
Building Placement	Behind Sidewalk



Urban centers support a variety of land uses and development intensities. Buildings are located close together and oriented toward a network of walkable streets. Residential units are found above storefronts. Nearby amenities (within walking distance) and public gathering areas provide opportunities to enjoy urban living.

