



**AGENDA
GREER CITY COUNCIL**

May 17, 2022

MEETING LOCATION: Greer City Hall, 301 East Poinsett Street, Greer, SC 29651

6:00 PM

COUNCIL WORKSHOP MEETING

Call to Order

Mayor Rick Danner

Invocation and Pledge of Allegiance

Subject

1. Unified Development Ordinance (UDO)
Topics: Zoning, Overlays and Uses

Executive Session

Council may take action on matters discussed in executive session.

Adjournment

Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a program, service, activity or public meeting of the City of Greer should contact Ruthie Helms, ADA Coordinator at (864) 848-5397 as soon as possible, but no later than 48 hours prior to the scheduled event.

2. ZONING

DRAFT

- A. The official zoning map of the City is divided into residential zoning districts, nonresidential zoning districts, planned districts, and mixed-use zoning districts (each with their own distinct standards). The zoning map is adopted by reference herein; however, has been officially adopted by the City of Greer as part of Ordinance No. _____ Dated, _____, as may be amended by the City from time to time, together with all of the explanatory material thereon. The official zoning map shall be identified by the signature of the mayor, City attorney, and attested by the City Clerk.
- B. No changes shall be made in the official zoning map except in conformity with the procedures set forth in this UDO.
- C. The official zoning map is the final authority as to the zoning status of all lands and waters in the City.
- D. Former and New Districts. Table 2 below identifies former zoning districts and the transition into zoning districts defined in this UDO.

Table 2. Zoning Districts

FORMER DISTRICT	NEW DISTRICT	UDO SECTION
RESIDENTIAL DISTRICTS		
(R-S) RESIDENTIAL SUBURBAN	(RR) RURAL RESIDENTIAL	SECTION 2.1.1
(R-20) RESIDENTIAL 20	(SN) SUBURBAN NEIGHBORHOOD	SECTION 2.1.2
(R-15) RESIDENTIAL 15		
(R-12) RESIDENTIAL 12		
(R-10) RESIDENTIAL 10		
(R-7.5) RESIDENTIAL 7.5	(TN) TRADITIONAL NEIGHBORHOOD	SECTION 2.1.3
(R-5) RESIDENTIAL 5		
(RM-1) RESIDENTIAL MULTI-FAMILY	(MD) MEDIUM DENSITY RESIDENTIAL	SECTION 2.1.4
(RM-2) RESIDENTIAL MULTI-FAMILY	(HD) HIGH DENSITY RESIDENTIAL	SECTION 2.1.5
NONRESIDENTIAL DISTRICTS		
(O-D) OFFICE DISTRICT	(OP) OFFICE PROFESSIONAL	SECTION 2.2.1
(C-2) COMMERCIAL DISTRICT	(CG) COMMERCIAL GENERAL	SECTION 2.2.2
(S-1) SERVICES DISTRICT	(BT) BUSINESS TECHNOLOGY	SECTION 2.2.3
(I-1) INDUSTRIAL DISTRICT	(ML) MANUFACTURING & LOGISTICS	SECTION 2.2.4
MIXED-USE DISTRICTS		
(C-1) COMMERCIAL	(GS) GREER STATION DOWNTOWN	SECTION 2.3.1
	(NC) NEIGHBORHOOD CENTER	SECTION 2.3.2
	(RC) REGIONAL CENTER	SECTION 2.3.3
(C-3) HIGHWAY COMMERCIAL	(CC) COMMERCIAL CORRIDOR	SECTION 2.3.4
SPECIAL DISTRICTS		

(PD;PD-I; PD-R) PLANNED DEVELOPMENT DISTRICT	(PD) PLANNED DEVELOPMENT	SECTION 2.3.1
(DRD) DESIGN REVIEW DISTRICT		

2.1. RESIDENTIAL DISTRICTS

2.1.1. RURAL RESIDENTIAL (RR)

A. **Purpose and Intent.** The Rural Residential (RR) zoning district is established to:

1. Allow for the use of land for single-family detached dwellings in a generally rural setting.
2. Promote the design of conservation subdivisions that are designed to allow for low-density residential areas that offer opportunities for low-intensity development.
3. Allow for designs that take into consideration natural features such as large stands of trees, steep slopes, vistas, floodplains and water bodies.
4. Allow for cluster subdivisions.
5. Provide regulations that discourage any use which, because of its character, would be a nuisance to the development of residences and would be detrimental to the quiet residential nature of areas included within this district.

B. **Development Standards.** The RR district shall conform to the standards identified below.

Table 2.1.1. RR Standards

LOT AND DENSITY STANDARDS	
LOT AREA (MIN)	32,000 SQ FT
LOT WIDTH (MIN)	100 FT
BUILDING COVERAGE (MAX)	30%
DENSITY (MAX)	1.5 DU/AC
DENSITY (MAX WITH CLUSTER)	2.25 DU/AC
SETBACK AND HEIGHT STANDARDS	
FRONT (MIN)	50 FT
REAR (MIN)	50 FT
SIDE (MIN)	30 FT
BUILDING HEIGHT (MAX)	35 FT
OTHER STANDARDS	
USE REGULATIONS	SECTION 4
DEVELOPMENT STANDARDS	SECTION 5
SUBDIVISION STANDARDS	SECTION 7
CLUSTER SUBDIVISION STANDARDS	SECTION 7.X

2.1.2. SUBURBAN NEIGHBORHOOD (SN)

A. **Purpose and Intent.** The Suburban Neighborhood (SN) zoning district is established to:

1. Allow for the use of land for single-family detached dwellings in a generally suburban character that is shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities.
2. Promote the design of local streets in a curvilinear pattern with occasional cul-de-sacs to respond to and protect natural features
3. Allow for subdivisions that provide sidewalks, street trees, neighborhood parks, trails, and interconnected community open space.

4. Allow for cluster subdivisions.
5. Provide regulations that discourage any use which, because of its character, would be a nuisance to the development of residences and would be detrimental to the quiet residential nature of areas included within this district.

B. Development Standards. The SN district shall conform to the standards identified below.

Table 2.1.2. SN Standards

SN STANDARDS	RESIDENTIAL	NONRESIDENTIAL
LOT AND DENSITY STANDARDS		
LOT AREA (MIN)	9,000 SQ FT	30,000 SQ FT
LOT WIDTH (MIN)	40 FT	100 FT
BUILDING COVERAGE (MAX)	40%	50%
DENSITY (MAX)	4.0 DU/AC	N/A
DENSITY (MAX WITH CLUSTER)	5.0 DU/AC	-
SETBACK AND HEIGHT STANDARDS		
FRONT (MIN)	20 FT	30 FT
REAR (MIN)	15 FT (INTERIOR LOT); 25 FT (THROUGH LOT)	15 FT
SIDE (MIN)	10 FT (INTERIOR LOT); 20 FT (CORNER LOT)	20 FT
BUILDING HEIGHT (MAX)	35 FT	40 FT
OTHER STANDARDS		
USE REGULATIONS	SECTION 4	
DEVELOPMENT STANDARDS	SECTION 5	

BUILDING AND SITE DESIGN STANDARDS	SECTION 6
SUBDIVISION STANDARDS	SECTION 7
CLUSTER SUBDIVISION STANDARDS	SECTION 7.X

2.1.3. TRADITIONAL NEIGHBORHOOD (TN)

A. **Purpose and Intent.** The Traditional Neighborhood (TN) zoning district is established to:

1. Allow for the use of land for single-family dwellings (attached and detached) in a traditional city neighborhood setting with a mix of housing types.
2. Promote infill around the existing mixture of residential, commercial, and institutional uses that are of a compatible scale and character with surrounding homes.
3. Discourage any use which, because of its character, would be a nuisance to the development of residences and would be detrimental to the residential nature of areas included within this district.

B. **Development Standards.** The TN district shall conform to the standards identified below.

Table 2.1.3. TN Standards

TN STANDARDS	RESIDENTIAL		NONRESIDENTIAL
	DETACHED	ATTACHED	
LOT AND DENSITY STANDARDS			
LOT AREA (MIN)	5,000 SQ FT	3,500 SQ FT	30,000 SQ FT
LOT WIDTH (MIN)	45 FT	20 FT	100 FT
BUILDING COVERAGE (MAX)	45%	60%	60%
DENSITY (MAX)	10 DU/AC		N/A

DENSITY (MAX WITH CLUSTER)	12 DU/AC		-
SETBACK AND HEIGHT STANDARDS			
FRONT (MIN)	20 FT	15 FT/20 FT ^{Note 1}	15 FT
REAR (MIN)	5 FT		15 FT
SIDE (MIN)	5 FT		10 FT
BUILDING HEIGHT (MAX)	35 FT		35 FT
OTHER STANDARDS			
USE REGULATIONS	SECTION 4		
DEVELOPMENT STANDARDS	SECTION 5		
BUILDING AND SITE DESIGN STANDARDS	SECTION 6		
SUBDIVISION STANDARDS	SECTION 7		
CLUSTER SUBDIVISION STANDARDS	SECTION 7.X		
Note 1: 15-foot minimum front setback applies if parking is provided to the rear of the building, if parking area/garage is recessed or common parking area is provided in lieu of conventional driveway and or garage design.			

2.1.4. MEDIUM DENSITY RESIDENTIAL (MD)

A. Purpose and Intent.

1. The Medium Density Residential (MD) zoning district is established as a district in which the principal use of land is for multi-family dwellings including apartments and condominiums.
2. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the development of residences and would be detrimental to the residential nature of areas included within this district.

B. Development Standards. The MD district shall conform to the standards identified below.

Table 2.1.4. MD Standards

MD STANDARDS	RESIDENTIAL		NONRESIDENTIAL
	DETACHED	ATTACHED	
LOT AND DENSITY STANDARDS			
LOT AREA (MIN)	3,000 SQ FT	3,000 SQ FT	20,000 SQ FT
LOT WIDTH (MIN)	45 FT	20 FT	100 FT
BUILDING COVERAGE	45%	60%	60%
DENSITY (MAX)	15 DU/AC		N/A
SETBACK AND HEIGHT STANDARDS			
FRONT (MIN)	20 FT	15 FT/20 FT ^{Note 1}	20 FT
REAR (MIN)	5 FT		10 FT
SIDE (MIN)	5 FT		15 FT
BUILDING HEIGHT (MAX)	45 FT	45 FT/60 FT ^{Note 2}	45 FT
OTHER STANDARDS			
USE REGULATIONS	SECTION 4		
DEVELOPMENT STANDARDS	SECTION 5		
BUILDING AND SITE DESIGN STANDARDS	SECTION 6		
SUBDIVISION STANDARDS	SECTION 7		
Note 1: 15-foot minimum front setback applies if parking is provided to the rear of the building if parking area/garage is recessed or common parking area is provided in lieu of conventional driveway and or garage design.			
Note 2: 45-foot maximum where adjacent to single family residential (not part of the subject property/development); 60-foot maximum permitted otherwise.			

2.1.5. HIGH DENSITY RESIDENTIAL (HD)

A. Purpose and Intent.

1. The High Density Residential (HD) zoning district is established as a district in which the principal use of land is for high density development,

including multi-family dwellings such as apartments and condominiums; single family detached and attached are not permitted.

2. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the development of residences and would be detrimental to the residential nature of areas included within this district.

B. Development Standards. The HD district shall conform to the standards identified below.

Table 2.1.5. HD Standards

HD STANDARDS	RESIDENTIAL	NONRESIDENTIAL
LOT AND DENSITY STANDARDS		
LOT AREA (MIN)	2,500 SQ FT	15,000 SQ FT
LOT WIDTH (MIN)	30 FT	100 FT
BUILDING COVERAGE (MAX)	60%	70%
DENSITY (MAX)	25 DU/AC (BY-RIGHT) 40 DU/AC (SPECIAL EXCEPTION)	N/A
SETBACK AND HEIGHT STANDARDS		
FRONT (MIN)	15 FT/20 FT <small>Note 1</small>	20 FT
REAR (MIN)	10 FT/35 FT <small>Note 2</small>	10 FT
SIDE (MIN)	10 FT/35 FT <small>Note 2</small>	15 FT
BUILDING HEIGHT (MAX)	60 FT/75 FT (SPECIAL EXCEPTION) <small>Note 3</small>	45 FT
OTHER STANDARDS		
USE REGULATIONS	SECTION 4	
DEVELOPMENT STANDARDS	SECTION 5	
BUILDING AND SITE DESIGN STANDARDS	SECTION 6	

SUBDIVISION STANDARDS	SECTION 7
<p>Note 1: 15-foot minimum front setback applies if parking is provided to the rear of the building if parking area/garage is recessed or common parking area is provided in lieu of conventional driveway and or garage design. Note 2: 35-foot where adjacent to existing single family residential.</p> <p>Note 2: 35-foot where adjacent to existing single family residential.</p> <p>Note 3: building height above 60 feet require stepback of no less than 15 feet along front and where adjacent to RR, SN, TN districts.</p>	

2.2. NONRESIDENTIAL DISTRICTS

2.2.1. OFFICE PROFESSIONAL (OP)

A. Purpose and Intent.

1. The Office Professional (OP) zoning district is established as a district in which the principal use of land is for office and medical uses.
2. Residential uses may be permitted as part of a Special Exception. Where residential is proposed, it shall comply with the SN standards with respect to Lot and Density Standards, Setback and Height Standards, and Other Standards. Residential uses may not exceed 25 percent of the total acreage/project boundary of the OP parcel.
3. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the development of office and medical uses.

B. **Development Standards.** The OP district shall conform to the standards identified below.

Table 2.2.1. OP Standards

LOT AND DENSITY STANDARDS	
LOT AREA (MIN)	N/A
LOT WIDTH (MIN)	N/A
DENSITY (MAX)	See SN Zoning District & Related Standards
SETBACK AND HEIGHT STANDARDS	
FRONT (MIN)	25 FT
REAR (MIN)	20 FT

SIDE (MIN)	5 FT
BUILDING HEIGHT (MAX)	35 FT
OTHER STANDARDS	
USE REGULATIONS	SECTION 4
DEVELOPMENT STANDARDS	SECTION 5
BUILDING AND SITE DESIGN STANDARDS	SECTION 6
SUBDIVISION STANDARDS	SECTION 7

2.2.2. COMMERCIAL GENERAL (CG)

A. Purpose and Intent.

1. The Commercial General (CG) zoning district is established as a district in which the principal use of land is intended for commercial establishments.

B. Development Standards. The CG district shall conform to the standards identified below.

Table 2.2.2. CG Standards

LOT AND DENSITY STANDARDS	
LOT AREA (MIN)	N/A
LOT WIDTH (MIN)	N/A
DENSITY (MAX)	N/A
SETBACK AND HEIGHT STANDARDS	
FRONT (MIN)	25 FT
REAR (MIN)	20 FT
SIDE (MIN)	5 FT
BUILDING HEIGHT (MAX)	35 FT
OTHER STANDARDS	
USE REGULATIONS	SECTION 4
DEVELOPMENT STANDARDS	SECTION 5

BUILDING AND SITE DESIGN STANDARDS	SECTION 6
SUBDIVISION STANDARDS	SECTION 7

2.2.3. BUSINESS TECHNOLOGY (BT)

A. Purpose and Intent.

1. The Business Technology (BT) zoning district is established to provide a transition between commercial and industrial districts, allowing for a wide range of uses including personal services and civic and institutional uses.

B. **Development Standards.** The BT district shall conform to the standards identified below.

Table 2.2.4. BT Standards

LOT AND DENSITY STANDARDS	
LOT AREA (MIN)	N/A
LOT WIDTH (MIN)	N/A
DENSITY (MAX)	N/A
SETBACK AND HEIGHT STANDARDS	
FRONT (MIN)	25 FT/ 50 FT ^{Note 1}
REAR (MIN)	25 FT ^{Note 2}
SIDE (MIN)	10 FT/25 FT ^{Note 3}
BUILDING HEIGHT (MAX)	45 FT
OTHER STANDARDS	
USE REGULATIONS	SECTION 4
DEVELOPMENT STANDARDS	SECTION 5
BUILDING AND SITE DESIGN STANDARDS	SECTION 6
SUBDIVISION STANDARDS	SECTION 7
Note 1: 25-foot minimum front setback applies if parking is to the rear of the building.	
Note 2: Rear setback does not apply to rail siding.	

Note 3: 25-foot minimum side setback applies where adjacent to residential zoned properties; additional setbacks may be required to achieve the Buffer Standards required in Section 5.

