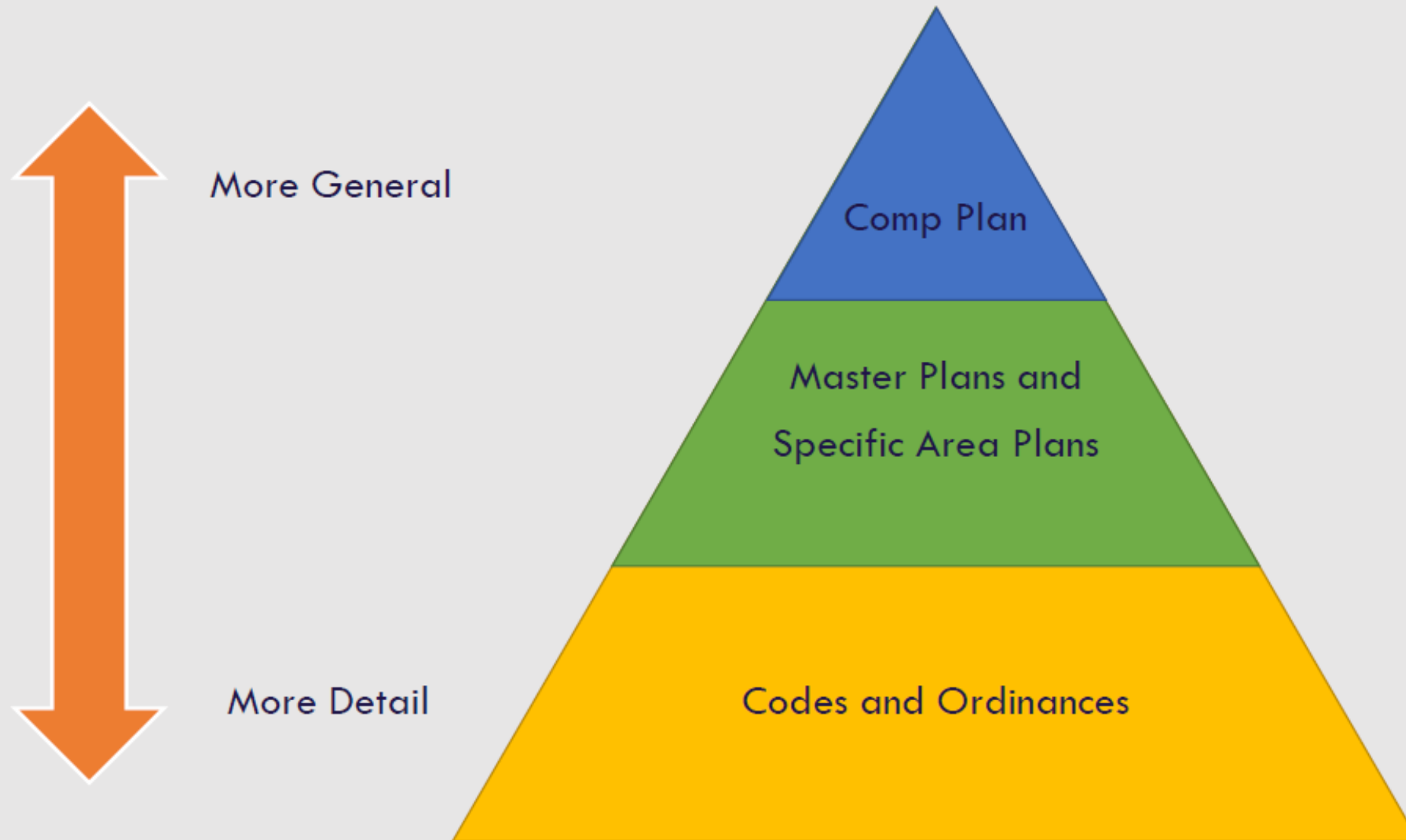




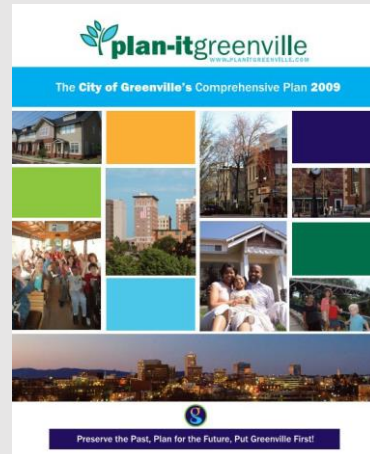
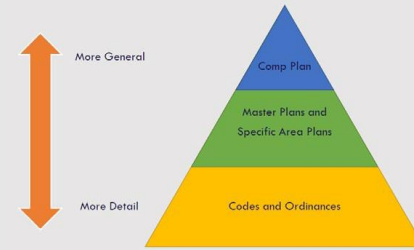
Zoning Tools and the Greenville Development Code

October 16, 2024

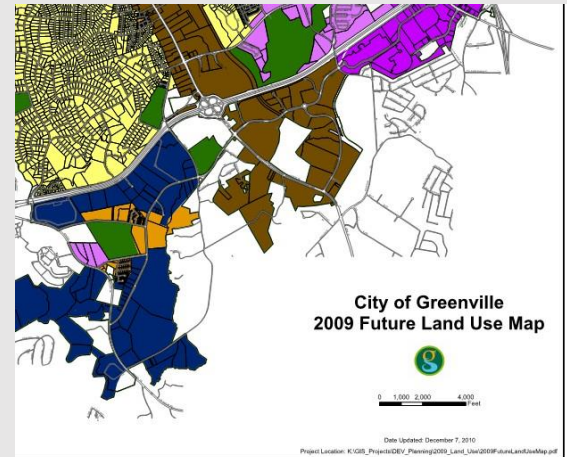
Planning Pyramid



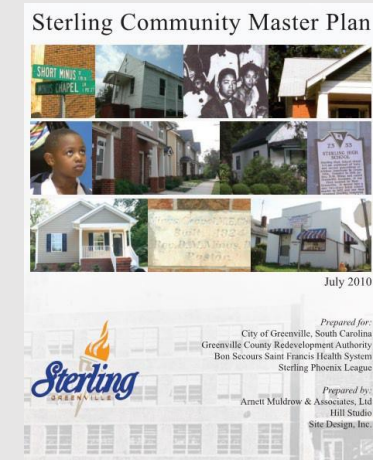
ZONING TOOLS



Comprehensive Plan



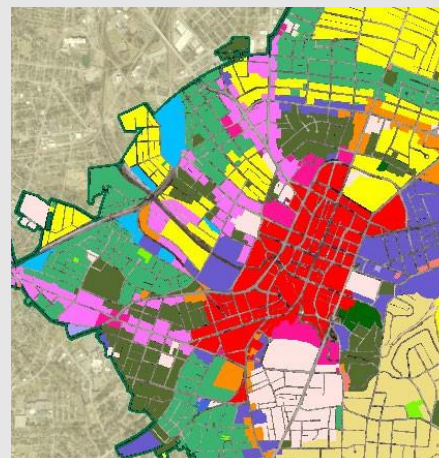
Future Land Use Map (FLUM)



Master Plans

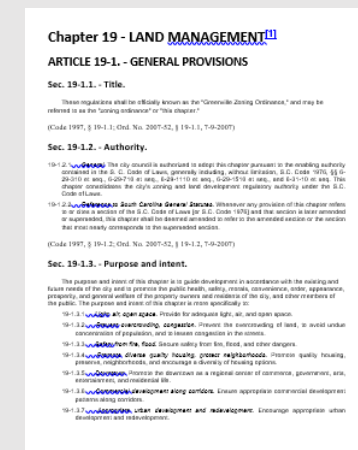


Strategic Plans



Zoning Map

Planning & Development



Zoning Ordinance

Small Area Plans

Augusta Gateway

Greater Sullivan

Main/Stone + Rutherford/Buncombe

McAlister Square

N. Laurens Road

Board #6

Accessory Dwelling Units (ADUs) that you would support in your neighborhood.