2.2.4. MANUFACTURING AND LOGISTICS (ML)

A. Purpose and Intent. The Manufacturing and Logistics (ML) zoning district is established to:

1. Allow for a range of industrial and logistic uses close to major transportation facilities.
2. Create development standards and building and site design standards which protect neighboring uses from nuisances and potentially harmful effects.
3. Support large-scale manufacturing and production, including assembly and processing, regional warehousing and distribution, bulk storage, and utilities.
4. Require landscaping requirements that screen development from the right-of-way and neighboring residential areas.

B. Development Standards. The ML district shall conform to the standards identified below.

Table 2.2.5. ML Standards

LOT AND DENSITY STANDARDS	
LOT AREA (MIN)	N/A
LOT WIDTH (MIN)	N/A
DENSITY (MAX)	N/A
SETBACK AND HEIGHT STANDARDS	
FRONT (MIN)	50 FT
REAR (MIN)	25 FT <small>Note 1, Note 2</small>
SIDE (MIN)	25 FT <small>Note 1, Note 2</small>
BUILDING HEIGHT (MAX)	90 FT

OTHER STANDARDS	
USE REGULATIONS	SECTION 4
DEVELOPMENT STANDARDS	SECTION 5
BUILDING AND SITE DESIGN STANDARDS	SECTION 6
SUBDIVISION STANDARDS	SECTION 7
<p>Note 1: Side and Rear setback does not apply to rail siding.</p> <p>Note 2: 25-foot minimum side setback applies where adjacent to residential zoned properties; additional setbacks may be required to achieve the Buffer Standards required in Section 5.</p>	

2.3. MIXED-USE DISTRICTS

2.3.1. GREER STATION DOWNTOWN (GS)

A. **Purpose and Intent.** The Greer Station Downtown (GS) zoning district is established to:

1. Implement the 2017 Downtown Streetscape Master Plan.
2. Allow for urban, high quality development that features a mixture of uses including civic, entertainment, cultural, mixed-use buildings, detached and attached single-family homes, and mid-sized multi-family and commercial development.
3. Create a compact, walkable, and well-connected urban environment with a wide sidewalk network and it support for multi-modal transportation.
4. Implement where applicable the design and development standards of the City's Board of Architectural Review.

B. **Development Standards.** The GS district shall conform to the standards identified below.

Table 2.3.1. Greer Station Downtown (GS)

LOT AND DENSITY STANDARDS	
LOT AREA (MIN)	N/A
LOT WIDTH (MIN)	N/A

DENSITY (MAX)	N/A ^{Note 1}
BUILDING PLACEMENT AND HEIGHT STANDARDS (BUILD-TO-ZONE; BTZ)	
FRONT	0 TO 10 FT
REAR	0 TO 10 FT
SIDE	0 TO 20 FT
BUILDING HEIGHT (MAX)	60 FT ^{Note 2}
FRONTAGE STANDARDS	
PERCENTAGE REQUIREMENT (MIN)	60 %
ENTRANCE LOCATION	FRONT ONLY (PRIMARY)
OFF-STREET PARKING/ LOCATION	
OFF-STREET PARKING/LOCATION	RESIDENTIAL: 1 SPACE/UNIT; ALL OTHER USES: NO PARKING REQUIRED/ LOCATION: REAR/SIDE ONLY
SIDEWALKS	
WIDTH	MINIMUM 8 FT
OTHER STANDARDS	
USE REGULATIONS	SECTION 4
DEVELOPMENT STANDARDS	SECTION 5
BUILDING AND SITE DESIGN STANDARDS ^{Note 3}	SECTION 6
SUBDIVISION STANDARDS	SECTION 7
<p>Note 1: Density is not regulated by dwelling units per acre but by building height and required residential off-street parking.</p> <p>Note 2: Up to 75 ft height allowed if first-floor retail is provided.</p> <p>Note 3: Certain areas of the GS zoning are subject to additional design and development standards and are require Board of Architectural Review (BAR) review and approval; See also C below.</p>	

C. Additional Development Standards. The following standards are required in addition to those within the Board of Architecture Standards, those within Section 6. Building and Site Design Standards, and the requirements and standards within Section 3.1. Downtown Greer Historic Preservation Overlay.

1. ADUs are not permitted as part of a commercial/office use; ADUs within residential projects are permitted as Special Exception within the GS district.
 - a. ADUs where provided shall be designed and constructed using the same architectural components as well a similar material to provide a consistent appearance; however, the use of vinyl siding is not permitted.
2. Fences may be provided; however, are limited to brick, stone, wrought iron or other similar architecturally significant material; the use of chain-link or similar is not permitted. Fences provided along a property's frontage with a public street and along the side lot lines to a point extending along the face of the building shall be limited to four (4) feet in height.
3. Parking, where provided shall be limited to the side and or rear of the building.
4. Signage shall be provided consistent with Section 5.2 and shall be limited to the following sign types:
 - a. Wall
 - b. Canopy/awning
 - c. Projecting/blade
 - d. Sidewalk
 - e. Window

2.3.2. NEIGHBORHOOD CENTER (NC)

A. Purpose and Intent. The Neighborhood Center (NC) zoning district is established to:

1. Implement the Neighborhood Center character area in the Comprehensive Plan through a zoning map amendment.
2. Allow for high quality development that features a mixture of uses in Comprehensive Plan compliant areas of the City.

3. Promote the development of mixed-use centers are within a roughly 1/8-mile radius of identified crossroads/nodes where non-residential, neighborhood-serving uses should be clustered.
4. Allow for the development of walkable, compact, neighborhood-scale development that are connected to their surroundings.
5. Provide goods and services to immediate neighborhoods.
6. Require development to comply with the standards defined in Table 2.3.2.

B. Development Standards. The NC district shall conform to the standards identified below.

Table 2.3.2. Neighborhood Center (NC)

LOT AND DENSITY STANDARDS	
LOT AREA (MIN)	N/A
LOT WIDTH (MIN)	N/A
DENSITY (MAX)	N/A
BUILDING PLACEMENT AND HEIGHT STANDARDS (BUILD-TO-ZONE; BTZ)	
FRONT	15 TO 75 FT
REAR	10 TO 50 FT
SIDE	10 TO 20 FT ^{Note 1}
BUILDING HEIGHT (MAX)	35 FT
FRONTAGE STANDARDS	
PERCENTAGE REQUIREMENT (MIN)	50 %
ENTRANCE LOCATION	SEE SECTION 6X REGARDING FAÇADE STANDARDS
OFF-STREET PARKING LOCATION	
LOCATION OF OFF-STREET PARKING	SUBJECT TO BUILDING PLACEMENT STANDARDS
SIDEWALKS	
WIDTH	MINIMUM 8 FT

OTHER STANDARDS	
USE REGULATIONS	SECTION 4
DEVELOPMENT STANDARDS	SECTION 5
BUILDING AND SITE DESIGN STANDARDS	SECTION 6
SUBDIVISION STANDARDS	SECTION 7
Note 1: Where side and rear parking are provided, the build-to zone may be increased to accommodate those parking areas.	

2.3.3. REGIONAL CENTER (RC)

A. **Purpose and Intent.** The Regional Center (RC) zoning district is established to:

1. Implement the Regional Center character area in the Comprehensive Plan through a zoning map amendment.
2. Allow for high quality development that features a mixture of uses in Comprehensive Plan compliant areas of the City.
3. Promote the development of mixed-use centers that are within a roughly 1/2 mile radius of identified crossroads/nodes where commercial, employment, and entertainment uses are clustered to serve a population beyond Greer.
4. Allow for large-scale developments that are located near major highways and interstate exits that include outparcel buildings along major highways.
5. Regulate development for the RC district per the standards defined in Table 2.3.3.

B. **Development Standards.** The RC district shall conform to the standards identified below.

Table 2.3.3. Regional Center (RC)

LOT AND DENSITY STANDARDS	
LOT AREA (MIN)	N/A

LOT WIDTH (MIN)	N/A
DENSITY (MAX)	10 DU/AC
BUILDING PLACEMENT AND HEIGHT STANDARDS (BUILD-TO-ZONE; BTZ)	
FRONT	10 TO 100 FT
REAR	10 TO 50 FT
SIDE	10 TO 50 FT
BUILDING HEIGHT (MAX)	50 FT
FRONTAGE STANDARDS	
PERCENTAGE REQUIREMENT (MIN)	50 %
OFF-STREET PARKING LOCATION	
LOCATION OF OFF-STREET PARKING	FRONT, SIDE, OR REAR
SIDEWALKS	
WIDTH	MINIMUM 10 FT
OTHER STANDARDS	
USE REGULATIONS	SECTION 4
DEVELOPMENT STANDARDS	SECTION 5
BUILDING AND SITE DESIGN STANDARDS	SECTION 6
SUBDIVISION STANDARDS	SECTION 7

2.3.4. COMMERCIAL CORRIDOR (CC)

A. **Purpose and Intent.** The Commercial Corridor (CC) zoning district is established to:

1. Implement the Suburban Commercial Corridor Overlay character area in the Comprehensive Plan.
2. Allow for high quality development that features a mixture of arterial/highway-oriented retail uses and centers that serve community-

wide shopping and service needs. These uses are along the established US 29 corridor, as well as areas of the Hwy 101 Hwy 14 corridors.

3. Allow for large-scale developments that include outparcel buildings along the US 29 corridor.
4. Regulate development for the CC district per the standards defined in Table 2.3.4.

B. Development Standards. The CC district shall conform to the standards identified below.

Table 2.3.4. Commercial Corridor (CC)

LOT AND DENSITY STANDARDS	
LOT AREA (MIN)	N/A
LOT WIDTH (MIN)	N/A
DENSITY (MAX)	10 DU/AC
BUILDING PLACEMENT AND HEIGHT STANDARDS (BUILD-TO-ZONE; BTZ)	
FRONT (MIN)	25 FT TO 150 FT IF FRONTING AN ARTERIAL ROADWAY OR US-29 10 FT TO 150 FT IF FRONTING A COLLECTOR OR MINOR ROAD
REAR (MIN)	0 TO 75 FT
SIDE (MIN)	0 TO 50 FT
BUILDING HEIGHT (MAX)	35 FT
FRONTAGE STANDARDS	
PERCENTAGE REQUIREMENT (MIN)	50 %
OFF-STREET PARKING LOCATION	
LOCATION OF OFF-STREET PARKING	FRONT, SIDE, OR REAR
SIDEWALKS	
WIDTH	MINIMUM 8 FT

OTHER STANDARDS	
USE REGULATIONS	SECTION 4
DEVELOPMENT STANDARDS	SECTION 5
BUILDING AND SITE DESIGN STANDARDS	SECTION 6
SUBDIVISION STANDARDS	SECTION 7

2.4. SPECIAL DISTRICTS

2.4.1. PLANNED DEVELOPMENT (PD)

A. Purpose and Intent.

1. The Planned Development (PD) zoning district is established to allow for coordinated mixed-use developments separate and apart from the Mixed-Use districts provided in Section 2.3 above and can only be established through a zoning map amendment to Planned Development (PD).
2. It is the intent of the PD zoning district to allow for creative design, improved living environments, and harmonious variety in physical development through integrated land uses. A PD should allow for a broad range of housing types and densities, non-residential uses (commercial and or office uses), and open space. Uses shall be permitted consistent with those in the TN and NC zoning districts.
3. Non-residential uses are limited to neighborhood scale consistent with the TN district standards and are limited to placement internal to the project or at the intersection of collector or higher roadways.
4. A PD can accomplish the purpose of zoning, subdivision design standard regulations and other applicable City regulations to the same degree as in instances where such City regulations are intended to control development on a lot-by-lot basis rather than on a unified development approach.

B. General Requirements. In addition to the specific requirements stated in the following sections, for each specific planned development district, all PD development shall meet the following standards.

1. **Planned Development Size.** The Planned Development size(s) are provided in Table 2.4.1 below.
2. **Site Characteristics and Relation to Surrounding Property(s).** The tract/property shall be or shall be made to be suitable for development in a manner proposed without hazard to persons or property, on or off the tract, risk of erosion, flood hazard, destruction of environmental lands or other dangers. Conditions of soil, ground water level, drainage and topography shall all be appropriate to both type and pattern of the proposed use. Additional buffering and screening may be required depending on the nature and type of the PD and the surrounding properties.
3. **Housing Types (defined).** For the purposes of the PD district, the following Housing Types are defined:
 - a. SF Type 1: 10,001 SF Lot or greater
 - b. SF Type 2: 7,501 – 10,000 SF Lot
 - c. SF Type 3: 5,001 - 7500 SF Lot
 - d. SF Type 4: up to 5,000 SF LOT
 - e. SF Attached Type 5: TN standards
 - f. Multifamily Type 6
4. **Relation to Public Utilities, Facilities and Services.** Planned development districts shall be located in relation to sanitary sewers, emergency services, schools, public safety, water lines, storm and surface drainage systems and other utilities systems and installations to ensure that services can reasonably be provided at time of occupancy.
5. **Relation to Transportation Facilities.** Planned development districts shall be located with respect to access to alternative modes of transportation. Planned developments shall take into consideration the surrounding areas and be designed to minimize impact to those surrounding or adjacent streets, developments, and neighborhoods.

6. **Compatibility.** Planned development districts shall be located and designed so as to minimize the potential negative effects of external impacts resulting from factors such as building height, use, traffic, noise, or lights.
7. **Streets, Drives, Parking and Service Areas.** Streets, driveways, parking, and service areas shall provide safe and convenient access to all properties within the PD. Facilities and access routes for deliveries, servicing and maintenance shall be located and arranged to prevent interference with pedestrian traffic. Loading zones where customers pick up goods shall be located and arranged so as to prevent interference with pedestrian movement, fire lanes, and other vehicular travel ways.
8. **Modifications.** Modifications from the standards required in the UDO may be requested for a planned development (unless explicitly stated otherwise in this UDO). All modifications must be requested at time of the filing of the binding master plan, shall be labeled and identified on the master plan, and shall be accompanied by justifications demonstrating that the modification is necessary and meets the intent of the UDO.
9. **Land Use Mix.** Table 2.4.1 summarizes the required land use mix for a PD, as a percent of total gross acreage of land area.

C. Planned Development Tiers. PDs are classified into tiers for certain requirements. Tiers are based on the total area of the proposed PD. The tiers are defined In Table 2.4.1.

Table 2.4.1. Planned Development (PD) Tiered Requirements

District Development Standards	
Building Height	Maximum 45 feet
Land Use Mix/Percentage of Uses (based on gross acreage of site)	RESIDENTIAL: Minimum 50 percent; Maximum 65 percent. NON-RESIDENTIAL: 0 percent; Maximum 10 percent (may be increased to 15 percent where located along an arterial roadway)

	OPEN SPACE: 35 percent (as defined within Section 5.3. Landscaping, Buffering, and Open Space))		
Uses	As permitted in Section 4. Uses		
Additional Standards	Except where otherwise approved during the Planned Development process, setbacks, heights and similar shall be consistent with the standards per the TN district.		
	TIER 5.0 acres to 10.0 acres	TIER 2 10.1 acres to 25.0 acres	TIER 3 25.1 acres or greater
RESIDENTIAL DENSITY (DU/ACRE)	Up to 5.0 DU/AC	Up to 10.0 DU/AC	Up to 10.0 DU/ac
COMMERCIAL/RETAIL (FLOOR AREA RATIO)	Up to 0.25 FAR	Up to 0.50 FAR	Up to 0.50 FAR
HOUSING USE TYPES REQUIRED <small>Note 1 Note 2</small>	2	3	4
<p>Note 1: No single housing type may exceed 75 percent of the total housing provided; except Tier 1, no less than 10 percent of any housing type may be provided.</p> <p>Note 2: Housing type e and type f may only be located internal to the project and not located along the perimeter unless a Type 4 buffer is provided</p>			

D. Application Requirements. A PD Master Plan Application depicting the zoning standards and requirements of the proposed planned district shall include the following at a minimum:

1. **Location Information and Site Data.** The general location and associated data for:
 - a. The title of the project and the names of the professional project planner and the developer.
 - b. Scale, date, north arrow and general location map.
 - c. Boundaries of the property involved including tabulations for gross acreage, all existing streets, buildings, watercourses, easements, section lines and other existing important physical features in and adjoining the project.
 - d. Density/intensity of land uses (number of dwelling units and square footage by use types)

- e. Landscaped areas and typical cross sections.
 - f. Buffers including typical cross sections.
 - g. Location of fencing and berms including typical cross sections.
 - h. Open space, common use areas, and amenities.
 - i. Stormwater areas.
 - j. Vehicular use areas and access.
 - k. Utilities by type and connection points to the public systems.
 - l. Street network.
 - m. Pedestrian and multimodal systems.
 - n. Use areas by use types (square footage non-residential and number of units by dwelling type).
2. **Zoning Standards.** For the purpose of documentation, the following standards may be either stand alone or combined documents or plan sheets, provided the following standards are clearly defined.
- a. Permitted uses and accessory uses, and use restrictions
 - b. Maximum nonresidential square footage permitted (if applicable).
 - c. Maximum number of dwelling units permitted (if applicable).
 - d. Type and number of dwelling units.
 - e. Mobility Plan including street types identifying circulation elements including driveways, transit, vehicular, pedestrian and bicycle components, as applicable.
 - f. Open space plan including standards for functional and conservation (minimum percentage/acreages by type).
 - g. Maximum heights for of all proposed structures.
 - h. Setbacks and lot/tract dimensions.
 - i. Parking Plan providing standards for all use types.
 - j. Signage plan.
 - k. Architectural and design components (renderings and elevations).
 - l. Landscaping plan.
 - m. Outdoor lighting plan.
 - n. References to all UDO sections where the PD proposes to utilize existing UDO language in lieu of creating standards specific to the proposed PD. If not specified, the standards for the closest applicable zoning district will apply.

3. Statements of Intent. Applicants shall provide:

- a. A description of procedures of any proposed homeowner's association, property owner's association, or similar group maintenance agreement.
- b. A statement identifying the proposed development schedule.
- c. A statement of public improvements, both on and off-site, that are proposed for dedication and/or construction and an estimate of timing for providing such improvements.
- d. A statement of impact on public facilities and infrastructure including estimated water consumption, sewage collection and treatment, schools, garbage collection, fire protection, and local vehicular traffic. Letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed planned development.
- e. A statement concerning the appearance, landscaping, screening, and maintenance of any proposed open space, pond, lake, or retention pond/stormwater facility contained in the development.

E. Changes to a PD Master Plan. PD master plans are binding in nature. Changes to an approved plan may be permitted in accordance with one of the following procedures as determined by the UDO Administrator.

1. **Minor Changes.** Changes to a planned development plan that are of a design nature and do not alter the use characteristics of the planned development may be approved by Planning Staff.
2. **Major Changes.** Changes to a PD master plan that alter the concept and characteristics of a planned development may be approved by City Council. Examples of major changes include, but are not limited to:
 - a. Expansion of the project boundary;
 - b. Change in use within 100 feet of the property perimeter (i.e., change from single family to multi-family; change from multi-family to non-residential specifically those in the Commercial Use Group);
 - c. Reduction in buffering where adjacent to existing single family residential uses.

- d. Changes in maximum number of dwelling units exceeding 10% of the maximum approved (not to exceed the maximum allowable density per the corresponding Tier) or;
- e. Changes in non-residential square footage by more than 10 percent;
- f. Modifications or amendments to the initial traffic ingress/egress plan or preliminary traffic plan including but not limited to providing additional roadways (excluding driveways).

F. Expiration. PD approvals expire two (2) years after final approval by the City Council if subdivision plans and or site plans are not submitted to the City for approval. PD approvals may be extended up to a total of five (5) years upon approval of the City Council or upon approval of subdivision plans and or site plans.

2.4.2. DESIGN REVIEW DISTRICT (DRD)

A. Purpose and Intent. The Design Review District (DRD) is established to:

- 1. Allow for unique residential developments that require a variety of residential uses as defined in Section 4.3.1.
- 2. Promote the design of compact residential developments that are walkable and connected.
- 3. Provide regulations that discourage the removal and/or disturbance of natural habitats.

B. General Requirements. In addition to the specific requirements stated in the following sections, for each specific Development Review District (DRD), all DRD development shall meet the following standards.

- 1. **Design Review District Size.** The Design Review District size(s) are provided in Table 2.4.2 below.
- 2. **Site Characteristics and Relation to Surrounding Property(ies).** The tract/property shall be or shall be made to be suitable for development in a manner proposed without hazard to persons or property, on or off the tract, risk of erosion, flood hazard, destruction of environmental lands or other dangers. Conditions of soil, ground water level, drainage and topography shall all be appropriate to both type and pattern of the

proposed use. Additional buffering and screening may be required depending on the nature and type of the DRD and the surrounding properties.

3. **Residential Uses.** For the purposes of the DRD, the following Residential Uses are allowed as defined in section 4.3.1:
 - a. Dwelling, Single-Family Detached
 - b. Dwelling, Single-Family Attached
 - c. Dwelling, Two-Family, Triplex, or Quadplex
 - d. Dwelling, Multi-Family
4. **Non-Residential Uses.** For the purposes of the DRD the following Non-Residential Uses are allowed as defined in section 4.3.2:
 - a. Community Garden
 - b. Parks
5. **Relation to Public Utilities, Facilities and Services.** Design Review Districts shall be located in relation to sanitary sewers, emergency services, schools, public safety, water lines, storm and surface drainage systems and other utilities systems and installations to ensure that services can reasonably be provided at time of occupancy.
6. **Relation to Transportation Facilities.** Design Review Districts shall be located with respect to access to alternative modes of transportation. Planned developments shall take into consideration the surrounding areas and be designed to minimize impact to those surrounding or adjacent streets, developments, and neighborhoods.
7. **Compatibility.** Design Review Districts shall be located and designed so as to minimize the potential negative effects of external impacts resulting from factors such as building height, use, traffic, noise, or lights.
8. **Streets, Drives, Parking and Service Areas.** Streets, driveways, parking, and service areas shall provide safe and convenient access to all

properties within the DRD. Facilities and access routes for deliveries, servicing and maintenance shall be located and arranged to prevent interference with pedestrian traffic.

9. **Modifications.** Modifications from the standards required in the UDO may be requested for a DRD (unless explicitly stated otherwise in this UDO). All modifications must be requested at time of the filing of the binding master plan, shall be labeled and identified on the master plan, and shall be accompanied by justifications demonstrating that the modification is necessary and meets the intent of the UDO.
10. **Land Use Mix.** Table 2.4.2 summarizes the required land use mix for a DRD, as a percent of total gross acreage of land area.

G. Design Review Standards

Table 2.4.2. Design Review District (DRD) Tiered Requirements

Design Review District Development Standards			
Building Height	Maximum 45 feet*		
Land Use Mix/Percentage of Uses (based on gross acreage of site)	RESIDENTIAL: Minimum 50 percent; Maximum 65 percent. NON-RESIDENTIAL: 0 percent; Maximum 10 percent (may be increased to 15 percent where located along an arterial roadway) OPEN SPACE: 35 percent (as defined within Section 5.3. Landscaping, Buffering, and Open Space)		
Uses	As permitted in Section 4. Uses		
Additional Standards	Except where otherwise approved during the Design Review process, setbacks, heights and similar shall be consistent with the standards per the MD district.		
	TIER 5.0 acres to 10.0 acres	TIER 2 10.1 acres to 25.0 acres	TIER 3 25.1 acres or greater
RESIDENTIAL DENSITY (DU/ACRE)	Up to 10.0 DU/AC	Up to 12.0 DU/AC	Up to 15.0 DU/ac

NON-RESIDENTIAL USES			
RESIDENTIAL TYPES REQUIRED <small>Note 1 Note 2</small>	2	3	4
<small>Note 1: No single housing type may exceed 75 percent of the total housing provided; except Tier 1, no less than 10 percent of any housing type may be provided.</small>			
<small>Note 2: Housing type e and type f may only be located internal to the project and not located along the perimeter unless a Type 4 buffer is provided</small>			

1. Where land uses within the DRD are the same as uses permitted in the adjoining properties outside the DRD, a lesser setback that is consistent with the uses or zoning on the adjoining properties may be permitted.
2. Minimum lot width, minimum yard sizes, maximum lot coverage, and maximum height are not otherwise regulated within the DRD provided, however, that the Planning Commission and City Council shall ascertain that the characteristics of building location shall be appropriate as related to structures within the district and otherwise fulfill the intent of this Ordinance Section.
3. All other development standards may be varied within a DRD. Variations to required development standards are permitted and shall be clearly included in any application for a DRD.

H. Application Requirements. A DRD Master Plan Application depicting the zoning standards and requirements of the proposed planned district shall include the following at a minimum:

1. **Location Information and Site Data.** The general location and associated data for:
 - c. The title of the project and the names of the professional project planner and the developer.
 - d. Scale, date, north arrow and general location map.
 - e. Boundaries of the property involved including tabulations for gross acreage, all existing streets, buildings, watercourses, easements, section lines and other existing important physical features in and adjoining the project.

- f. Density/intensity of land uses (number of dwelling units and square footage by use types)
 - g. Landscaped areas and typical cross sections.
 - h. Buffers including typical cross sections.
 - i. Location of fencing and berms including typical cross sections.
 - j. Open space, common use areas, and amenities.
 - k. Stormwater areas.
 - l. Vehicular use areas and access.
 - m. Utilities by type and connection points to the public systems.
 - n. Street network.
 - o. Pedestrian and multimodal systems.
 - p. Use areas by use types (square footage non-residential and number of units by dwelling type).
2. **Zoning Standards.** For the purpose of documentation, the following standards may be either stand alone, combined documents or plan sheets, provided the following standards are clearly defined.
- a. Permitted uses and accessory uses, and use restrictions
 - b. Maximum nonresidential square footage permitted (if applicable).
 - c. Maximum number of dwelling units permitted (if applicable).
 - d. Type and number of dwelling units.
 - e. Mobility Plan including street types identifying circulation elements including driveways, transit, vehicular, pedestrian and bicycle components, as applicable.
 - f. Open space plan including standards for functional and conservation (minimum percentage/acreages by type).
 - g. Maximum heights for of all proposed structures.
 - h. Setbacks and lot/tract dimensions.
 - i. Parking Plan providing standards for all use types.
 - j. Signage plan.
 - k. Architectural and design components (renderings and elevations).
 - l. Landscaping plan.
 - m. Outdoor lighting plan.

- n. References to all UDO sections where the DRD proposes to utilize existing UDO language in lieu of creating standards specific to the proposed DRD. If not specified, the standards for the closest applicable zoning district will apply.

3. Statements of Intent. Applicants shall provide:

- a. A description of procedures of any proposed homeowner's association, property owner's association, or similar group maintenance agreement.
- b. A statement identifying the proposed development schedule.
- c. A statement of public improvements, both on and off-site, that are proposed for dedication and/or construction and an estimate of timing for providing such improvements.
- d. A statement of impact on public facilities and infrastructure including estimated water consumption, sewage collection and treatment, schools, garbage collection, fire protection, and local vehicular traffic. Letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed planned development.
- e. A statement concerning the appearance, landscaping, screening, and maintenance of any proposed open space, pond, lake, or retention pond/stormwater facility contained in the development.

C. Final Development Plan. Approval of a Concept Plan shall constitute authority for the applicant to prepare a Final Development Plan. All Final Development Plans in the DRD district will require a site plan review and approval by the Greer Planning Commission.

D. Subdivision Plats. Approval of a Final Development Plan shall constitute authority for the applicant to prepare subdivision plats if applicable in accordance with procedures set forth in Section 7: Subdivision Regulations. No building permit or certificate of occupancy shall be issued until the Planning Commission has approved a final subdivision plat.

E. Changes to DRDs. Changes to an approved DRD may be permitted. The Zoning Administrator shall determine whether any proposed change is major or minor using the criteria below. The Zoning Administrator's determination shall be a part of the DRD records.

1. Minor Changes. Changes to an approved DRD that are of a design nature and do not alter the use characteristics of the planned development may be approved by Planning Staff.
2. Major Changes. Changes to an approved DRD district that would significantly alter the basic concept and general characteristics of the district shall be approved by City Council in accordance with the amendment procedures established in Article 11 of this ordinance. After approval of a major change by City Council, approval of a final development plan showing such changes must be submitted to the Planning Commission for site plan review. Examples of major changes may include, but are not limited to the following:
 - a. Expansion or reduction in boundaries;
 - b. Decrease in provided open space;
 - c. Increase or decrease in number of ingress and egress points;
 - d. Changes in number of residential uses type;
 - e. Increase in residential density exceeding 10 percent.

3. OVERLAYS AND DESIGN STANDARDS

3.1. HISTORIC DISTRICT OVERLAY

- A. **Purpose and Intent.** The purpose of the Historic District overlay is to promote harmonious and compatible development within the Downtown Greer Central Business District which compliments the character and charm of this unique mixed-use center.

The overlay intends to:

1. Encourage urban design elements that create safe and comfortable environments for pedestrians and cyclists by promoting attractive compact development and multi-modal infrastructure;
2. Promote a diverse mix of uses that provides citizens and visitors of Greer with housing options, employment opportunities, and places of recreation;
3. To protect, preserve and enhance the distinctive architectural and cultural heritage implementing and maintaining high quality design of buildings and fixtures;

Properties in the overlay are also further subject to the Board of Architecture Review; the boundaries of which are shown on the ____ Map.

- B. **Overlay Boundary.** The boundary of the Historic Downtown overlay is shown on the Official Zoning Map.
- C. **Underlying Zoning.** The use and development on any land or structures within the Historic District overlay shall comply with regulations applicable to the underlying zoning districts, as well as the requirements of this section, where applicable. All regulations of the underlying zoning district as provided in this UDO shall apply except when modified, eliminated, superseded, or additional regulations added by the provisions of this section and in the case of conflict between the Overlay and the underlying district standards, the stricter standard(s) shall apply.
- D. **Use.** Allowable Uses for the Historic District overlay is provided in the in Table 4.2 Principal Uses of the Greer Station Zoning District.
- E. **Architectural Design Style.** The Architectural Design Style for the Historic Downtown overlay is a design vernacular found between 1890 and 1930. The style of architecture found during this period represents the style most common to buildings of the Historic District overlay. This design vernacular allows for individuality while promoting the purpose of the Historic District overlay. If there is conflict between the Historic District overlay standards and requirements, Board of Architecture Review standards, and those within Section 6. Building and Site Design Standards, the stricter of the three are required.

1. **Exterior Facades.** Acceptable visible exterior wall finish materials are:

- a. Brick – unpainted, stained and painted, appropriate size (modular, standard, queen, engineer or modular queen); color should be consistent with the existing context and light-colored brick can be used sparingly as an accent.
 - b. Stucco – should be used sparingly as an accent; it can be used for trim work or detailing. Shall not be use as the field.
- 2. **Exterior Facades – Visible Attachments.** Acceptable visible attachment (chimney, flues, decks, balconies, signs, awnings, railings) finish materials are:
 - a. Chimney – brick, stucco.
 - b. Chimney Caps – copper or vitrified clay.
 - c. Flues – stainless steel, manufacturer painted metal, copper or clay.
 - d. Decks – shall comply with all applicable requirements of the International Building Code and with color characteristics in keeping with the Architectural Design Style.
 - e. Signs – wood (painted or unpainted), manufacturer painted metal, stainless steel or copper.
 - f. Awnings – canvas membrane with painted light metal frame, painted metal, stainless steel or copper.
 - g. Railings and Fencing – painted metal, brick or ornamental iron (no chain link fencing).
- 3. **Exterior Façade – Roof Finish Materials.** Acceptable visible roof finish materials are:
 - a. Roofs and Overhangs – terra cotta tile, copper, slate, synthetic slate, gold leaf, manufacturer painted metal shingles and/or standing seam manufacturer painted roofs with color characteristics in keeping with the Architectural Design Style.
 - b. Gutter and Downspout Systems – copper and manufacturer painted metal with color characteristics in keeping with the Architectural Design Style.
- 4. **Exterior Façade – Opening Finish Materials.** Acceptable visible opening finish materials are:
 - a. Windows – manufacturer painted aluminum, metal or wood with clear glass or stained glass.
 - b. Shutters – painted wood or synthetic composite (no vinyl) in a louvered or paneled style
 - c. Doors and Garage Doors – painted aluminum, metal, wood or composite wood.
 - d. Storefronts – manufacturer painted aluminum, metal or wood.
- 5. **Exterior Façade – Visible Configuration Elements.** Acceptable visible configuration exterior façade elements are:
 - a. Brick – shall not exceed a projection over 1 inch in any single course.
 - b. Stone and Cast Stone – stone rustication at the base of the building or as accents around main entrances; stone accents and trim are appropriate.
 - c. Stucco – painted smooth sand finish is appropriate other finish types must be approved by the Director. The stucco must be cement type.
 - d. Chimney – simple forms with articulation at the top are preferred. Chimneys may be used to screen ventilation piping.