FORM



An ADU that is detached and located in the rear yard

108%

**extra dots placed here*



An ADU that is built on top of a freestanding garage

100%



An ADU that is an addition to the existing house

85%



An ADU that is located in the retrofitted basement or attic area of a house (no visible change to the house/yard)

77%

FUNCTION

For a family member

100%

For a long-term rental (limited to affordable or workforce housing)

73%

For a long-term rental (market rate)

47%

For a short-term rental (e.g., AirBnB, VRBO, etc.)

0%

Board #6

Accessory Dwelling Units (ADUs) that you would support in your neighborhood.



An ADU that is detached and located in the rear yard

100%



An ADU that is built on top of a freestanding garage

57%



An ADU that is an addition to the existing house

62%



An ADU that is located in the retrofitted basement or attic area of a house (no visible change to the house/yard)

43%

FUNCTION

For a long-term rental (limited to affordable or workforce housing)

105%

**extra dots placed here*

For a family member

52%

For a short-term rental (e.g., AirBnB, VRBO, etc.)

29%

For a long-term rental (market rate)

24%

Board #6

Accessory Dwelling Units (ADUs) that you would support in your neighborhood.

FORM



An ADU that is detached and located in the rear yard

115%

**extra dots placed here*



An ADU that is built on top of a freestanding garage

80%



An ADU that is an addition to the existing house

100%



An ADU that is located in the retrofitted basement or attic area of a house (no visible change to the house/yard)

90%

FUNCTION

For a long-term rental (limited to affordable or workforce housing)

147%

**extra dots placed here*

For a family member

127%

**extra dots placed here*

For a long-term rental (market rate)

100%

For a short-term rental (e.g., AirBnB, VRBO, etc.)

67%

Board #6

Accessory Dwelling Units (ADUs) that you would support in your neighborhood.

FORM



An ADU that is an addition to the existing house

93%



An ADU that is detached and located in the rear yard

90%



An ADU that is located in the retrofitted basement or attic area of a house (no visible change to the house/yard)

87%



An ADU that is built on top of a freestanding garage

80%

FUNCTION

For a family member

110%

**extra dots placed here*

For a long-term rental (market rate)

94%

For a long-term rental (limited to affordable or workforce housing)

84%

For a short-term rental (e.g., AirBnB, VRBO, etc.)

39%

Board #6

Accessory Dwelling Units (ADUs) that you would support in your neighborhood.



An ADU that is located in the retrofitted basement or attic area of a house (no visible change to the house/yard)

93%



An ADU that is an addition to the existing house

86%



An ADU that is built on top of a freestanding garage

71%



An ADU that is detached and located in the rear yard

57%

FUNCTION

For a family member

79%

For a long-term rental (limited to affordable or workforce housing)

61%

For a long-term rental (market rate)

32%

For a short-term rental (e.g., AirBnB, VRBO, etc.)

25%

Common Zoning Elements

- Establishment of zoning districts (Euclidean Zoning)
- Permitted and prohibited uses

Table 19-4.1-2: Table of Uses																		
Key: "P" = Permitted Use; "S" = Special Exception Use; "C" = Conditional Use; Blank Cell = Prohibited Use																		
Use Category	Use Type	Residential						Nonresidential								Additional Regulation s		
		R 6	R 9	R M 1	R M 1.5	RM 2	RM 3	O D	C 1	C 2	C 3	C 4	S 1	I 1	RD V			
RESIDENTIAL USES																		
Household living	Manufactured home subdivision					S											19-4.3.1(A)(1)	
	Manufactured home					P											19-4.3.1(A)(1)	
	Multiple-family dwelling †			P	P	P	P	P	P	P	P	P	P		P		19-6.8	
	High-rise multiple-family dwelling †						P	P		P	P	P	P				19-4.3.1(A)(2)	
	Single-family dwelling, attached †			P	P	P	P	P	P	P	P	P	P		P		19-6.8	
	Single-family dwelling, detached	P	P	P	P	P	P	P	P	P	P	P	P		P		19-6.9	
	Duplex dwelling			P	P	P	P	P	P	P	P	P	P		P		19-6.9	
	Cottage subdivision †	P	P	P	P	P	P	P	P	P	P		P		P		19-4.3.1(A)(4)	
	Upper-story dwelling							P	P	P	P	P	P		P			
Group living	Boardinghouse					S	S	S		S	S						19-4.3.1(B)	

Common Zoning Elements

- Establishment of zoning districts (Euclidean Zoning)
- Permitted and prohibited uses
- Dimensional standards: height, setbacks, density

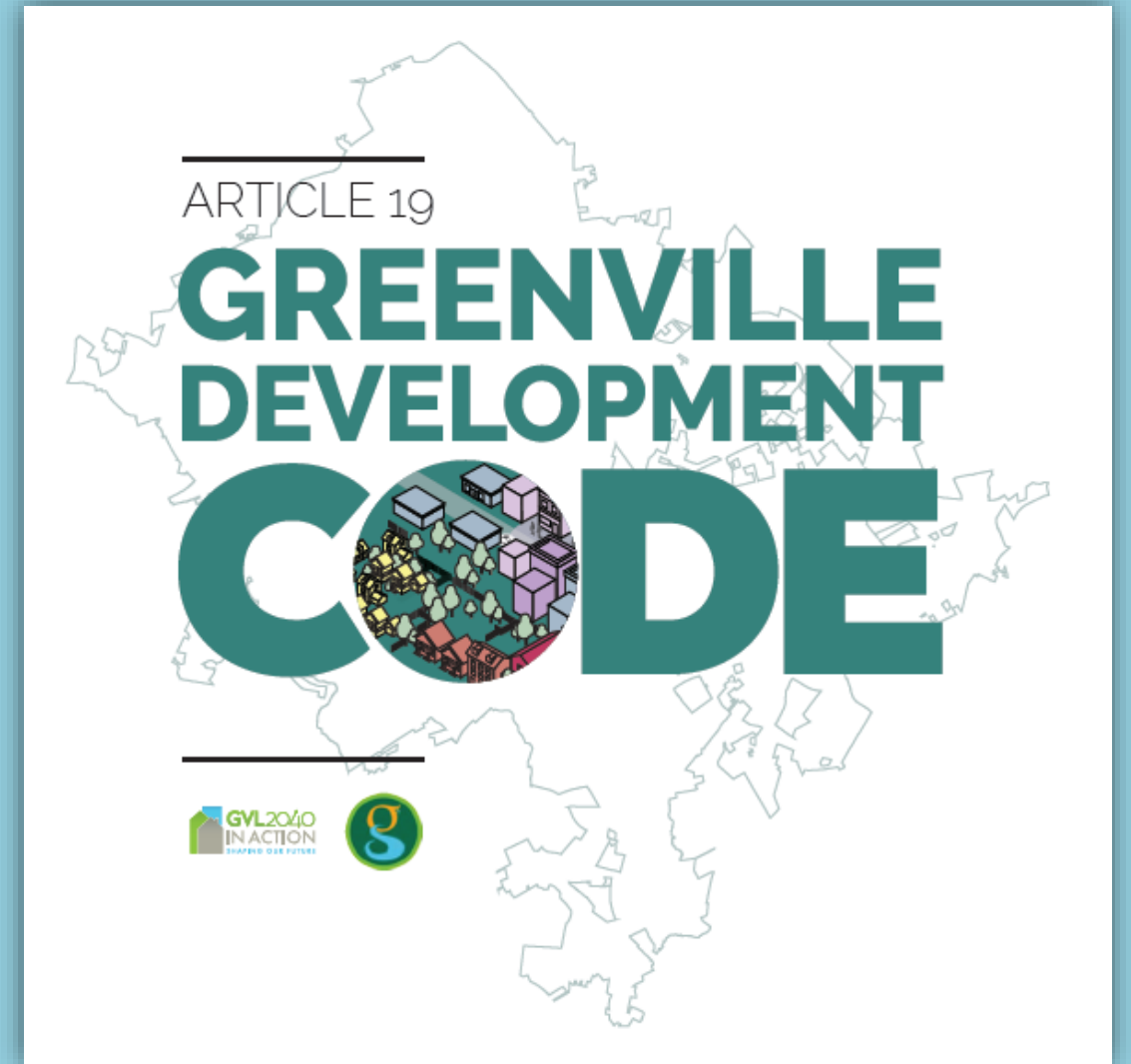
Table 19-5.1-1: Table of Dimensional Standards							
District or Use	Lots			Setbacks Minimum (feet)			Height Maximum (feet) ⁸
	Max. Density and Min. Lot Area (sq. ft.)	Min. Width (feet)	Max. Coverage (percent) ¹¹	Front ¹	Side	Rear	
RESIDENTIAL DISTRICTS							
R-6	6,000	40	40	20	5	15	35
R-9	9,000	60					
RM-1	10 units/acre	40 for single-family detached; None for all other	40	20	5 for single-family detached and duplex; 15 for other uses	15	40 ^{2, 12}
RM-1.5	15 units/acre						
RM-2 and RM-3	20 units/acre						
High-rise apartments in RM-3 and OD	1 acre	150	25 ³	25	25	25	None ⁴
Nonresidential uses in all residential districts	None	None	40	25	15	15	40 ^{2, 12}
Accessory structures			50% of principal structure	NP	5	5	20 ⁹
NONRESIDENTIAL DISTRICTS							
OD	See ¹⁰ below	None	50	10	3 ⁵ or 10 ⁶	15	40 ^{2, 12}
C-1	See ¹⁰ below	None	100	10	3 ⁵ or 10 ⁶	15	40 ^{2, 12}
C-2	See ¹⁰ below	None	100	10	3 ⁵ or 10 ⁶	15	40 ^{2, 12}
C-3	See ¹⁰ below	None	100	10	3 ⁵ or 10 ⁶	10	40 ^{2, 12}
C-4	None	None	100	0	0	0	None ^{7, 12}