- e. Chimney Caps – may be used to screen ventilation piping.
- f. Signs – shall be either suspended from the façade by a painted light metal frame or attached directly to the façade and not project more than 4 inches from the adjacent surface.
- g. Awnings – shall match the existing awnings when facing on Trade Street or shall be rectangular in shape. Awnings not fronting Trade Street shall be rectangular in shape without sides or bottom soffit panels.
- h. Railings and Fencing – shall consist of top rails and bottom rails with clearance beneath the bottom rail. Rails shall be centered on the support balusters.
- i. Balconies – shall be located a minimum of 12 feet above the grade or sidewalk below. Supporting brackets are preferred. Cantilevered balconies shall not project more than 3 feet.
- j. Storefronts and Signage – shall be a gloss finish.
- k. Address and Postal Numbers – both the principal façade and the rear or alley facing façade shall bear the numbers. Numbers shall comply with local fire and emergency authorities' requirements for height but shall conform to the color and style defined herein.
- l. General Building Utility Service Meters and Equipment – shall be located on rear of the buildings. HVAC, satellite dishes, hot tubs, and the like shall be located in the rear side of the building and screened from sight. Overhead service of any utility or future service is not allowed.
- m. Multiple Buildings – Sites containing multiple buildings or structures shall have a cohesive design vernacular including materials and proportions.
- n. Trash Containers – shall be located in permanent enclosures screening them from site.
- o. Sloped Roofs – visible from street level shall be sloped at an angle of 6:12 or greater. Canopy and porch roofs may have slopes less than, equal to or greater than 6:12.
- p. Flat Roofs – shall be screened from view by parapet walls.
- q. Parapets Walls – shall not have crenulations.
- r. Arched Roofs – all types shall be permitted.
- s. Eaves – with less than 1 foot of overhang shall be permitted to enclosed; those with more than 1 foot shall have either exposed rafters or be enclosed with exposed supporting brackets. Eaves shall be continuous.
- t. Gutters and Downspouts – Gutters shall match the profile of the soffits. Half-round gutters are permitted. Downspouts shall connect to horizontal leaders and piped underground away all building structures and either connect to the city storm water system or dispense into a landscaped area designed to handle the storm water runoff.
- u. Roof Penetrations – shall not be visible from the street level.
- v. Ancillary Roofs – shall not be less than 3:12 roof slope.
- w. Dormers – shall not be located within 3 feet from a side building wall. They shall be habitable. The window side of the dormer shall be configured to allow the window to fill the wall front with the exception of trim and gable front above the window.

- x. Windows – shall not be flush mounted to the exterior or interior. Multiple window configurations shall have a 4" minimum post separating the window units. Transoms shall be vertically proportioned panes of glass and oriented horizontally over the opening below.
- y. Window Muntins – shall be true divided panes or simulated divided panes with dividers permanently fixed to the interior and exterior window surfaces. Proportion of the panes shall be similar throughout the building.
- z. Shutters – shall be proportioned to match the adjoining openings.
- aa. All Colors – shall be selected from the Sherwin-Williams Exterior Color Preservation-Victorian and Arts & Crafts Color Palette:
 - i. Use colors to tie together the entire building front by considering the building as a whole, and then decide which details to emphasize, avoid colors that visually split the upper floors from the lower floor, and using the same color on the same architectural elements (i.e., window frames) can reinforce the patterns which tie together the building.
 - ii. When choosing a color, consider the context or major colors on the surrounding buildings such as the commonality of brick and masonry colors in Downtown, muted a compatible tone to characterize a building and the avoidance of bright high-intensity colors.
- bb. Utility Lines – shall be underground.

F. **Signage.** Signs within the Historic District overlay shall be designed not to detract from the character of the district. Signs shall comply with the standards of Section 5.2: Signs, and the following provisions below. Where there is a conflict, the standards of this section prevail.

1. **Wall Signs.** Wall signs are allowed provided:
 - a. One (1) wall sign shall be allowed per location or one (1) wall sign per building frontage, whichever is greater. Buildings with multiple tenants are allowed (1) wall sign per tenant per building frontage, signs shall be identical in dimensions and of the same material. Signs of multi-tenant buildings shall be arranged in a uniform fashion horizontally or vertically.
 - b. The sign shall not be larger than 10% of the facades' surface area or 32 square foot of building frontage not to exceed 50 square feet.
 - c. Signs may be wall mounted or projecting signs. Wall mounted signs shall project no more than 15 inches from the wall. Projecting signs may project up to four (4) feet away from the building if the sign is placed no lower than 10 feet nor higher than 15 feet from the street side sidewalk.
 - d. Murals shall not be allowed as a wall sign.
2. **Canopy/awning.** A canopy/awning sign is a canopy/awning that is attached to and extends from the building, with attached signage. A sign permit is required. Refer to Section 5.2 Signs for additional standards.
3. **Projecting/blade.** A projecting/blade sign is a sign that is attached directly to a supporting building wall and intersects the building wall at a right angle. Refer to Section 5.2 Signs for additional standards.
4. **Sidewalk.** A sidewalk sign (also commonly referred to as a sandwich board or A-Frame) is a sign dedicated for the display of a message on a sidewalk in front

of a business. A sign permit is not required. Refer to Section 5.2 Signs for additional standards.

5. **Window Signs.** Window signs shall not exceed more than 20% of the gross window area and shall not include windows above the ground level.

Additional Sign Standards. All signs shall conform to the following standards:

- a. Signs shall not blink, flash, rotate, scroll, or animate.
- b. Signs shall not utilize colored lighting for internal or external illumination.
- c. Signs shall not utilize neon lighting.

3.2 DOWNTOWN TRANSITIONAL OVERLAY

- A. **Purpose and Intent.** The purpose of the Downtown Transitional (DT) overlay is to preserve and protect the character of the corridors and the supporting areas adjacent to Downtown Greer. Downtown Greer is the urban core of Greer with unique visual, historic, and cultural experience; the DT preserves the unique identity of the traditional neighborhoods that surround downtown and the main corridors that connect downtown to the other communities throughout Greer. The overlay intends to:
 1. Promote a diverse mix of retail, entertainment, and office commercial, live-work units, multi-family residential, civic uses and spaces within the Downtown Living Community and promote commercial and retail uses along Neighborhood Corridors that support and encourage multi-modal transportation.
 2. Promote redevelopment that allows for compact development closer to the street that is of appropriate scale.
 3. Encourage consistent and unified design standards that create a sense of place.
 4. Emphasize improved sidewalk connectivity, street trees, and storefronts that address the street.
 5. Allow for vertical integration of uses.
- B. **Applicability.** All new development and changes to existing developments, except single- and two-family residential uses, shall be subject to the provisions of this District and shall be reviewed by the Director. All changes to the existing condition of the lands, uses, or structures within the Downtown Transitional Overlay after [DATE] shall be subject to the standards and requirements of this Overlay and other sections of this UDO.
- C. **Overlay Boundary.** The boundary of the DT overlay is shown on the Official Zoning Map of Greer, South Carolina. The general boundaries for this overlay include Vandiventer Drive, Earl Street/N. Line Street, Mayfield Street/Moore Street and Morrow Street.
- D. **Development and Design Standards.**
 1. **Pedestrian Connectivity and Access**
 - a. All new construction or major redevelopment is required to install exterior sidewalks up to eight (8) feet wide as determined by the Director.

- b. All residential units shall have a minimum of one (1) off-street space per unit for new developments of three (1) or more units. Any parking provided shall meet the design standards in Section 5.4.
 - c. Non-residential uses may petition for 50% of the required parking as outlined in Section 5.4.
 - d. All parking facilities shall be located to the side or rear of the building.
 - e. All sites shall provide pedestrian access. Driveways are not considered pedestrian access.
2. **Building Orientation.**
- a. Primary entrances to nonresidential buildings shall face the street.
 - b. New buildings on corner lots shall be oriented towards the streets and at least one public entrance shall be oriented toward the front lot line or side lot line.
 - c. Accessory structures, if present, shall be located at the rear of the primary structure.
3. **Site and Building Access.**
- a. Driveway access to a site shall be shared with adjacent properties and parking shall be located to the rear wherever feasible.
 - b. Service areas associated with multi-family and commercial uses shall be accessed from the rear of the site.
4. **New and Mixed-Use Buildings**
- a. New buildings with a live-work use or a vertical integration of uses shall maintain the first floor as non-residential.
 - b. Buildings with non-residential uses on the first floor shall have non-reflective transparent area covering at least sixty (60) percent of the façade at pedestrian eye-level (between three and eight feet).
5. **Architectural Design Style.** The architectural design style for the Downtown Entryway overlay encompasses the elements of the architectural styles within the Greer Downtown Historic District. A number of significant and historic sites within the Greer Downtown Historic District were built between the years of 1900-1930. All new structures shall be of Romanesque Revival, Late Gothic Revival, or Early 20th Century Commercial Vernacular and incorporate a mixture the following elements.
- a. **Exterior Materials and Colors.** Exterior building materials and colors contribute significantly to the esthetics and character of an environmental. To maintain a visually appealing corridor with unique character, all structures shall have façade of one of the following exterior materials.
 - i. **Exterior Materials.** At least 80 percent of the façade visible from the corridor:
 - 1) Brick
 - 2) Stone and Cast Stone - stone rustication at the base of the building or as accents around main entrances; stone accents and trim are appropriate.

- 3) Stucco - painted smooth sand finish is appropriate other finish types must be approved by the Director. The stucco must be cement type.
- 4) Natural Wood Siding
- ii. **Exterior Colors.** The dominant color of structures shall be neutral (e.g. white, shades of gray or brown) or the natural color of the building material. Non-neutral colors may be used to accent architectural features of a structure. No more than 3 colors per structure shall be used.
- b. **Roof Design.**
 - i. Structures located within the overlay that are not built to the side lot lines shall be designed with pitched, arched, or gable roofs.
 - ii. Structures located within the overlay that are built to the side lot lines and have a flat roof shall be not be equal in height to an adjacent building.
- c. **Windows/Transparency and Entryways.**
 - i. Buildings with non-residential uses shall have an awning over the entryway, storefront window, or window.
 - ii. Buildings with non-residential uses on the first floor shall have non-reflective transparent area covering at least sixty (60) percent of the façade at pedestrian eye-level (between three and eight feet).
 - iii. All glass for non-residential uses shall be clear, not dark, or reflective.
- d. **Signage.** Signs within the Historic District overlay shall be designed not to detract from the character of the district. Signs shall comply with the standards of Section 5.2: Signs, and the following provisions below. Where there is a conflict, the standards of this section prevail.
 - i. **Wall Signs.** Wall signs are allowed provided:
 - 1. One (1) wall sign shall be allowed per location or one (1) wall sign per building frontage, whichever is greater. Buildings with multiple tenants are allowed (1) wall sign per tenant per building frontage, signs shall be identical in dimensions and of the same material. Signs of multi-tenant buildings shall be arranged in a uniform fashion horizontally or vertically.
 - 2. The sign shall not be larger than 10% of the facades' surface area or 32 square foot of building frontage not to exceed 50 square feet.
 - 3. Signs may be wall mounted or projecting signs. Wall mounted signs shall project no more than 15 inches from the wall. Projecting signs may project up to four (4) feet away from the building if the sign is placed no lower than 10 feet nor higher than 15 feet from the street side sidewalk.
 - 4. Murals shall not be allowed as a wall sign.
 - ii. **Canopy/awning.** A canopy/awning sign is a canopy/awning that is attached to and extends from the building, with attached signage. A sign permit is required. Refer to Section 5.2 Signs for additional standards.

- iii. **Projecting/blade.** A projecting/blade sign is a sign that is attached directly to a supporting building wall and intersects the building wall at a right angle. Refer to Section 5.2 Signs for additional standards.
- iv. **Sidewalk.** A sidewalk sign (also commonly referred to as a sandwich board or A-Frame) is a sign dedicated for the display of a message on a sidewalk in front of a business. A sign permit is not required. Refer to Section 5.2 Signs for additional standards.
- v. **Window Signs.** Window signs shall not exceed more than 20% of the gross window area and shall not include windows above the ground level.

Additional Sign Standards. All signs shall conform to the following standards:

- 1. Electronic Message Centers (EMC) are prohibited
- 2. Signs shall not blink, flash, rotate, scroll, or animate.
- 3. Signs shall not utilize colored lighting for internal or external illumination.
- 4. Signs shall not utilize neon lighting.

e. **Fences.**

- i. Fences within the Downtown Transitional overlay are subject to the standards within Section 5.5. Fences, Walls, and Berms.
- ii. Chain link fences are prohibited within the Downtown Transitional overlay.

3.3 DOWNTOWN ENTRYWAY OVERLAY

- A. **Purposed and Intent.** The purpose of the Downtown Entryway (DE) overlay is to protect the character of the corridors that serve as entryways to Downtown Greer and Greer station. The intent of the overlay is to encourage orderly development and redevelopment that is similar in character to Downtown Greer and Greer Station and provide an enhanced experience traveling to and from Downtown Greer. The overlay intends to:
 - 1. Encourage and enhance the quality of architectural and site development along the corridors.
 - 2. Encourage well-planned development that employs consistent and unifying site design themes, that provide quality site amenities, and that emphasize coordinated lighting, pedestrian improvements, landscaping, architectural elements.
 - 3. Encourage coordinated development of corridors to reduce access problems on thoroughfares.
- B. **Applicability.** All development and redevelopment along a corridor with the DE overlay shall be subject to the standards and requirements in this overlay.
- C. **Overlay Boundary.** The boundary of the DE overlay is shown on the Official Zoning Map of Greer, South Carolina. The general boundaries for this overlay include all parcels within the City of Greer abutting

1. Highway 101 from Victor Avenue to J. Verne Smith Parkway
2. E. Poinsette Street from 4th to J. Verne Smith Parkway
3. N. Main Street from Arlington Avenue to W. Wade Hampton Boulevard
4. W. Poinsette Street from S. Miller Street to W. Wade Hampton Boulevard
5. S. Main Street from Moore Street to Buncombe Road

D. Development and Design Standards

1. Pedestrian Connectivity and Access.

- a. All new construction or major redevelopment is required to install exterior sidewalks up to six (6) feet wide as determined by the Director.
- b. Up to a 15 percent parking reduction of the standard in Section 5.4 is allowed to accommodate multimodal transportation options.
- c. Parking shall be located to the rear or the side of the building. Parking facilities in front of a building shall not exceed one row in depth.
- d. All non-residential or mixed-use sites shall provide pedestrian access to the primary entrance. Pedestrian access when intersecting with driveways shall be paved of a different texture. Driveways are not considered pedestrian access.

1. **Access Management.** Development and redevelopment within the Downtown Entryway is subject to standards intended to prevent and/or decrease congestion along thoroughfares

2. **Architectural Design Style.** The architectural design style for the Downtown Entryway overlay encompasses the elements of the architectural styles within the Greer Downtown Historic District. A number of significant and historic sites within the Greer Downtown Historic District were built between the years of 1900-1930. All new structures shall be of Romanesque Revival, Late Gothic Revival, or Early 20th Century Commercial Vernacular and incorporate a mixture the following elements.

- a. **Exterior Materials and Colors.** Exterior building materials and colors contribute significantly to the esthetics and character of an environmental. To maintain a visually appealing corridor with unique character, all structures shall have façade of one of the following exterior materials.

- i. **Exterior Materials.** At least 80 percent of the façade visible from the corridor:

1. Brick

2. Stone and Cast Stone - stone rustication at the base of the building or as accents around main entrances; stone accents and trim are appropriate.
 3. Stucco - painted smooth sand finish is appropriate other finish types must be approved by the Director. The stucco must be cement type.
 4. Natural Wood Siding
- ii. **Exterior Colors.** The dominant color of structures shall be neutral (e.g. white, shades of gray or brown) or the natural color of the building material. Non-neutral colors may be used to accent architectural features of a structure. No more than 3 colors per structure shall be used.

b. Roof Design.

- i. Structures located within the overlay that are not built to the side lot lines shall be designed with pitched, arched, or gable roofs.
- ii. Structures located within the overlay that are built to the side lot lines and have a flat roof shall be not be equal in height to an adjacent building.

c. Windows/Transparency and Entryways.

- i. Buildings with non-residential uses shall have an awning over the entryway, storefront window, or window.
- ii. Buildings with non-residential uses on the first floor shall have non-reflective transparent area covering at least sixty (60) percent of the façade at pedestrian eye-level (between three and eight feet).
- iii. All glass for non-residential uses shall be clear, not dark, or reflective.

3. Building Orientation.

- a. Buildings shall be orientated to shield parking surfaces from view of the right-of-way.
- b. Primary entrances to nonresidential buildings shall face the street.
- c. New buildings on corner lots shall be oriented towards the streets and at least one public entrance shall be oriented toward the front lot line or side lot line.

- d. Accessory structures, if present, shall be located at the rear of the primary structure and similar in architectural style.

4. **New and Mixed-Use Buildings**

- a. New buildings with of live-work use or a vertical integration of uses shall maintain the first floor as non-residential.
- b. Buildings with non-residential uses on the first floor shall have non-reflective transparent area covering at least sixty (60) percent of the façade at pedestrian eye-level (between three and eight feet).

3.4 GREENVILLE-SPARTANBURG AIRPORT OVERLAY

- A. **Purpose and Intent.** The purpose of the Greenville-Spartanburg Airport (GSA) overlay is to ensure compliance with the Greenville-Spartanburg Airport Environs Area Zoning Ordinance, as amended. The Greenville-Spartanburg Airport Environs Area Zoning Ordinance implements the powers granted to the Airport Environs Planning Commission under South Carolina Code Annotated § 55-11-230 (1995), as amended, to maintain the safety of people and protect the property within the boundaries of the Greenville-Spartanburg Airport Environs Area, and to accommodate the future growth and development of the Greenville-Spartanburg Airport.
- B. **Applicability.** All new development, redevelopment, and uses within the boundaries of the GSA overlay as shown on the Official Zoning Map, Greer, South Carolina, shall comply with the standards and requirements of the Greenville-Spartanburg Airport Environs Area Zoning Ordinance, as amended.
- C. **Overlay Boundary.** The GSA overlay boundary shall include those lands within the Greenville-Spartanburg Airport Environs Area (Environs Area) as established by Greenville-Spartanburg Airport Environs Planning Commission, as amended. Parcels of the land that are partially within the boundaries of the Environs Area are subject to regulations adopted in the Greenville-Spartanburg Airport Environs Area Zoning Ordinance.
- D. **Process.** Whenever a permit is received by the city for any proposed building, structure, development, or use, the city shall coordinate review with the Greenville-Spartanburg Airport. The Greenville-Spartanburg Airport shall review the permit for compliance with the Greenville-Spartanburg Airport Environs Area Zoning Ordinance, as amended. No approvals can be granted, for any permit, until official approval is granted by the Greenville-Spartanburg Airport.

4. USES AND STANDARDS

DRAFT

4.1. INTRODUCTION

- A. This Section identifies permitted principal uses within the City of Greer. All principal uses shall comply with the standards of this Section.

4.1.1. PRINCIPAL USES

- A. "Principal use" shall be defined as the primary or predominant use of which a property, building, unit, site, or premises is devoted. All other uses on the premises are deemed accessory. All principal uses shall be listed on the corresponding Principal Uses Table.

4.1.2. ACCESSORY USES AND STRUCTURES

- A. "Accessory Use" shall be defined as the secondary or subordinate use of which a property, building, unit, site, or premises is devoted. "Accessory Structure" shall be defined as the secondary or subordinate structure and is located on the same lot as the principal structure.

4.1.3. ORGANIZATION OF USES

- A. To regulate use, categories of uses ("use categories") have been established. Use categories provide a systematic basis for assigning land uses to appropriate categories or zoning districts with other similar or compatible uses. Use categories classify land uses and activities based on common functional, product or physical characteristics. Principal uses have been organized into the following categories:

1. **Residential.** Residential uses promote a variety of housing options, ranging from low density single-family residential to high density multi-family residential apartments.
2. **Agriculture and Open Space.** Agriculture and open space uses promote agricultural oriented uses and preservation/conservation.
3. **Civic and Institutional.** Civic and institutional uses are publicly oriented uses, including government buildings and utilities.
4. **Personal Service.** Personal service uses are service-related uses which may include the sale of merchandize related directly to the service performed.
5. **Commercial.** Commercial uses include general retail uses.
6. **Office and Medical.** Office and medical uses include uses dedicated to general employment and medicinal/care uses.

- 7. Industrial and Logistics.** Industrial and logistics include all industrial, manufacturing, and logistic oriented uses.

4.1.4. CONSIDERATIONS

A. Considerations.

1. Uses are assigned to the category whose description most closely describes the nature of the principal use. The characteristics subsection of each use category describes the characteristics of each use category. Developments may have more than one principal use. Developments may also have one or more accessory uses. Accessory uses are addressed in subsection 4.5 below.
2. The following items are considered to determine what use category the use is in, and whether the activities constitute principal uses or accessory uses:
 - a. The description of the activity(ies) in relationship to the characteristics of each use category;
 - b. The relative amount of site or floor space and equipment devoted to the activity;
 - c. Relative amounts of sales from each activity;
 - d. The customer type for each activity;
 - e. The relative number of employees in each activity;
 - f. Hours of operation;
 - g. Building and site arrangement;
 - h. Vehicles used with the activity;
 - i. The relative number of vehicle trips generated by the activity;
 - j. Signs;
 - k. How the use advertises itself; and
 - l. Whether the activity would be likely to be found independent of the other activities on the site.

- B. Developments with Multiple Principal Uses.** When all the principal uses of a development fall within one use category, then the development is assigned to that use category. For example, a development that contains a retail bakery and a cafe would be classified in the retail sales and service category because all of the principal uses are in that category. When the principal uses of a development fall

within different use categories, each principal use is classified in the applicable category and is subject to the regulations for that category.

- C. **Accessory Uses.** Accessory uses are allowed by right in conjunction with the principal use unless stated otherwise in the UDO. Also, unless otherwise stated, they are subject to the same regulations as the principal use.
- D. **Examples.** Examples are listed for each definition. Examples are intended to provide a base for consideration of a similar use (if a similar use is not listed); however, additional standards may be required for certain, specific uses.
- E. **Uses Not Included.** For uses not listed in Table 4.2, Principal Use Table, not listed as a part of a use category or use type, and not listed as a prohibited use, the Director shall determine which use category or use type to which the use belongs in accordance with the following.

1. The Director shall determine whether an unlisted use is similar to a use identified in Table 4.2, Table of Permissible Uses, based on consistency with the City's adopted policy guidance and the following standards:
 - a. The function, product, or physical characteristics of the use;
 - b. The impact on adjacent lands created by the use;
 - c. The type, size, and nature of buildings and structures associated with the use;
 - d. The type of sales (retail, wholesale), and the size and type of items sold and displayed on the premises;
 - e. The types of items stored (such as vehicles, inventory, merchandise, chemicals, construction materials, scrap and junk, and raw materials including liquids and powders);
 - f. The volume and type of vehicle traffic generated by the use, and the parking demands of the use;
 - g. Any processing associated with the use, including assembly, manufacturing, warehousing, shipping, distribution, and whether it occurs inside or outside a building;
 - h. Any dangerous, hazardous, toxic, or explosive materials associated with the use;
 - i. The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation, and fumes; and

- j. Any prior determinations made by the Director or decisions made by City Council or appointed City boards.
 2. The Director's decision and explanation shall be made in writing, shall state the determination is final and subject to appeal as provided in Section 1 Administration, and shall be delivered by personal service, electronic mail, or by first class mail to the applicable parties. A written determination shall be binding on subsequent decisions by the Director or other administrative officials in applying the same provision of this Ordinance or the Official Zoning Map in the same circumstance, unless the determination is modified in accordance with this section, or the text of this Ordinance is amended. The Director shall maintain a record of written determinations that shall be available in the Planning and Zoning Department for public inspection, on reasonable request, during normal business hours.
 3. An appeal of the Director's determination with regard to an unlisted use may be made in accordance with Section 1.X.X.X: Appeals.
- F. **Use Standards.** Use standards for a particular use may be found with the definition of the use.

4.2. PRINCIPAL USE TABLE

		ZONING DISTRICTS																		
KEY: P = Permitted, S = Special Use Permit	4.3. PRINCIPAL USES - DEFINITION AND USE STANDARDS		RURAL RESIDENTIAL (RR)	SUBURBAN NEIGHBORHOOD (SN)	TRADITIONAL NEIGHBORHOOD (TN)	MEDIUM DENSITY (MD)	HIGH DENSITY (HD)		OFFICE PROFESSIONAL (OP)	COMMERCIAL GENERAL (CG)	BUSINESS TECHNOLOGY (BT)	MANUFACTURING AND LOGISTICS (ML)		GREER STATION DOWNTOWN (GS)	NEIGHBORHOOD CENTER (NC)	REGIONAL CENTER (RC)	COMMERCIAL CORRIDOR (CC)		PLANNED DEVELOPMENT (PD)	DESIGN REVIEW DISTRICT (DRD)
		RESIDENTIAL							NONRESIDENTIAL DISTRICTS					MIXED-USE DISTRICTS					SPECIAL DISTRICTS	
			P	P	P	P	X		X	X	X	X		P	X	X	X		P	P
Dwelling, Single-Family Detached	4.3.1.A		X	S	P	P	P		S	X	X	X		P	X	X	X		P	P
Dwelling, Single-Family Attached	4.3.1.B		X	S	S	P	P		S	X	X	X		P	X	X	X		S	P
Dwelling, Two-Family, Triplex, or Quadplex	4.3.1.C		X	X	X	X	X		X	P	P	P		P	P		X		P	X
Dwelling, Live-Work	4.3.1.D		X	X	X	P	P		X	P	P	X		P	P	P	P		P	P
Dwelling, Multi-Family (Include Upperstory)	4.3.1.E		S	S	S	S	X		P	X	X	X		P	P	X	X		P	X
Child Care Home	4.3.1.F		P	P	P	P	P		P	X	X	X		P	X	X	X		P	X
Group Living	4.3.1.G		S	S	S	P	P		P	S	X	X		X	X	X	X		S	X
Residential Care	4.3.3.H		X	X	X	S	X		X	X	X	X		X	X	X	X		X	X
Manufactured/Mobile Home Park	4.3.3.I																			
NON-RESIDENTIAL																				
AGRICULTURE AND OPEN SPACE																				
Community Garden	4.3.2.A		P	P	P	P	P		P	X	X	X		P	P	X	S		P	P
Farm	4.3.2.B		P	X	X	X	X		X	X	X	X		X	X	X	X		X	X
Livestock (Wholesale)	4.3.2.C		S	X	X	X	X		X	X	X	X		X	X	X	X		X	X
Lumberyard	4.3.2.D		S	X	X	X	X		X	X	X	X		X	X	X	X		X	X

Nursery	4.3.2.E	RESIDEENTIAL DISTRICTS	P	S	X	X	X	NONRESIDENTIAL DISTRICTS	X	X	X	X	MIXED-USE DISTRICTS	X	X	X	X	SPECIAL DISTRICTS	X	X
Parks	4.3.2.F		P	P	P	P	P		P	P	P	P		P	P	P	P		P	P
Produce Stands	4.3.2.G		P	X	X	X	X		X	X	X	X		X	X	X	X		X	X
Stables	4.3.2.H		P	S	X	X	X		X	X	X	X		X	X	X	X		X	X
CIVIC AND INSTITUTIONAL																				
Cemetery	4.3.3.A		P	S	S	S	S		S	S	X	X		S	X	X	X		X	X
Churches and Religious Institutions	4.3.3.B		P	P	P	P	P		P	P	P	P		P	P	P	P		P	X
Cultural, Library and Museum Facility	4.3.3.C		S	S	S	S	S		S	S	P	X		P	P	P	P		S	X
Government	4.3.3.D		X	X	X	X	X		P	P	P	X		P	P	P	P		S	X
Higher Education (College, University, Technical)	4.3.3.E		X	X	X	X	X		S	S	S	X		X	S	S	X		X	X
Infrastructure and Utilities	4.3.3.F		S	S	S	S	S		S	P	P	P		S	P	P	X		S	X
Post Office (Mail and Packages)	4.3.3.G		S	S	S	S	P		P	S	P	X		P	P	P	X		S	X
Public Safety (Fire/Police/Correctional)	4.3.3.H		P	P	P	P	P		P	S	P	P		P	P	P	P		P	X
School (K-12)	4.3.3.I		P	P	P	P	P		P	S	X	X		S	X	X	X		S	X
Social Services	4.3.3.J		S	S	S	S	S		P	P	X	X		P	X	X	X		X	X
Transit	4.3.3.K		S	S	S	P	P		P	P	P	X		P	P	P	X		P	X
PERSONAL SERVICE																				
Bank/Financial Institution	4.3.4.A		X	X	X	X	X		P	P	P	X		P	P	P	P		P	X
Dry Cleaning	4.3.4.B		X	X	X	X	X		S	P	X	X		X	P	P	P		P	X
Day Care (Adult and Child)	4.3.4.C		X	X	X	S	S		P	P	X	X		S	S	P	P		P	X
Funeral Home	4.3.4.D		X	X	X	X	X		P	P	X	X		P	X	P	P		X	X
Pharmacy (Maximum 10,000 SF)	4.3.4.E		X	X	X	X	X		P	P	X	X		P	P	P	P		P	X
Personal Services	4.3.4.F		X	X	X	X	X		P	P	P	X		P	P	P	P		P	X
Tattoo and Body Piercing Parlor	4.3.4.G		X	X	X	X	X		X	S	X	X		S	X	X	P		X	X
Private Clubs	4.3.4.H		X	X	X	X	X		S	P	X	X		P	P	P	P		X	X
COMMERCIAL																				
Adult Business/Sexually-Oriented Business	4.3.5.A		X	X	X	X	X		X	X	X	S		X	X	X	X		X	X
Animal Kennel	4.3.5.B		P	X	X	X	X		X	P	X	X		X	X	X	P		X	X
Automobile Service	4.3.5.C		X	X	X	X	X		X	P	X	X		X	X	S	P		X	X
Bed and Breakfast	4.3.5.D		S	S	S	P	P		X	P	X	X		P	X	X	P		X	X

Brewery	4.3.5.E	RESIDENTIAL DISTRICTS	X	X	X	X	X	NONRESIDENTIAL DISTRICTS	X	P	X	X	MIXED USE DISTRICTS	X	P	P	P	SPECIAL DISTRICTS	X	X
Brewpub	4.3.5.F		X	X	X	X	X		X	S	X	X		P	P	P	P		X	X
Bar/Tavern/Nightclub	4.3.5.G		X	X	X	X	X		X	P	X	X		X	P	P	P		X	X
Car Wash	4.3.5.H		X	X	X	X	X		X	P	X	X		X	X	P	P		X	X
Parking Lot	4.3.5.I		X	X	X	X	S		P	P	P	S		X	P	P	P		P	X
Parking Structure	4.3.5.J		X	X	X	X	S		P	P	P	S		X	P	P	P		S	X
Distillery	4.3.5.K		X	X	X	X	X		S	P	X	X		X	X	P	P		X	X
Event Center	4.3.5.L		X	X	X	X	X		X	S	P	X		X	X	P	P		X	X
Gas Station	4.3.5.M		X	X	X	X	X		S	P	X	X		X	S	P	P		X	X
Hotel/Motel	4.3.5.N		X	X	X	X	X		X	P	P	X		P	P	P	P		S	X
Indoor Amusement/Entertainment Facilities	4.3.5.O		X	X	X	X	X		X	P	X	X		P	P	P	P		X	X
Liquor Store	4.3.5.P		X	X	X	X	X		X	S	X	X		X	S	P	P		X	X
Microbrewery	4.3.5.Q		X	X	X	X	X		P	P	X	X		P	P	P	P		P	X
Micro-Distillery	4.3.5.R		X	X	X	X	X		P	P	X	X		P	P	P	P		P	X
Outdoor Recreation	4.3.5.S		S	S	X	X	X		X	P	X	X		X	S	P	P		X	X
Pawn Shop	4.3.5.T		X	X	X	X	X		X	P	X	X		X	S	X	P		X	X
Restaurant	4.3.5.U		X	X	X	X	X		P	P	X	X		P	P	P	P		P	X
Neighborhood Retail (Maximum 10,000 SF)	4.3.5.V		X	X	X	S	P		X	P	P	X		P	P	P	P		P	X
General Retail (Maximum 50,000 SF)	4.3.5.W		X	X	X	X	X		X	P	X	X		X	S	P	P		X	X
Regional Retail (Above 50,000 SF)	4.3.5.X		X	X	X	X	X		X	P	X	X		X	S	P	X		X	X
Vehicle Sales and Rental	4.3.5.Y		X	X	X	X	X		X	P	X	X		X	X	X	P		X	X
OFFICE AND MEDICAL																				
Animal Care	4.3.6.A		P	X	X	X	X		P	P	X	X		X	X	X	P		X	X
Medical/Dental Facility	4.3.6.B		X	X	X	X	X		P	P	P	X		P	P	P	P		S	X
Hospital	4.3.6.C		X	X	X	X	X		S	S	X	X		X	X	S	S		X	X
Professional Office	4.3.6.E		X	X	X	X	X		P	P	P	X		P	P	P	P		P	X
Urgent Care	4.3.6.F		X	X	X	X	X		P	P	X	X		X	P	P	P		P	X
Rehabilitative/Mental Health Facility	4.3.6.G		X	X	X	X	X		S	P	S	X		X	X	X	P		X	X
INDUSTRIAL AND LOGISTIC																				
Artisanal Manufacturing	4.3.7.A		S	X	X	X	X		X	P	P	X		X	P	X	P		S	X