Common Zoning Elements

- Establishment of zoning districts (Euclidean Zoning)
- Permitted and prohibited uses
- Dimensional standards: height, setbacks, density
- Parking requirements
- Lot layout and building orientation
- 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

Major Elements of New Development Code



Public Outreach & Engagement

- 75 public meetings and presentations since January 2023
- Dedicated project website with 28,165 unique page views
- 14 monthly updates posted to website
- 12 monthly Code Connections sessions
- City social media posts with 82,000 impressions
- Multiple public input sessions in 2022
- 5 small area “test” plans with steering committees comprised of neighborhood residents
- “Break the code” sessions with developers
- Presentations at numerous neighborhood meetings
- Meetings with property owners, stakeholders, and advocacy groups
- Regular updates at public review board, commission, and city council meetings since May 2021
- Public open houses and Learning Labs
- Posted over 1,000 public hearing signs
- Nearly 22,000 postcards mailed to all City property owners
- Since January 2023, over 1,500 people have attended code meetings and public input events

A survey form titled "North Laurens Corridor" is displayed. It includes a map of the area and a section titled "What are your concerns regarding the type of development currently underway along the North Laurens Corridor?". Below this, there are several attributes listed with dot scales for rating concerns: "Lack of architectural character or building design style", "Amount of pavement on the lot", "Lack of landscaping", "Building size compared to lot size", and "Building height". The form also includes a section for "Is there anything missing from this list?" with a space for additional input.

Major Elements of New Development Code

ACCESSIBLE DOCUMENT FORMAT

- Hundreds of illustrations throughout document
- Re-ordered code sections for streamlined format
- Final PDF will be hyperlinked for easy navigation

FORM-BASED CODE STANDARDS

- Dimensional standards for all lots and buildings
- Height, mass, transparency, floor heights, etc.
- Predictable development outcomes

NEW ZONING DISTRICTS

- Number of zoning districts has doubled
- Still manageable for City of Greenville
- RH districts vary based on lot size; intended to prevent subdivision into incompatible small lots.
- RN districts provide transition and missing middle housing options, with limited commercial in RNX.
- Range of mixed-use, business, industrial, and special districts to facilitate development consistent with GVL 2040 while supporting range of land uses.

MX-2

B. BUILDING

Primary Street

Side Street

Primary St.

Side St.

1. HEIGHT		Sec. 2.11.10.	
A Overall height (max stories/feet)			
Base	2 / 30'		
Bonus	4 / 54'		
2. MASSING		Sec. 2.11.11	
B Building width (max)	275'		
Active depth (min)			
C Primary street	15'		
D Side street	9'		
3. GROUND STORY		Sec. 2.11.12	
E Story height (min)			
Residential	10'		
Nonresidential	14'		
F Finish floor elevation (min/max)			
Residential	2' / 5'		
Nonresidential	-2' / 2'		
4. TRANSPARENCY		Sec. 2.11.13	
G Ground story (min)			
Residential	35%	30%	
Nonresidential	50%	30%	
H Upper story (min)	20%	20%	
I Blank wall width (max)	15'	25'	
5. ENTRANCES		Sec. 2.11.14	
J Street-facing entry spacing (max)	40'	60'	
Entry feature	Yes	Yes	

Major Elements of New Development Code

DEVELOPMENT BONUS

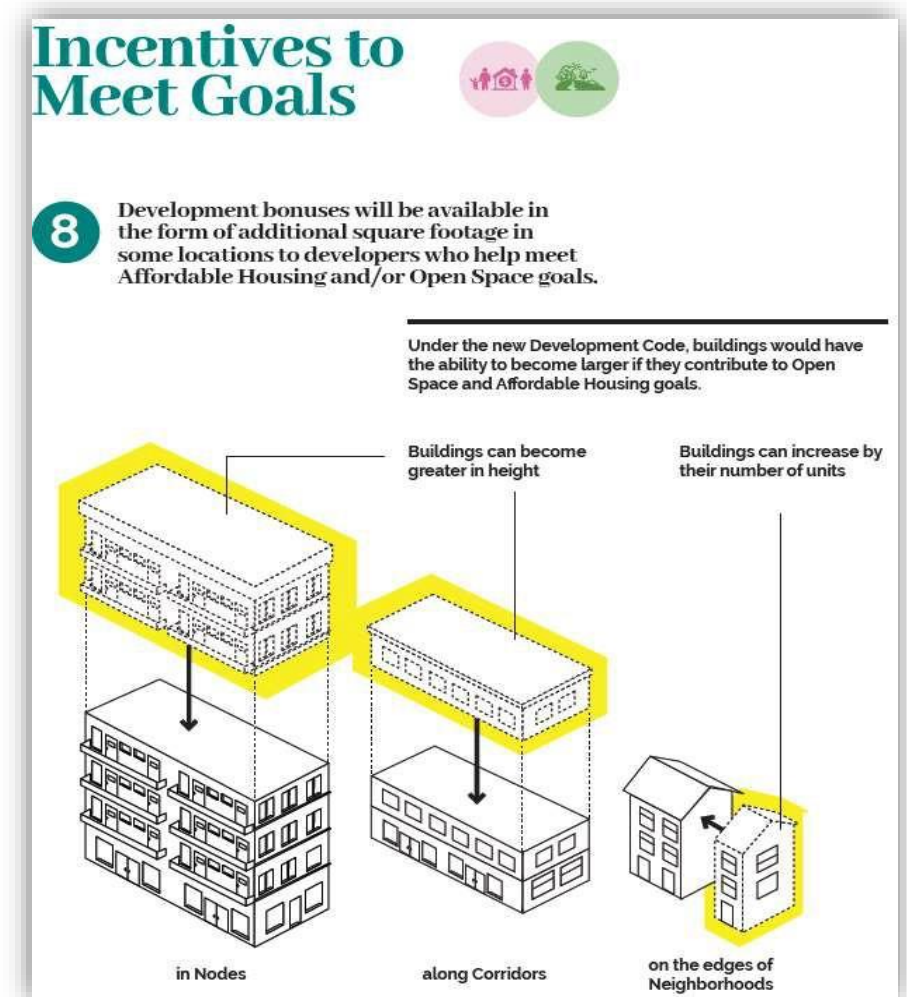
- Development bonus for additional density or height in certain zoning districts in exchange for **VOLUNTARY** contributions to city's affordable housing and open space goals.
- To receive Development Bonus, a project must meet **BOTH** affordable housing **AND** open space requirements.
- Both base and bonus are **BY-RIGHT** entitlements.