Broadcast Facility	4.3.7.B	RESIDEENTIAL DISTRICTS	S	X	X	X	X	NONRESIDENTIAL DISTRICTS	P	P	P	X	MIXED USE DISTRICTS	X	X	X	X	SPECIAL DISTRICTS	X	X
Communication/Cell Tower	4.3.7.X		S	S	S	S	S		S	S	S	S		S	S	S	S		S	S
Flex Facility	4.3.7.C		X	X	X	X	X		P	S	P	S		X	S	S	S		X	X
Industrial - Light	4.3.7.D		X	X	X	X	X		X	S	X	P		X	X	X	X		X	X
Industrial - Heavy	4.3.7.E		X	X	X	X	X		X	X	X	P		X	X	X	X		X	X
Salvage Yard	4.3.7.F		X	X	X	X	X		X	X	X	P		X	X	X	X		X	X
Land Fill	4.3.7.G		X	X	X	X	X		X	X	X	P		X	X	X	X		X	X
Manufacturing	4.3.7.H		X	X	X	X	X		X	X	P	P		X	X	X	X		X	X
Outdoor Storage	4.3.7.I		X	X	X	X	X		X	X	X	S		X	X	X	X		X	X
Wholesale Trade	4.3.7.J		X	X	X	X	X		X	X	X	P		X	X	X	X		X	X
Recycling	4.3.7.K		X	X	X	X	X		X	X	X	P		X	X	X	X		X	X
Self-Storage	4.3.7.L		X	X	X	X	X		X	P	X	P		X	X	X	S		X	X
Solar Farm	4.3.7.M		S	X	X	X	X		X	X	X	P		X	X	X	X		X	X
Warehouse/Distribution	4.3.7.N		X	X	X	X	X		X	X	X	P		X	X	X	X		X	X

4.3. PRINCIPAL USES – DEFINITION AND USE STANDARDS

4.3.1. RESIDENTIAL USES

A. Dwelling, Single-Family Detached

1. Characteristics. A residential building containing only one (1) dwelling unit, to be occupied by one family. For regulatory purposes, the term is not to be construed as including mobile homes, recreational vehicles, travel trailers, housing mounted on motor vehicles, tents, houseboats, or other forms of temporary or portable housing.
2. Accessory Uses. Accessory uses commonly found are recreational facilities, parking of motor vehicles for the occupants, piers, and docks, and or accessory structures such as a garage or shed. In certain instances, home occupations as regulated by this UDO may be permitted as an accessory use, subject to the standards in Section 4.6. Accessory dwelling units may be permitted as an accessory structure, subject to the standards in Section 4.4.C.
3. Examples. Examples include single-family homes on a variety of lot sizes and types.
4. Uses Not Included.
 - a. Lodging where tenancy is arranged for one (1) week or less including short-term rentals is considered a form of transient lodging (see commercial categories).
5. Use Standards
 - a. All accessory and uses shall be clearly incidental to permitted principal use. All accessory buildings and pools shall be located in a side or rear yard.

B. Dwelling, Single-Family Attached

1. Characteristics. A residential building that may be attached or semi attached, consisting of split-level dwelling units, each dwelling unit typically owned by separate ownership. For regulatory purposes, the term is not to be construed as including mobile homes, recreational vehicles, travel trailers, housing mounted on motor vehicles, tents, houseboats, or other forms of temporary or portable housing.
2. Accessory Uses. Accessory uses commonly found are recreational facilities, parking of motor vehicles for the occupants, piers and docks, and accessory structures such as a garage or shed.
3. Examples. Examples include townhomes, villas, or attached single family.
4. Uses Not Included.
 - a. Lodging where tenancy is arranged for one (1) week or less is considered a form of transient lodging (see commercial categories).
5. Use Standards.
 - a. Single-Family attached buildings shall be limited to six (6) dwelling units.

- b. All accessory and uses shall be clearly incidental to permitted principal use. All accessory buildings and pools shall be located in a side or rear yard.

C. Dwelling, Two-Family, Triplex, or Quadplex.

1. Characteristics. A residential building containing two (2) dwelling units (two-family), three (3) (triplex), or four (4) (quadplex), usually under single ownership, consolidated into a single structure. This dwelling type is typically on a single lot and contains common walls. For regulatory purposes, the term is not to be construed as including mobile homes, recreational vehicles, travel trailers, housing mounted on motor vehicles, tents, houseboats, or other forms of temporary or portable housing.
2. Accessory Uses. Accessory uses commonly found are recreational facilities, parking of motor vehicles for the occupants, piers and docks, and accessory structures such as a garage or shed.
3. Examples. Examples include a duplex.
4. Uses Not Included.
 - a. Lodging where tenancy is arranged for one (1) week or less are considered to be a form of transient lodging (see commercial categories).
5. Use Standards
 - a. Lot width must be 1.5x the required minimum width of the base zoning district requirement for any duplex.
 - b. The main entrance to each ground floor unit shall be accessed directly from and face the street.
 - c. All accessory and uses shall be clearly incidental to permitted principal use. All accessory buildings and pools shall be located in a side or rear yard.

D. Dwelling, Multi-Family.

1. Characteristics. Multi-family dwelling units are characterized by a building that contains more than four (4) dwelling units, or may consist of upper-story residential in a mixed-use building (i.e. a building that contains a separate use on the bottom floor, and dwelling units on the floors above). This definition includes condominiums or multifamily apartments. Tenancy is arranged for periods longer than one week. Uses where tenancy may be arranged for a shorter period are not considered residential.
2. Accessory Uses. Accessory uses commonly found are recreational facilities, parking of motor vehicles for the occupants and guests, piers and docks, and accessory structures such as a garage or shed.
3. Examples. Uses include apartments, condominiums, and multiplexes.
4. Not Included.
 - a. Lodging where tenancy is arranged for one (1) week or less are considered to be a form of transient lodging (see the commercial categories).

E. Dwelling, Live-Work

1. Characteristics. Live-work units typically occur within a building used jointly for commercial or industrial and residential purposes. Live-work

buildings are generally constructed for commercial or industrial uses and allow for both living and work space uses. All permitted uses may occupy any story of a live-work building. Customers are permitted to come to and from. The occupations must provide a service or product that is conducted wholly within a residential dwelling that allows employees and customers to visit.

2. Accessory Uses. Accessory uses may include associated office, ancillary indoor storage, parking for resident and customer cars.
3. Examples. Examples may include a commercial or industrial building built out to include units which allow for commercial activity and a residential use. This may include lofts which feature a workshop and bedroom so the owner/occupant of the unit may run a business and also live where they conduct the business. General examples of business conducted in a live-work may be an artisanal workshop or gallery, wood, or metal workshop (using only the use of hand tools and small-scale, light equipment), demonstration kitchens, office, resale of items such as antiques and clothing made or altered on site.
5. Home-occupation. Home occupations are an accessory use to a residential principal use. Home occupation standards are listed in Section 4.6.
6. Use Standards.
 - a. A live-work business shall be subject to all applicable City occupational license and other business taxes.
 - b. Any potential resident must be legally notified that the structure is a live-work structure and allows for commercial activity in units within the structure.
 - c. A minimum of one (1) individual must occupy the live-work unit as their primary residence.
 - d. The live-work unit may not employ more than two (2) individuals (not including the primary resident) not living on the premises at any one time.
 - e. Occupations or businesses catering to groups may not have any groups larger than five (5) persons at one time. No more than five (5) customers at once are to be permitted inside.
 - f. No storage or warehousing of material is permitted outdoors.
 - g. No visible evidence of the occupation inside (other than a permitted sign).

F. Dwelling, Manufactured/Mobile Home

1. Characteristics. Manufactured homes are built on an integral chassis, with or without permanent foundation, and are used as a dwelling unit. These units are portable and built to be towed. Manufactured homes are subject to any state standards for safety and occupancy.
2. Accessory Uses. Accessory uses commonly found are recreational facilities, parking of motor vehicles for the occupants, piers and docks, and accessory structures such as a garage or shed.

3. Examples. Examples include any type of park model or travel trailer designed as a dwelling unit, built on an integral chassis, with or without permanent foundation. This term includes mobile homes, park trailers, travel trailers and similar transportable structures intended to be improved property.
4. Uses Not Included.
 - a. Modular homes are not considered to be manufactured/mobile homes.

G. Child Care Home.

1. Characteristics. A residential building in which care is given in a family home environment for at least one (1) and not more than six (6) children. Only those residing in the home may be involved in the day-to-day operation of the Child Care Home.
2. Accessory Uses. Accessory uses commonly found are recreational facilities, parking of motor vehicles for the occupants, and accessory structures such as a garage or shed.

H. Group Living

1. Characteristics. A facility with lodging for one or more persons in a group that does not constitute a single family unit.
2. Accessory Uses. Accessory uses commonly found are recreational activities, hobbies, and parking of the occupants' vehicles.
3. Examples. Uses include a boarding house for an educational facility, rooming house, congregate care home, fraternity, or sorority.

I. Residential Care

1. Characteristics. ALF (Assisted Living Facility), ILF (Independent Living Facilities), and CCF (Convalescent Care Facilities) are all considered residential care and provide residential facilities with on-site 24-hour medical care for seniors. This use category describes building or buildings, section or distinct part of a building, private home, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator. This includes nursing homes.
2. Accessory Uses. Accessory uses commonly found are recreational activities, cafeteria, café, dining hall, hobbies, parking of the occupants' vehicles, facilities for staff.
3. Examples. Uses include living in nursing homes, skilled nursing facilities, assisted living facilities, convalescent care facilities, and other senior living facilities.
4. Uses Not Included.
 - a. Lodging where tenancy is arranged for one week or less are considered to be a form of transient lodging (see commercial categories).
5. Use Standards.

- a. Residential care facilities are subject to density standard of the applicable district following standards below:
 - i. Each separate room or group of rooms designed or intended for use as a residence by an individual or family and having kitchen facilities shall be equal to one dwelling unit.
 - ii. Each separate bedroom or bedroom and associated rooms containing two beds, designed, or intended for use as a residence and not having kitchen facilities but having access to a common dining area, shall be equal to one-half dwelling unit.
 - iii. Each separate bedroom or bedroom and associated rooms containing only one bed, designed, or intended for use as a residence by an individual or couple and not having kitchen facilities but having access to a common dining area, shall be equal to one-quarter dwelling unit.
 - iv. Where beds are provided for residents in the nature of a hospital or nursing home wardrooms, as opposed to residential dwelling units with three or more beds, each bed shall be equal to one-quarter dwelling unit.
- b. Structures shall demonstrate a pedestrian circulation plan, including internal walkways, and shall include provisions for alternative transportation options for residents of the facility.

J. Manufactured/Mobile Home Park

- 1. Characteristics. A mobile home park is characterized by site that contains more than one manufactured or mobile home as defined in Section 8. Definitions on approved spaces rented to individuals. The land within the park shall be under single ownership and provide on-site management of the park.
- 2. Accessory Uses. Accessory uses commonly found are recreational facilities, conventional building structure for the management of the park, community gardens, dumpsters, and building services.
- 3. Design and Development Standards. Mobile Home Parks are subject to the standards in 6.7. Mobile Home Park Design and Development Standards.

4.3.2. AGRICULTURE AND OPEN SPACE USES

A. Community Garden

- 1. Characteristics. A dedicated space for the growing of plants for personal use, community distribution, education, or beautification of a community. Community gardens may be permitted within a residential subdivision. Community gardens are not intended for commercial, wholesale, or retail sales.
- 2. Examples. Small open spaces dedicated to a community garden for the cultivation of plants, flowers, and other vegetation.
- 3. Uses Not Included. Agriculture, agricultural sales, produce stand.
- 4. Use Standards.
 - a. Community gardens shall be limited to 2,500 square feet in area.

- b. No retail sales are permitted on site.
- c. Overhead lighting is prohibited.
- d. Accessory buildings (i.e. shade structures, pavilion, trellises, and/or sheds) shall be limited to 500 square feet.
- e. Shall be regulated and maintained by an HOA, POA or similar entity.

B. Farm

- 1. Characteristics. An agricultural use for the raising of crops intended for commercial sale and distribution.
- 2. Examples: A commercial farm raising vegetables, wheat, and similar crops.
- 3. Use Standards.
 - a. A produce stand may be permitted on-site or along adjacent roadway, limited to 500 square feet. An identified off-street parking area must be included. The parking area may be temporary.

C. Livestock (Wholesale).

- 1. Characteristics. An open space use dedicated to raising and selling livestock.
- 2. Examples. A pasture dedicated to raising livestock and associated uses (including livestock auction, milk processing, packing house and similar uses).
- 3. Use Standards.
 - a. The minimum lot area upon which livestock may be kept is one (1) acre.
 - b. No more than one (1) head of livestock shall be permitted for each one-half (1/2) acre of lot area.
 - c. No structure shall be closer than 50 feet to the property line except where such property line abuts a street, railroad, or watercourse at least 50 feet in width.

D. Lumberyard.

- 1. Characteristic. A facility dedicated to processing fallen lumber for the use of production in consumer of construction goods, intended to provide only wholesale.
- 2. Examples. A lumberyard facility.
- 3. Uses Not Included.
 - a. Retail sales of lumber to individual customers.

E. Nursery

- 1. Characteristics. An establishment whose primary function is the retail sales of live plants and trees, mulch, compost, and the like to individual customers or wholesale.
- 2. Accessory Uses. The sale of landscape supplies.
- 3. Examples. A plant nursery or tree farm.
- 4. Use Standards.
 - a. Live plants (including ornamentals, fruit and nut crops, and herbaceous plants) included within a nursery shall not be considered outdoor storage.

- b. Bulk material and landscape supplies (including wheelbarrows, hoses and garden tools intended for residential uses) shall be screened.
- c. Outdoor storage yards of bulk material (i.e. mulch, compost) shall comply with the standards of Section 4.7.B. Mulch is defined as any material used as ground covering for the protection and enhancement of the soil.
- d. Heavy machinery sales is not permitted.
- e. Any landscape supply vehicles or equipment shall be kept a minimum 50 feet from property lines and screened from view from public rights-of-way.

F. Parks.

- 1. Characteristics. Parks are uses of land which allow for recreation for the general public or land intended to provide opportunities for the enjoyment, conservation or preservation of natural features and resources.
- 2. Accessory Uses. Accessory uses may include maintenance facilities, concessions, caretaker's quarters, and parking.
- 3. Examples. Examples include parks, preservation areas, and recreational trails.

G. Produce Stands

- 1. Characteristics. A stand alone, temporary or permanent stand intended for commercial purchasing of agricultural goods.
- 2. Examples. Examples include a roadside produce stand.
- 3. Uses Not Included.
 - a. A temporary farmers market, with standards included in X.
- 4. Use Standards.
 - a. Sales shall be limited to five-hundred (500) square feet of gross floor area per acre of land.

H. Stables

- 1. Characteristics. An establishment which allows for the keeping of horses or ponies for private use.
- 2. Accessory Uses. Accessory uses and structures such as feeding areas, barns, and similar uses customary to the keeping of horses or ponies, riding academy with teaching facilities and training courses.
- 3. Examples. Horse stables, riding academy.
- 4. Use Standards.
 - a. All structures for the keeping of horses or ponies shall be located a minimum 100 feet of any property line.
 - b. Horses and ponies shall be kept in a fenced enclosure.