Affordable Housing:

- Residential projects must provide 15% of all units at 80% AMI, or 10% at 60% AMI.
- Averaging option to achieve deeper levels of affordability.
- Affordable units must actually be constructed (no fee-in-lieu option).
- In nonresidential projects, \$2.50 fee for affordable housing per square foot of bonus area.

Open Space:

- For residential and nonresidential projects, must contribute \$2.50 open space mitigation fee per square foot of bonus area.
- Option for developer to donate onsite or offsite open space to reduce/remove open space fee.



Major Elements of New Development Code

PROCESS CHANGES

- New code is a BY-RIGHT ordinance that provides PREDICTABILITY in development outcomes.
- Planned Developments (PDs) removed from new code.
- Reduces projects that require a public hearing or approval from a review board.
- Public hearing requirements aligned to match state law.
- Development public meetings added in response to neighborhood feedback.

CHANGES TO REVIEW BOARDS

- DRB Neighborhood Panel renamed “Historic Review Board”
- Design Review Board expanded review boundary (covered on later slide)

6.1.1. SUMMARY OF REVIEW AUTHORITY

The following table summarizes the review and approval authority of various review bodies and officials that implement and administer this Code.

		REVIEW AND APPROVAL AUTHORITY						PUBLIC NOTICE		
		Administrator	Design Review Board	Historic Review Board	Board of Zoning Appeals	Planning Commission	City Council	Mailed	Published	Posted
APPROVAL PROCESS										
Legislative Review		Sec. 6.2.2.								
Text Amendment		R				R-PH	D-PM		Y	
Zoning Map Amendment (Rezoning)		R				R-PH	D-PM	Y	Y	Y
Subdivision Review										
Minor Subdivision		Sec. 6.2.3.						D		
Major Subdivision		Sec. 6.2.4.								
Preliminary Plat		R				D-PM				
Final Plat		D								
Street Naming		Sec. 6.2.5.		R		D-PH		Y	Y	
Historic Review										
Minor <u>Historic Certificate of Appropriateness</u>		Sec. 6.2.6.		D						
<u>Major Historic</u> Certificate of Appropriateness		Sec. 6.2.7.		R		D-PM				Y
Design Review										
<u>Minor Urban Design Certificate of Appropriateness</u>		Sec. 6.2.8.		D						
<u>Major Urban Design Certificate of Appropriateness</u>		Sec. 6.2.9.		R	D-PM					Y
Permit Review										
Minor Site Plan		Sec. 6.2.10.		D						
Major Site Plan		Sec. 6.2.11.		D						
Sign Permit		Sec. 6.2.12.		D						
Temporary Use Permit		Sec. 6.2.13.		D						
Administrative Relief		Sec. 6.2.14.		D						

KEY: R = Review/Recommend D = Final Decision -PH = Public Hearing -PM = Public Meeting Y = Required

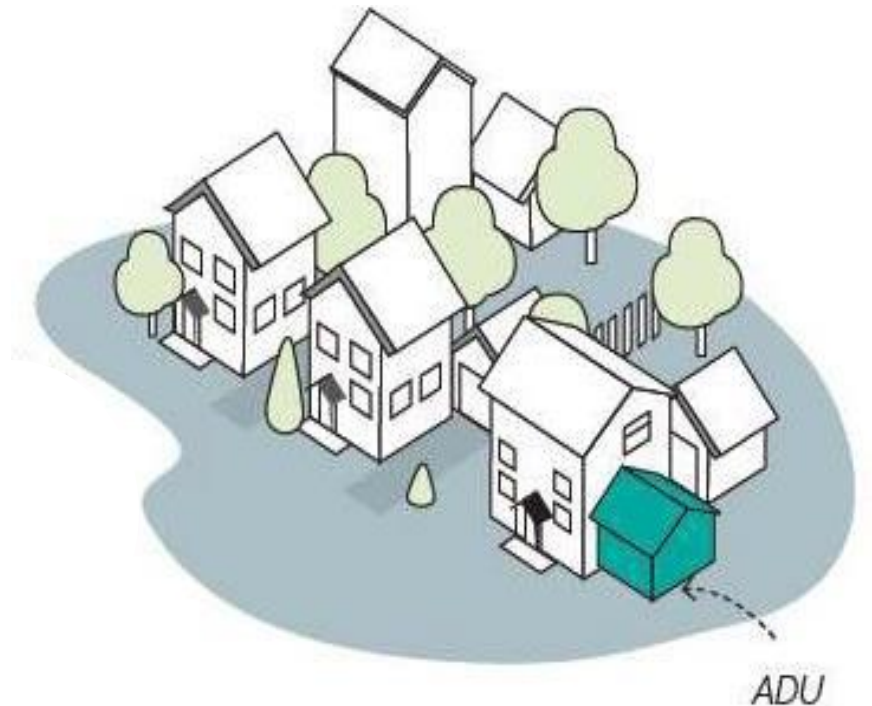
Major Elements of New Development Code

ACCESSORY DWELLING UNITS (ADUs)

- ADUs supported by public in public and private surveys
- Additional conditions for ADUs added to March 15 revised draft
- Must comply with district zoning and dimensional requirements
- Not permitted where prohibited by deed restriction or HOA covenant
- Cannot be used for short-term rentals in residential districts