4.3.3. CIVIC AND INSTITUTIONAL USES

A. Cemetery

- 1. Characteristics. An area established for the burial of the dead and dedicated for cemetery purposes.

B. Churches and Religious Institutions

1. Characteristics. A facility intended as a house of worship that hosts organized religious services.
2. Accessory Uses. Accessory uses may include recreational facilities intended to be used by members and cemeteries.
3. Examples. A church, temple, mosque, or similar religious house of worship.

B. Cultural, Library and Museum Facility

1. Characteristics. A facility or site open to the public for cultural services and events operated by the government or a certified non-profit entity.
2. Accessory Uses. Accessory uses may include cafeterias, snack bars, parking, ancillary assembly, retail, or restaurant.
3. Examples. Examples include community centers, libraries, museums, and historical societies.

D. Government

1. Characteristics. A building, or portion of a building, wherein government activities are performed involving predominately administrative, record keeping, professional, and/or clerical operations and where professional services are rendered. For the purpose of this ordinance "government" includes local, state, and federal government agencies including but not limited to City of Greer, Greenville County, Spartanburg County, and United States Postal Service.
2. Accessory Uses. Accessory uses may include cafeterias, day care facilities, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.
3. Examples. Examples include city hall buildings, government offices, court houses, public work facilities, municipal government buildings.

E. Higher Education (College, University, Technical)

1. Characteristics. Universities, colleges, or vocational schools are higher learning establishments that provide post public school (including associate, bachelor, graduate, doctoral), vocational, and technical degrees and skills.
2. Accessory Uses. Accessory uses may include associated offices, parking, cafeteria, facilities such as a cafeteria, fitness facility, on and off campus dormitories owned and operated by the school, and on campus.
3. Examples. Examples include a trade school, secondary education, career center, vocational college, college, university, satellite campus or satellite branch of a university, college, or vocational school.
4. Use Standards.
 - a. All activities associated with a vocational school (or trade school) that cause excess noise or nuisance shall be within a completely enclosed building.
 - b. University, college, or vocational schools may occur in existing buildings suitable for commercial activity, such as a shopping center.

F. Infrastructure and Utilities.

1. Characteristics. Public or private infrastructure facilities. May be public or privately provided.
2. Accessory Uses. Accessory uses may include parking, control, monitoring, data, or transmission equipment.
3. Examples. Examples include water and sewer pump stations, water towers, electrical substations, and similar uses.
4. Uses Not Included.
 - a. Utility offices where employees and customers are generally present are classified as professional office or government.

G. Post Office (Mail and Packages)

1. Characteristics. Includes any facility which accepts customers to mail or deliver letters, packages, and goods. May be publicly or privately owned.
2. Accessory Uses. Accessory uses may include a cafeteria for staff, parking for workers and customers, parking area for mail or delivery trucks.
3. Examples. United States Postal Services Facilities and commercial mail and delivery services such as storefront FedEx and UPS operations.
4. Exclusions. Mail kiosks, lockers, and mailboxes are not subject to use standards and may be permitted as accessory structures.

H. Public Safety

1. Characteristics. Facilities operated by a public safety agency, commonly governmental, for the purpose of providing safety related services including fire and police, to the general public.
2. Accessory Uses. Accessory uses may include parking, cooking facilities, or holding cells within a police station.
3. Examples. Public safety facilities including fire stations, police stations, jail/detention/correctional facilities, and emergency communication broadcast facilities.

I. School.

Residential care facilities shall be designed and used to serve its residents and their guests only.

1. Characteristics. This category includes public and private schools, including charter and grades K-12, that provide state mandated basic education.
2. Accessory Uses. Accessory uses include play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school care.
3. Examples. Examples include public and private daytime schools, high schools, boarding schools, and military academies.
4. Use Standards.
 - a. Must meet the curricular teaching certification of instruction approved by the State Board of Education.
 - b. All mobile or portable classrooms shall be located in rear yards. Administrative approval by the Planning Department may allow the placement inside front or side yards if placement in the rear cannot be accommodated.

J. Social Services.

1. Characteristics. Facilities that provide psychosocial rehabilitation, skill development activities, temporary sleeping facilities for displaced persons, employment services and pre-vocational training.
2. Accessory Uses. Accessory uses may include cafeteria, soup kitchens, maintenance facilities, caretaker's quarters, and parking.
3. Examples. Examples include temporary shelters, rehabilitation facilities, and work training centers for displaced persons.
4. Exceptions.
 - a. Jails or detention centers
 - b. Facilities which provide only rehabilitation from substances (see office/medical use – rehabilitative and mental health facilities).
5. Use Standards
 - a. An employee or volunteer must maintain continuous on-site supervision during operation hours.
 - b. May not be within 500 feet of a school or another social services establishment.
 - c. A six (6) foot fence or wall shall be required along any outdoor recreation areas, in addition to any required landscape buffer.

K. Transit

1. Characteristics. Public or private transit facility serving a regional area. May have regular employees on-site. Services may be public or privately provided.
2. Accessory Uses. Accessory uses may include parking; control, monitoring, data, or transmission equipment.
3. Examples. Examples include transit facilities, park-and-ride facilities for mass transit, other intense transit based regional uses.

4.3.4. PERSONAL SERVICE USES

A. Bank/Financial Institution

1. Characteristics. Banks and financial institutions characterized by activities conducted in an office setting and generally focusing on personal or financial services. Drive-throughs are permitted.
2. Accessory Uses. Accessory uses may include parking for use of employees and customers.
3. Examples. Bank, financial institution, credit unions, and similar financial establishments.
4. Use Standards.
 - a. Drive-through windows, speaker boxes, and ordering stations shall not be adjacent to any residential use or district.
 - b. Drive-through shall be designed so as not to obstruct the movement of pedestrians along sidewalks or between the building entrance and customer parking spaces.

- c. Crosswalks and crosswalk markings shall be required if pedestrians can cross the drive-through lane between the building and parking areas.

B. Dry Cleaning

1. Characteristics. Establishment dedicated to onsite cleaning of clothes, offering the renting of on-site equipment for the cleaning, and washing of laundry to individual customers or pick-up dry-cleaning services. These establishments are intended to offer personal services to individual customers and not wholesale dry cleaning.
2. Accessory Uses. Accessory uses may include ancillary indoor storage, associated office, parking.
3. Uses Not Included
 - a. Wholesale laundry cleaning facilities (see industrial uses).

C. Day Care (Adult and Child)

1. Characteristics. An establishment dedicated to the care of adults or children in a protected, supervisory setting. May require additional state permits.
2. Accessory Uses. Accessory uses may include ancillary indoor storage, outdoor play areas, associated office, parking, cafeteria.
3. Use Standards.
 - a. Areas dedicated for drop off and pick up must be included for any site plan or permit request for a day care.
 - b. Outdoor recreation areas or playgrounds shall be fenced with a minimum six (6) foot fence.

D. Funeral Home

1. Characteristics. A facility used for the preparation of the deceased and the display of the deceased for funeral services. The facility may include space and facilities for embalming and preparation of the dead for burial, performance of autopsies, the storage of caskets and funeral supplies.
2. Accessory Uses. Accessory uses may include ancillary indoor storage, associated office, parking, storage of funeral vehicles, crematorium meeting all related laws and regulations and cemetery/mausoleum.

E. Pharmacy

1. Characteristics. An establishment dedicated to the sales and dispensing of prescription and non-prescription drugs and limited retail sales.
2. Examples. Examples include drug stores.
3. Use Standards.
 - a. Establishment size shall be limited to 15,000 square feet. Any establishment greater than 15,000 square feet is considered general retail.

F. Personal Services

1. **Characteristics.** Establishments that cater to personal services for a community. May also provide personal services or entertainment or provide product repair or services for consumer and business goods.
2. **Accessory Uses.** Accessory uses may include offices, storage or repackaging of goods for on-site sale, and parking.
3. **Examples.** Examples include barbers, hair salons, nail salons, tanning facilities, day spa, personal care services, animal grooming, product repair or services for consumer and business goods (i.e. computer repair shop, watch repair).

G. Tattoo and Body Piercing Parlor

1. **Characteristics.** Any establishment that practices the inserting of permanent markings of coloration, or the producing of scars, upon or under human skin through puncturing by use of a needle or any other method. Additionally, establishments that practice permanent body modifications by the piercing of human flesh. Micro-blading and temporary tattoos are not considered to constitute as a tattoo and body piercing parlor.
 - a. A Tattoo and Body Piercing Parlor cannot be operated within 1000 feet of:
 - i. A place of worship;
 - ii. Public or private elementary or secondary school;
 - iii. Any outdoor recreational facility at which minors are likely to congregate;
 - iv. A lot devoted to residential use;
 - v. A day care facility;

H. Private Clubs

1. **Characteristics.** Private clubs are used by a group of people organized for a common purpose to pursue common goals, interests or activities and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and constitution and by-laws. Facilities may contain one or more buildings and structures operated only for the benefit of its members and their guests.
2. **Accessory Uses.** Accessory uses may include offices, meeting areas, clubhouses, parking, and restaurants open only to members of the private club.
3. **Examples.** Private clubs such as fraternal organizations and country clubs.
4. **Uses Not Included.**
 - a. Event centers or convention centers catering to outside groups or audiences.
 - b. Health and fitness facilities (i.e. commercial gym, see general retail).
5. **Use Standards.**
 - a. All dumpsters and other building service areas shall be located where they are concealed from view from the public right of way, see section 4.4.B.9
 - b. Meals or beverages may be sold to members and their guests only.

4.3.5. COMMERCIAL USES

A. Adult Business/Sexually-Oriented Business –

1. Characteristics. A nightclub, bar, restaurant, or other similar establishment in which a person appears in a state of sexually explicit nudity or semi-nudity in the performance of their duties. Additionally, a business offering its patrons goods of which a substantial portion are sexually-oriented materials. A business in which more than ten percent of the display space is used for sexually-oriented materials is presumed to be a sexually-oriented business. Defined in State of South Carolina Code of Laws Sections 57-25-120(7) and 57-25-120(8).
2. Accessory Uses. Accessory use may include an associated office.
3. Use Standards.
 - b. Nudity, semi-nudity, sexually explicit material/content is prohibited in any outdoor displays including signs.
 - c. Adult Business/Sexually-oriented Business cannot be operated within 1000 feet of:
 - a. A place of worship;
 - b. Public or private elementary or secondary school;
 - c. A boundary of any residential district;
 - d. Any outdoor recreational facility at which minors are likely to congregate;
 - e. A lot devoted to residential use;
 - f. A day care facility;
 - g. Cemetery;
 - h. Funeral Home; or
 - i. Another Adult Business/Sexually-oriented Business.

B. Animal Kennel

1. Characteristics. The use of land for the purpose of boarding animals. May include a pet resort which provides day care for pets in addition to grooming and training/classes.
2. Accessory Uses. Outdoor play areas for animals, office, indoor storage, limited retail sales of pet associated items.
3. Examples. Animal kennel or boarding facility, animal shelter.
4. Use Standards.
 - d. All outdoor areas intended for animal use shall be fenced with a minimum six (6) foot fence.
 - e. Animals shall be kept within an enclosed building between the hours of 10:00 PM and 6:00 AM.
 - f. Animal waste shall not be stored closer than ten (10) feet from the property line.

C. Automobile Service

1. Characteristics. An establishment which provides vehicle services and repair in an enclosed building, including but not limited to brake adjustments, oil changes, realignments, repair, paint and/or detailing
2. Accessory Uses. Accessory uses may include limited sale of parts or vehicle accessories, towing, associated office, parking, repackaging of goods for on-site sale or use.
3. Examples. Vehicle service establishments.
4. Use Standards.
 - a. No stockpiling of parts or salvaging of vehicle parts.
 - b. No storage of wrecked or unregistered vehicles outside of the building.
 - c. No outdoor speaker system.
 - d. All work performed shall be within an enclosed building, however bay doors may be open during hours of operation.
 - e. In addition to service vehicles necessary for the operation of business, only vehicles awaiting repair may be stored on site. No inoperable vehicles may be left on site for more than seven (7) days.

D. Bed and Breakfast

1. Characteristics. Private home offering lodging and breakfast to guests. Accommodations are limited to a maximum of six (6) guestrooms. This type of establishment is primarily a private home offering lodging and breakfast to guests. The appearance and primary function of the home shall remain as a residence, not as a lodging establishment.
2. Accessory Uses. Accessory uses customary to single-family residences are permitted.

E. Brewery

1. Characteristics. Any establishment where malt liquors are manufactured and packaged on-premise, manufacturing more than 15,000 barrels of malt liquor on its licensed premise each calendar year. One barrel equals 31 gallons.
2. Accessory Uses. Ancillary indoor storage, associated office, deck/patio for outdoor seating and/or entertainment, beer garden, parking, valet parking facility, tasting room.
3. Use Standards.
 - a. Outdoor entertainment is limited to 10:00 PM.

F. Brewpub

1. Characteristics. A restaurant, which produces on premise a maximum of two thousand barrels a year of beer for sale on the premise. One barrel equals 31 gallons.
2. Accessory Uses. Ancillary indoor storage, associated office, deck, patio for outdoor seating or dining and entertainment, parking, valet parking facility, bar seating, limited catering.
3. Use Standards.
 1. Outdoor entertainment is limited to 10:00 PM.

G. Bar/Tavern/Nightclub

1. Characteristics. Any establishment whose primary function is the sale of beer, wine, or other alcoholic beverages for consumption on the premises and cannot be licensed as a restaurant under State A.B.C. regulations.
2. Accessory Uses. Ancillary indoor storage, associated office, outdoor patron areas (if permitted under the State A.B.C. regulations), and parking.
3. Examples. Bars, taverns, cocktail lounge.
4. Use Standards.
 - a. Outdoor entertainment is limited to 10:00 PM.

H. Car Wash

1. Characteristics. Commercial establishments which allow for the washing of motor vehicles and vehicle cleaning services.
2. Accessory Uses. Accessory uses may include parking, retail sales of items associated with the cleaning of motor vehicles.
3. Examples. Full-service carwash, self-service carwash facilities.
4. Use Standards.
 - a. All washing, waxing, machine powered drying shall be in an enclosed building. Hand washing and drying may be conducted outside of an enclosed building.
 - b. No vehicle bays or openings shall face a residential use.

I. Parking Lot

1. Characteristics. A surface parking area or structure which is available to the public, but may also be used to accommodate employees, customers, and clients.
2. Accessory Uses. Valet parking, parking booth, electric vehicle charging units.
3. Examples. Examples include a commercial parking lot or parking garage.
4. Exceptions.
 - a. Outdoor storage of vehicles, boats, other vehicles, machinery, or equipment (see outdoor storage.)
5. Use Standards.
 - a. A parking structure may feature additional accessory uses such as first floor retail, or rooftop amenities such as a restaurant in mixed-use districts.
 - b. No extended parking beyond overnight parking is permitted unless associated with transportation facilities such as an airport, rail, or bus terminal.

J. Parking Structure

1. Characteristics. Parking structure (i.e. parking garage) which is available to the public, but may also be used to accommodate employees, customers, and clients. No extended parking beyond overnight parking is permitted unless associated with transportation facilities such as an airport, rail, or bus terminal.
2. Accessory Uses. Valet parking.
3. Examples. Examples include a commercial parking garage.

4. Uses Not Included.
 - a. Outdoor storage of vehicles, boats, other vehicles, machinery, or equipment (see outdoor storage.)
 - b. Trucks, trailers, delivery vehicle parking.
5. Use Standards.
 - a. In an effort to promote mixed-use, a parking structure may feature additional accessory uses such as first floor retail, or rooftop amenities such as a restaurant if the underlying zone district allows for the accessory use as a permitted right.

K. Distillery

1. Characteristics. A manufacturer who distills, blends, and bottles alcoholic liquors on the licensed premises with an alcohol content greater than seventeen percent and who produces more than one hundred twenty-five thousand cases per year at the licensed premises.
2. Accessory Uses. Ancillary indoor storage, associated office, deck/patio for outdoor seating and/or entertainment, parking, valet parking facility, tasting room.
3. Use Standards.
 - a. Outdoor entertainment is limited to 10:00 PM.