SHORT-TERM RENTALS

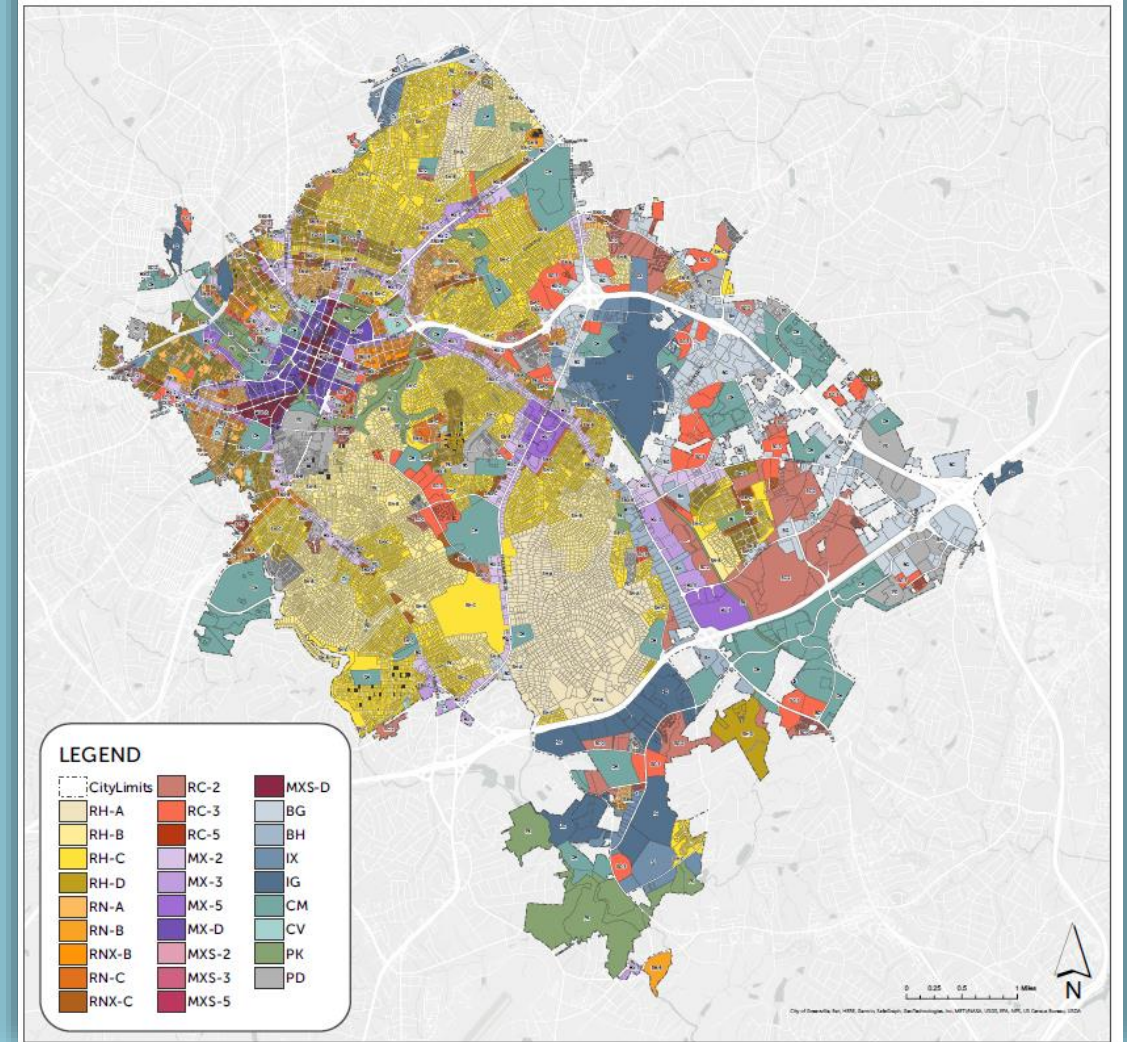
- Included under “Lodging” use category
- Rental of a room or home less than 30 days
- Prohibited in residential districts (RH, RN, RC)
- Existing legal short-term rentals can continue to operate



Overview of New Zoning Map

PROPOSED ZONING

03/15/2023



Overview of New Zoning Map

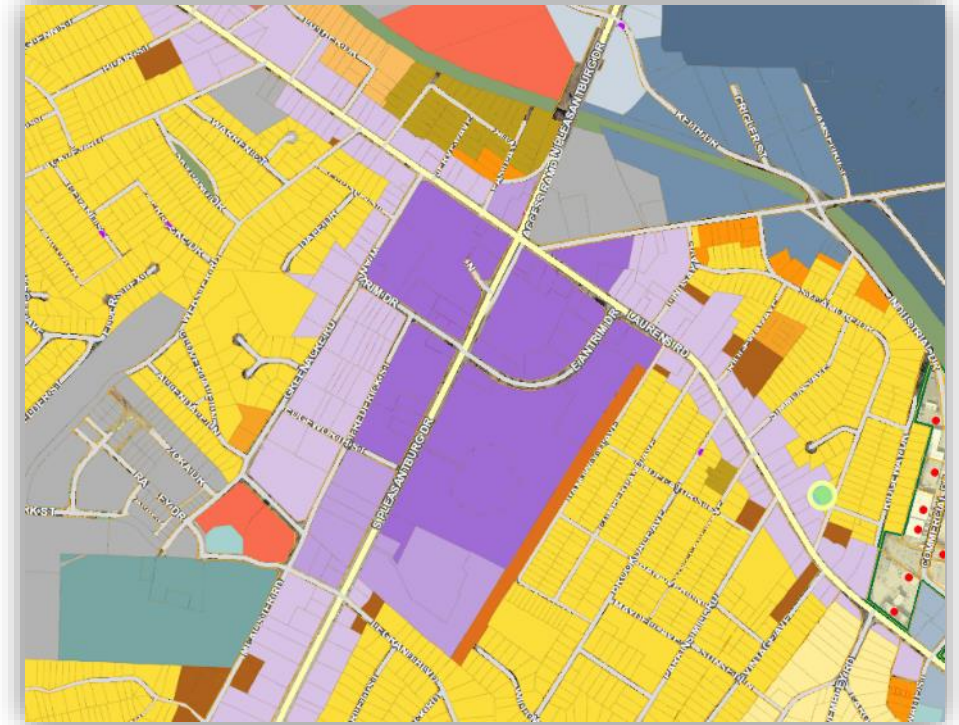
Key tenet of GVL 2040: neighborhoods receive additional protection in exchange for accepting more height and density at neighborhood edges, in nodes, and along corridors.

NEIGHBORHOODS

- New RH districts with lot sizes intended to preserve existing development patterns in neighborhoods
- RN districts provide transition between commercial and residential with opportunities for Missing Middle Housing
- Limited small-scale commercial in RNX-B & C

NODES AND CORRIDORS

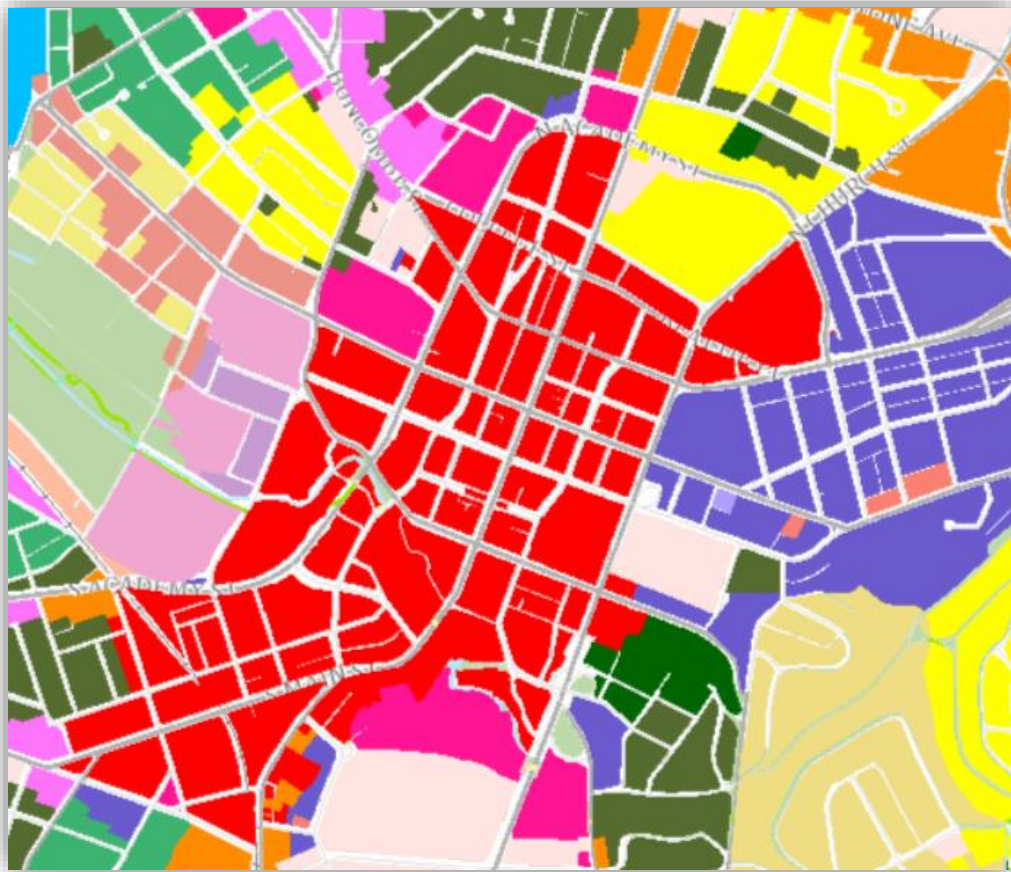
- Districts allow more height, density, and commercial uses along nodes and within corridors
- Application of MX and MXS districts will create more urbanized, mixed-use centers with high walkability and transit access.
- Auto-oriented areas of city assigned BG & BH zoning.
- Industrial areas IX and IG.
- Special districts CM, CV, PK applied where appropriate.



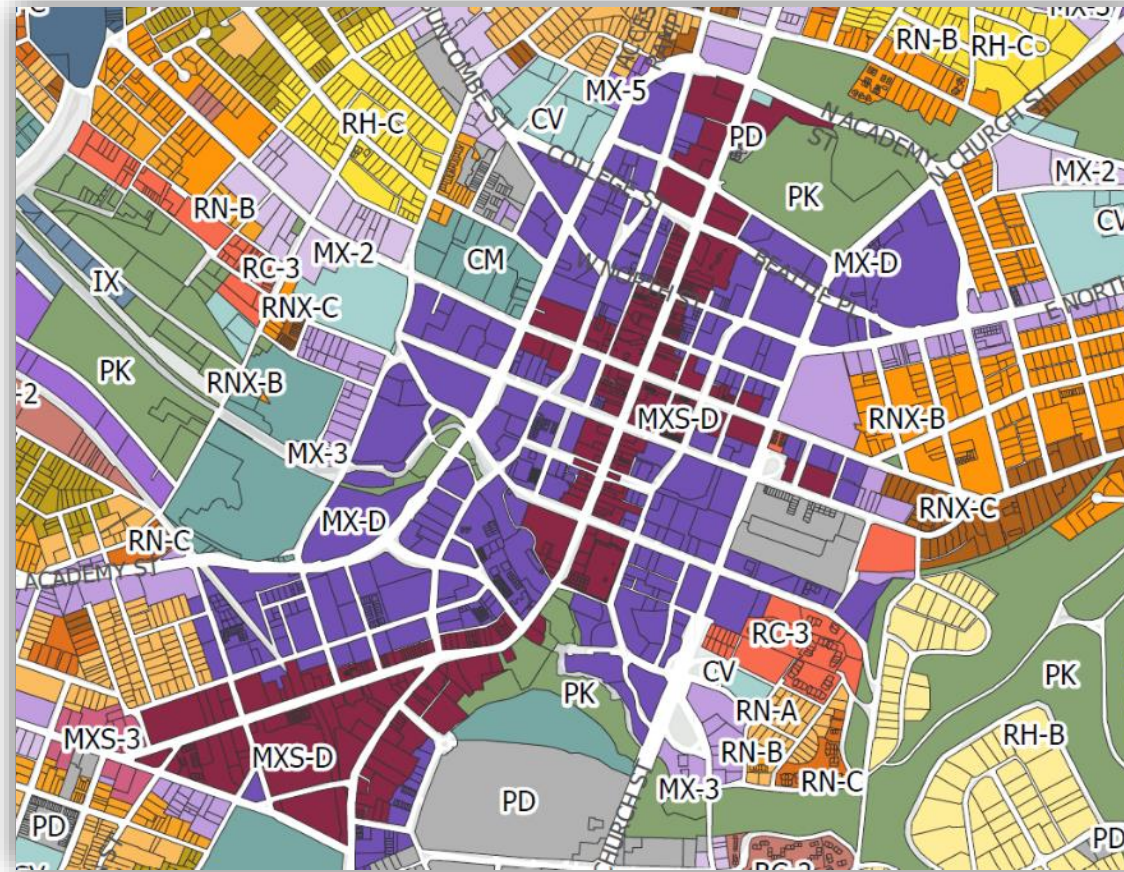
McAlister Square node with surrounding neighborhoods

Overview of New Zoning Map

DOWNTOWN/CENTRAL BUSINESS DISTRICT



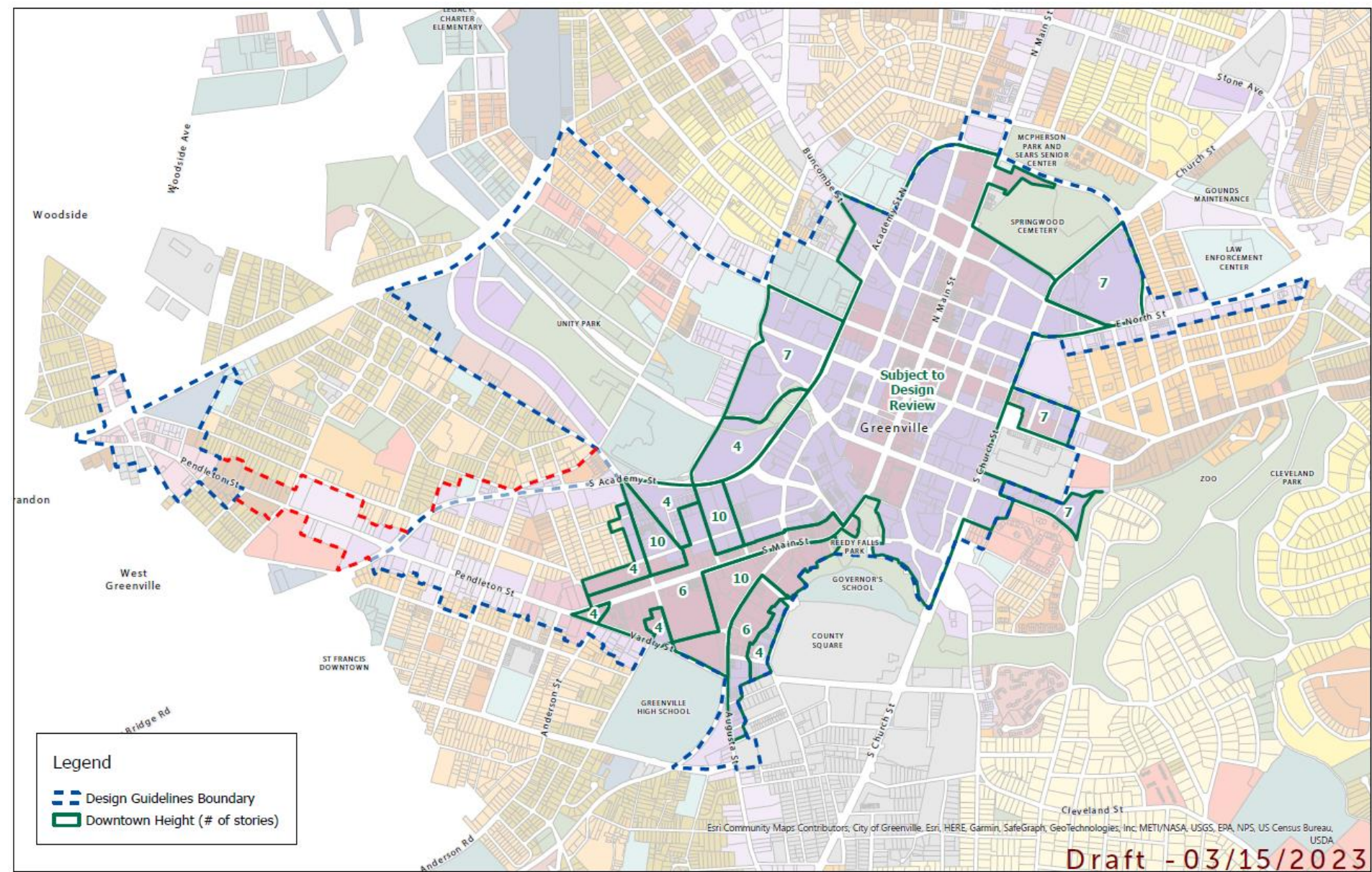
Current Zoning



Proposed Zoning

Expanded Design Review Boundary

DESIGN REVIEW BOUNDARY & HEIGHT MAP

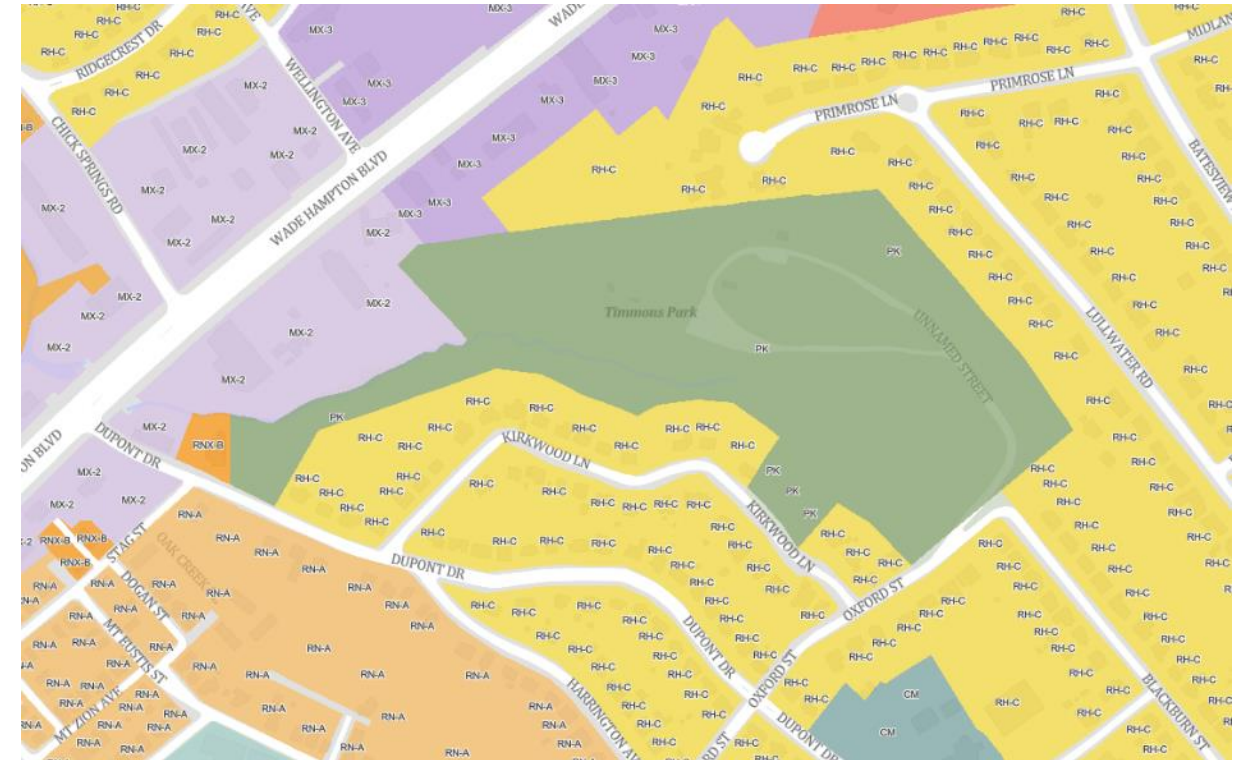


Protecting Our Parks



Protecting Our Parks

- New PK – Park zoning classification
- Assigned to city-owned parks throughout the city and Conestee Nature Park
- Limits the uses permitted on these properties to those compatible with parks and park uses.
- PK Zoning applied to **895** acres throughout the city – **5.5%** of total land area.



Protecting Neighborhoods



Protecting Neighborhoods

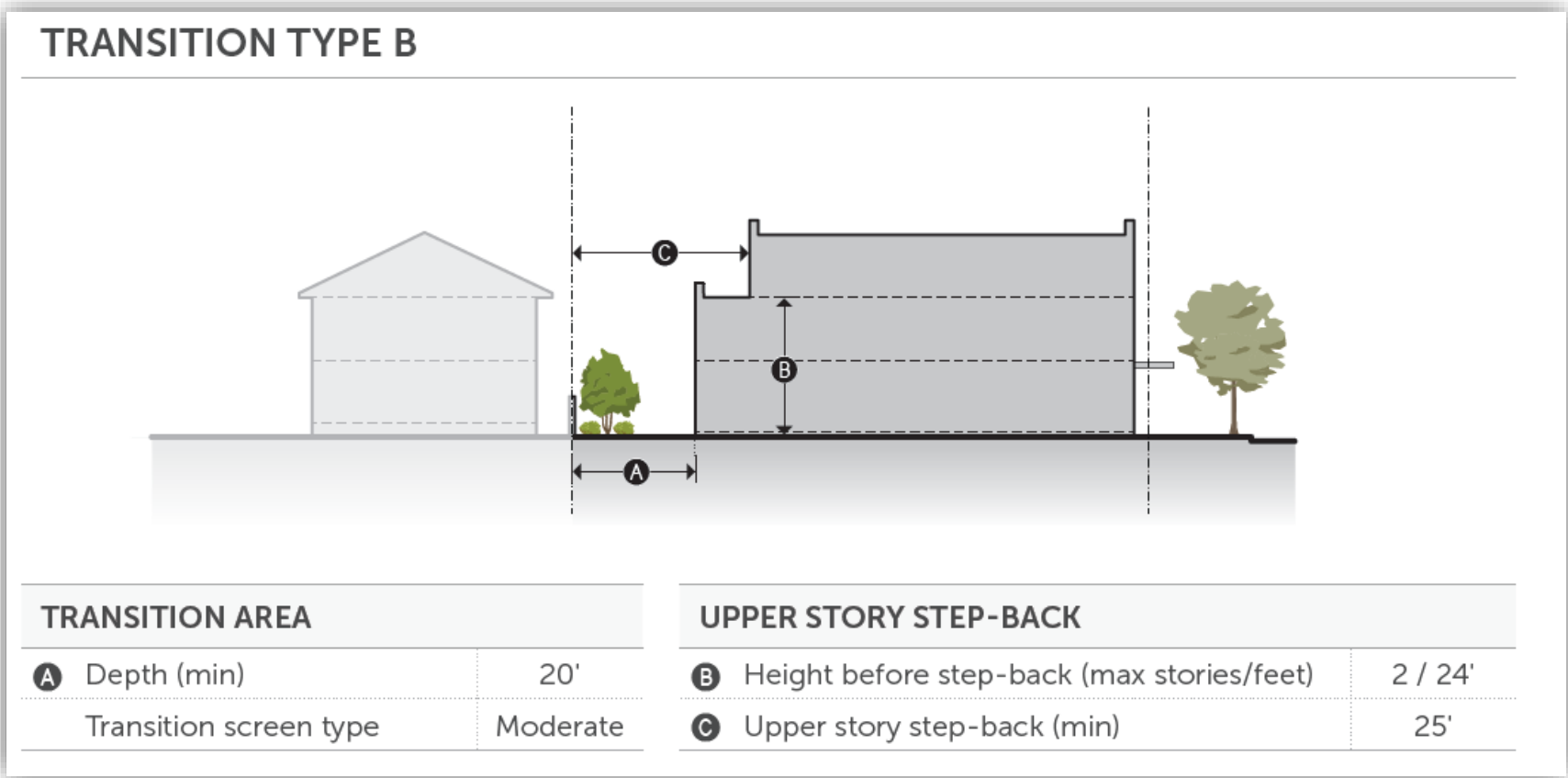
- Form-based standards provide predictability for infill development
- Transition requirements protect residential districts from commercial development
- Existing homes can be rebuilt to same footprint if destroyed by fire or natural disaster.



Protecting Neighborhoods

Transitions:

- Property line setbacks
- Upper-story step-backs
- Walls or fences
- Landscaping



Protecting Neighborhoods

Height and Mass standards for infill development

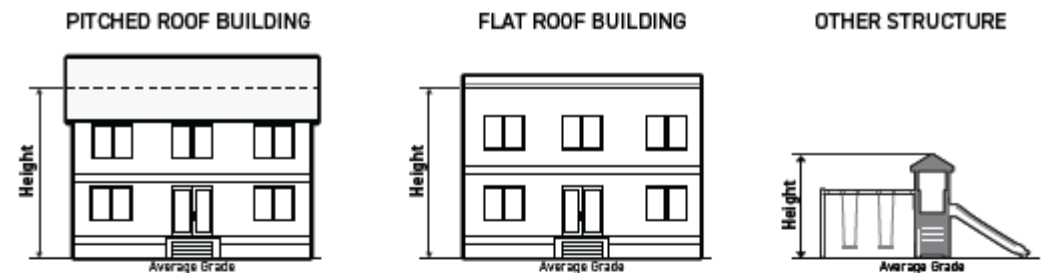
- Clear definitions for measuring height
- Side-wall height limitations along property lines
- Standards for building width based on lot size



b. Height in Feet

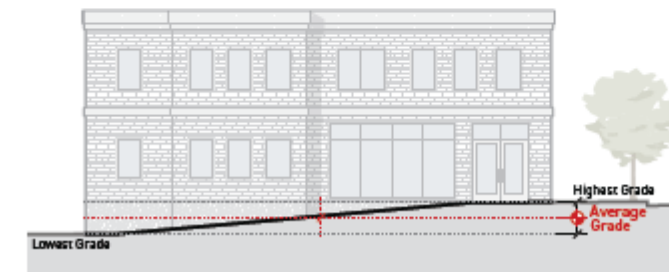
Height in feet is the number of feet from average existing grade to:

- The mid-point of the roof, for a building with a roof having a pitch greater than 4:12;
- The top of the roof deck, for a building with a roof having a pitch of 4:12 or less; and
- The topmost point of the structure, for all other structures.



c. Average Grade

- Average grade is calculated by averaging the highest and lowest elevation of the sidewalk in front of the primary street-facing building facade.



Protecting Neighborhoods

New Subdivision Standards

- Subdivision standards missing from current Land Management Ordinance
- Code provides regulations for lot size, layouts, streets, and more.
- Proposed zoning districts will help ensure future subdivisions are compatible with existing neighborhood.
- Building coverage maximums based on lot size.
- Cottage subdivisions removed from new code.

2.2.3. RH-B HOUSE B	
A. SITE	
1. LOT SIZE	Sec. 2.11.2.
Ⓐ Area (min)	9,000 SF
Ⓑ Width (min)	60'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	
Primary units	1
Accessory Dwelling units	1
3. COVERAGE	Sec. 2.11.4.
Ⓒ Building coverage (max)	
Up to 14,000 SF lot	35%
14,001 to 20,000 SF lot	30%
Above 20,000 SF lot	25%



Greenville Development Code 6-Month Review

6-Month Update: Overview

- Overall, code seems to be working as intended.
- Commercial projects are working to meet new code. Staff has had many meetings with developers to discuss code requirements.
- Adjusting to block requirements, build-to requirements, alternative frontage options, transparency and active depth.
- Continue to receive single-family residential permits under old LMO standards. Can accept through July 15, 2024.
- Updates to applications, schedules, and processes to meet new procedural requirements.

Trail Construction Requirement

Div. 19-4.4. Streets

Section 19-4.4.3.C.3.c. Multi-use trails

- As currently written, many project activity types (e.g. residential addition) would trigger a requirement to construct a multi-use trail across the property if one is indicated as part of a city master plan.
- Provision will eventually help develop trail network. However, no consideration for scope or cost of project activity, location, or age/validity of master plan.
- Propose exemption for “additions” to single-unit dwellings.
- Provision to waive requirement to construct trail and require an easement instead to accommodate future trail construction.

Transition Screens

Section 19-4.8.2. Transition Screens

- All current low-impact transition screens require a fence or wall.
- Staff proposing option without fence or wall; would consist of landscape screening only.

Project Preview Meetings

- Section 19-6.2.1. Common Review Procedures
- Change name from “Development Public Meeting” to “Project Preview Meeting”
- Update list of projects that require a Project Preview Meeting
 - Main additions are Major Certificates of Appropriateness for Urban Design and Historic projects
- Update requirements for Project Preview Meetings



Greenville Development Code 12-Month Review

Background and Review Process

- Greenville Development Code adopted June 12, 2023, and became effective on July 15, 2023
- First round of amendments adopted March 11, 2024
- *At six (6) months after the effective date, the Administrator shall conduct a thorough review of the Greenville Development Code and Official Zoning Map to address any technical issues or concerns, with recommendations submitted to the Planning Commission and City Council as may be appropriate. The purpose of this review is to ensure the Code and Map remain operational for Greenville, is responsive to development as it occurs throughout the City, and delivers on the goals and priorities of the Comprehensive Plan.*

12-Month Update: Overview

- Overall, the code continues to be working as intended. Commercial and residential projects are working to meet the code.
- The one-year grace period for single-family permits ended July 15th. All residential projects submitted after this date must comply with GDC.
- Due to site constraints and existing property conditions, it is difficult for every project to comply 100% with the code. Staff has worked extensively with developers to balance code requirements and make projects feasible.
- Staff has granted administrative relief when possible and guided one project through the variance process.
- Working through real-world scenarios has identified code sections where additional flexibility is needed. This 12-month update builds on the initial round of changes from the 6-month review to right-size the code for Greenville.
- Staff is currently researching tiered development standards based on project scope and level of investment. This system will further help businesses trying to open in the city. Staff intends to introduce these change prior to the next annual update.

Development Bonus Update

- In exchange for additional height or density, a residential project must provide 15% of units at 80% AMI or 10% of units at 60% AMI.
- No fee-in-lieu option; must actually provide affordable units.
- In addition, must pay \$2.50 open space mitigation fee per SF of bonus area.
- Although permits have not been issued yet, there are several projects in the pipeline that intend to utilize the development bonus.

Reducing Development Burdens

- A “**Change of Use**” (i.e. a bookstore going into a former bakery) will no longer trigger the “**Street**” standards which include sidewalks, curb lawn, and street trees.
- Changed “Interior Renovation” to “**Minor Renovation**” to allow some exterior work without triggering standards (up to 50% FMV).
- **Site lighting fixtures** (e.g. parking lot lights) are exempt from upgrade requirements for building additions and façade modifications.
- Resealing or restriping of **parking lots** is no longer considered a site modification.
- Removed “**Materials**” standards from many project types.
- Updated **sign regulations** to streamline permitting requirements.

Additional Changes

- City may require a master plan in a CM-Campus District to be presented at a community meeting or Project Preview Meeting for public review prior to issuing permits.
- Numerous revisions to sign standards including district allowances, letter size requirements, sight distances, and signage during election campaigns.
- Aligned street naming requirements to match state law.
- Clarified review processes for staff-reviewed minor subdivisions.

Questions & Discussion