L. Event Center

1. Characteristics. Venues or facilities specifically for temporary events such as conferences, sports, wedding/banquet/event halls, concerts, or similar temporary events.
2. Accessory Uses. Accessory uses include offices, meeting rooms, indoor restaurant, bar, lounge, cabanas; boat docks, parking, indoor or outdoor recreation such as swimming pools, tennis courts, fitness center, sauna, and other similar facilities.
3. Examples. Examples may include a convention center, coordinated wedding and banquet halls, sports stadium, or concert hall. A hotel/motel may have an attached event center as an accessory use.
4. Exceptions.
 - a. Any fraternal organization (see civic and private club)
 - b. Community centers and private clubs
 - c. Halls or rooms available to rent from public safety facilities including fire and police stations.
5. Use Standards.
 - a. Additional landscape buffer widths where adjacent to a residential zoned property are required consistent with Section 5.3. of this UDO.

M. Gas Station

1. Characteristics. Gas stations are involved in the retail sale of fuel for motor vehicles, and convenience items including but not limited to prepackaged food, beverages, tobacco products, lottery, and other similar products as its primary sale.

2. Accessory Uses. Accessory uses may include convenience store, offices, food sales, restaurants located within principal building, storage or repackaging of goods for on-site sale, parking, and car wash.
3. Examples. Examples include retail establishments not to exceed 10,000 SF accompanied by fueling stations.
4. Use Standards.
 - a. No equipment for vehicle fueling shall be closer than fifteen (15) feet to any public right-of-way and ten (10) to any property line.

N. Hotel/Motel

1. Characteristics. Transient accommodations arranged for short term stays for compensation. This does not include patient transient accommodations, shelters for the homeless or short-term rentals.
2. Accessory Uses. Attached meeting rooms, dining facilities, bar or lounge, restaurant, laundry facility, swimming pool, other recreational facilities.
3. Examples. Examples include hotels and motels.

O. Indoor Amusement/Entertainment Facilities

1. Characteristics. Establishments that provide indoor amusement and entertainment services for a fee or admission charge.
2. Accessory Uses. Accessory uses include ancillary indoor storage, associated office, concession, dining area or cafeteria, pro-shop and limited sales of goods related to on-site activities.
3. Examples. Examples include, but are not limited to fitness center and gym, pool hall, bowling alley, axe throwing, indoor sports facility (including pickleball and tennis courts), indoor rock climbing, roller rink, indoor ice rink, indoor archery and shooting ranges, gymnastic facility, karate, dance studio, movie theater, music hall, escape rooms.
4. Use Standards.
 - a. Indoor shooting ranges that are designed and operated for the use of rifles, shotguns, pistols, or any other weapons including firearms, air guns, and airsoft guns are subject to the following standards.
 - i. All shooting activities must be indoor only.
 - ii. Must be located in stand-alone building, cannot be in planned center, strip developments, share walls or parking.
 - iii. All indoor shooting ranges shall be of soundproof construction whereby sound from discharge of any firearm and the impact of projectile shall not be plainly audible across any adjoining property line.
 - iv. Sale and consumption of alcoholic beverages on-site is prohibited

P. Liquor Store

1. Characteristics. A retail establishment engaged in the sale of packaged alcohol including, beer, ale, wine, and spirits for consumption off premises.
2. Accessory Uses. Accessory uses include temporary, indoor, promotional display and the sale of prepackaged food, tobacco products, and lottery.

Q. Microbrewery

1. Characteristics. Any establishment where malt liquors are manufactured and packaged on-premise or off-premise, manufacturing no more than 15,000 barrels of malt liquor on its licensed premise each calendar year. One barrel equals 31 gallons.
2. Accessory Uses. Ancillary indoor storage, associated office, deck/patio for outdoor seating and/or entertainment, beer garden, parking, valet parking facility, tasting room.
3. Use Standards.
 - a. Outdoor entertainment is limited to 10:00 PM.

R. Micro-Distillery

1. Characteristics. A manufacturer who distills, blends, and bottles alcoholic liquors on the licensed premises with an alcohol content greater than seventeen percent and who produces a maximum, quantity of one hundred twenty-five thousands cases per year at the licensed premises.
2. Accessory Uses. Ancillary indoor storage, associated office, deck/patio for outdoor seating and/or entertainment, parking, valet parking facility, tasting room.
3. Use Standards.
 - a. Outdoor entertainment is limited to 10:00 PM.

S. Outdoor Recreation

1. Characteristics. Uses which provide recreation-oriented activities predominately outdoors.
2. Accessory Uses. Accessory uses include associated office, concession stands, dining area or cafeteria, pro-shop and limited sales of goods related to on-site activities.
3. Examples. Examples include but are not limited to outdoor entertainment activities taking place outside of an enclosed building such as tennis, pickleball, miniature golf, golf courses, obstacle or ropes course, drive-in theater, campground, paintball, outdoor skating facilities, outdoor shooting range, outdoor sport facilities.
4. Use Standards.
 - a. If the outdoor entertainment involves any projectiles, berms or backstops are required at the perimeter boundary of the activity to ensure safety to off-site areas.
 - b. No associated outdoor features shall be located between the front façade of the building and the street fronting the lot.
 - c. The use requested to be conducted shall not have adverse effects without mitigation techniques including (but not limited to) stormwater, dust, odor, smoke, vibration, lighting, or noise.

T. Pawn Shop

1. Characteristics. Pawn shops are involved with the retail sales of secondhand merchandise and may offer personal loans secured by consumer goods or other personal property.
2. Accessory Uses. Accessory uses may include limited retail sales.

3. Examples. Pawn shops that may deal in items such as coins, jewelry, and secondhand merchandise and deal in personal loans secured by personal property.

U. Restaurant

1. Characteristics. Establishments that prepare and sell food for on-premises consumption or off-premises consumption. May include a customer service area consisting of tables, chairs, or customer counters.
2. Accessory Uses. Ancillary indoor storage, associated office, deck, patio for outdoor seating or dining and entertainment, parking, valet parking facility, bar seating, limited catering, drive through (unless prohibited).
3. Examples. Examples include all types of restaurants such as a diner, café, take-out, or fine dining restaurants.
4. Use Standards.
 - a. Drive-through windows, speaker boxes, and ordering stations shall not be adjacent to any residential use or district.
 - b. Outdoor speakers associated with a drive-through shall be at least 50 feet from any property line.
 - c. Drive-throughs are not permitted in the following districts:
 - i. Greer Station Downtown District

V. Retail – Neighborhood

1. Characteristics. General retail sales and services establishments involved in the sale, lease or rent of new or used products and services intended to provide for residents of the immediate area. Neighborhood retail shall be a maximum 15,000 square feet for a single use.
2. Accessory Uses. Accessory uses may include offices, storage or repackaging of goods for on-site sale, and parking.
3. Examples. Establishments selling, leasing, or renting consumer, home, and business goods including general merchandize, art supplies, bicycles, clothing, dry goods, electronic equipment, furniture, garden supplies, groceries, hardware and home improvement goods, household products, jewelry, pet food, printed material, stationary, and similar retail consumer goods.
4. Use Standards.
 - a. Drive-through establishments are not permitted including but not limited to pharmacies/drug stores, restaurants, and financial institutions, etc.
 - b. Outdoor events including but not limited to live music, are not permitted after 10:00 p.m.

W. Retail – General

1. Characteristics. General retail sales and services establishments involved in the sale, lease or rent of new or used products and services intended to provide for residents of the immediate area. General retail shall be a maximum 50,000 square feet for a single use.
2. Accessory Uses. Accessory uses may include offices, storage or repackaging of goods for on-site sale, and parking.

3. Examples. Establishments selling, leasing, or renting consumer, home, and business goods including general merchandize, art supplies, bicycles, clothing, dry goods, electronic equipment, furniture, garden supplies, groceries, hardware and home improvement goods, household products, jewelry, pet food, printed material, stationary, and similar retail consumer goods.

X. Retail – Regional

1. General retail sales and services establishments involved in the sale, lease or rent of new or used products and services intended to provide for residents of the immediate area. Regional retail shall permit a range of uses and sizes; however, no single use may exceed 100,000 square feet except where approved by Special Exception. This does not apply to uses which when aggregated exceed 100,000 square feet.
2. Accessory Uses. Accessory uses may include offices, storage or repackaging of goods for on-site sale, and parking.
3. Examples. Large retail stores, shopping malls, shopping centers.

Y. Vehicle Sales and Rental

1. Characteristics. Establishments that are involved with the sale or lease of motor vehicles (including but not limited to cars and boats), renting of motor vehicles, and display of motor vehicles for sale, lease, or rental.
2. Accessory Uses. Accessory uses may include showroom, associated office and storage, vehicle fueling (only for vehicles for sale or lease, not open to the general public), car wash (only for vehicles for sale or lease, not open to the general public), and limited retail sales of items associated with motor vehicles.
3. Examples. Examples include but are not limited to car dealerships, boat dealerships, motor vehicle dealerships dealing in recreational vehicles, car rental establishments, moving vehicle rental establishments.
4. Use Standards.
 - a. Minimum lot size for car, boat, other vehicle sales and rental establishments shall be one (1) acre except where previously approved and or are in use at the time of adoption of this UDO.
 - b. Vehicle display areas shall not be raised above general topography of the site.
 - c. Vehicle display areas with frontage along a street right-of-way shall include an additional 10-foot landscaped buffer beyond the buffer standard required in Section XXX.
 - d. Vehicles shall not be displayed in any required buffer.
 - e. Repair and or service areas shall not be located adjacent to a residentially zoned property.
 - f. Light fixture heights, where adjacent to residential shall be limited to 12 feet.
 - g. The use of loudspeakers or similar noise amplifying device shall be prohibited.

4.3.6. OFFICE AND MEDICAL USES

A. Animal Care

1. Characteristics. A facility where animals are provided medical care. Animals may be boarded or stay overnight within a completely enclosed building.
2. Accessory Uses. Accessory uses may include parking, limited retail sales of animal goods, limited sale of medicine and prescriptions for animal use, associated office, ancillary indoor storage.
3. Examples. Vet clinic, private veterinarian practice, animal hospital.
4. Uses Not Included.
 - a. Animal boarding is classified as Animal Shelter/Kennel.
5. Use Standards.
 - a. All outdoor areas for animals must be fenced.
 - b. Outdoor activity is permitted only during the day.

B. Medical/Dental Facility

1. Characteristics. A facility engaged in the examination, diagnosis, and treatment of medical, dental, chiropractic, ophthalmologic, pediatric care, or other health care practices.
2. Accessory Uses. Accessory uses may include parking and office.
3. Examples. Examples include dentist or orthodontics offices, doctor offices, medical clinics, medical labs, outpatient facilities without ambulatory care, and blood testing facilities, dental clinics, dental labs, and dental surgery centers.
4. Uses Not Included. Does not include overnight facilities for patients.
5. Use Standards.
 - a. Indoor waiting area is required so that patients are not allowed to queue for services outdoors.

C. Hospital

1. Characteristics. An establishment which primarily engages in providing medical treatment, including (but not limited to) diagnostic services, surgical services, and ambulatory and emergency care.
2. Accessory Uses. Accessory uses may include cafeterias, day care facilities, health facilities, parking, or other amenities primarily for the use of employees.
3. Examples. Examples may include a hospital or freestanding emergency rooms with ambulatory care.
4. Use Standards.
 - a. Drive up lanes for ambulances shall not be located within 100 feet of a residential use.

D. Professional Office

1. Characteristics. A building, or portion of a building, wherein activities are performed involving predominately administrative, record keeping, professional, and/or clerical operations and, where in the case of professions such as dentists, physicians, lawyers or engineers, the facility where such professional services are rendered.
2. Accessory Uses. Accessory uses may include cafeterias, day care facilities, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.
3. Examples. Examples include professional services such as lawyers, accountants, engineers, architects, real estate agents, travel agencies, employment agencies, data processing, sales offices, and similar uses.
4. Uses Not Included.
 - a. Offices that are part of and/or located with a firm in another category are considered accessory to the firm's principal activity.
 - b. Contractors and others who perform services off-site are included in the office category if equipment and materials are not stored on the site and fabrication, services, or similar work is not carried on at the site.

E. Urgent Care

1. Characteristics. A walk-in medical establishment offering care for injuries or illnesses requiring immediate care, but not serious enough as to require hospital care.
2. Accessory Uses. Accessory uses may include cafeterias, day care facilities, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.
3. Examples. Examples include urgent care facilities without ambulatory care. If ambulatory care is included, the use will be considered a hospital use.

F. Rehabilitative and Mental Health Facility

1. Characteristics. A healthcare facility that provides substance abuse treatment and/or mental health services. Such facilities provide overnight, yet short-term, care and treatment and may include sleeping rooms for healthcare providers and members of the patients' families.
2. Accessory Uses. Accessory uses commonly found are recreational activities, cafeteria, café, dining hall, hobbies, parking of the occupants' vehicles, facilities for staff.
3. Examples. Examples includes inpatient drug and alcohol treatment facilities and inpatient mental health services.

4.3.7. INDUSTRIAL AND LOGISTIC USES

A. Artisanal Manufacturing

1. **Characteristics.** A small-scale fabrication or production use by skilled workers which involves or assembly of food or goods with no noxious by-products. May include a showroom or ancillary sales of products.
2. **Accessory Uses.** Accessory uses may include (but are not limited to) associated showroom, ancillary indoor storage, associated office, parking or similar; residential unit(s) for employees and or associated services (i.e., night watchman) may not exceed one (1) dwelling unit per acre and shall only be allowed for employees or associated services and not rental to the general community.
3. **Examples.** Small scale fabrication of arts, 3-D printing, crafts, food or beverages for packaged sales, welding, sculpting, arts and crafts, pottery, and small-batch bakeries.
4. **Use Standards.**
 - a. Establishment size is limited to 15,000 square feet. Any establishment greater than 15,000 square feet shall be considered Industrial – Light.
 - b. No processes or equipment may be used that creates dust, smoke, fumes, odors, or vibration which can be detected off property.
 - c. Outdoor storage is prohibited.
 - d. Deliveries are limited to parcel and small freight carries and is not intended for large tractor trailers.

B. Broadcast Facility

1. **Characteristics.** Any facility which deals in the broadcasting of television, radio, or satellite programming.
2. **Accessory Uses** may include (but are not limited to) associated office and parking.
3. **Examples.** TV broadcasting station.

C. Communication/Cell Tower

1. **Characteristics.** Any tower, pole, or similar structure of any size that supports wireless communication antenna for commercial or governmental use.
2. **Design and Development Standards.** Additional design and developments standards relating to communication/cell towers can be found in Section 5.8 of this UDO.

D. Flex Facility

3. **Characteristics.** Uses which take place within a flex space building, allowing a flexible range of office, warehouse uses research and development uses. Flex use buildings allow for a combination of offices, wholesale, and light manufacturing with proportions of each use subject to the needs of a user.

4. Accessory Uses. Accessory uses may include (but are not limited to) associated showroom, ancillary indoor storage, associated office, cafeteria, parking, on-site repair facility, residential unit for security purposes, outdoor storage associated with principal use.
5. Examples. Flex use buildings typically in an industrial park or business park environment.

E. Industrial – Light

1. Characteristics. Any business or establishment which deals in light industrial uses including light manufacturing (such as assembly, printing, repair), research and development, and self-service storage.
2. Accessory Uses. Accessory uses may include (but are not limited to) associated showroom, ancillary indoor storage, associated office, cafeteria, parking, on-site repair facility, residential unit for security purposes, outdoor storage associated with principal use.
3. Examples. Monument sales and manufacturing, landscaping contractor, clothing manufacturing, publishing firm, bottling, lawn or tree service, sheet metal, stone, or concrete products (but not concrete manufacturing), commercial packing for fruits and vegetables, trailer storage or freight facility, sale or rental of machinery and heavy equipment.
4. Exemptions
 - a. Heavy industrial or noxious uses such as concrete manufacturing.
5. Use Standards.
 - a. Storage shall be in an enclosed building or an outdoor storage area which is screened/fenced. A minimum six (6) feet opaque screen or fence is required around the outdoor storage area.

F. Industrial – Heavy

1. Characteristics. Any business or establishment that involves dangerous, noxious, offensive uses. Uses may involve smoke, odor, noise, vibration, or threats to safety and general wellbeing of the public.
2. Accessory Uses. Accessory uses may include (but are not limited to) associated showroom, ancillary indoor storage, associated office, cafeteria, parking, on-site repair facility, residential unit for security purposes, outdoor storage associated with principal use.
3. Use Standards.
 - a. All buildings shall be setback a minimum of fifty (50) feet from property line.
 - b. Outdoor storage yards shall not be located closer than twenty-five (25) feet to any public street or property line. Outdoor storage yards shall be completely enclosed by an opaque fence or wall not less than eight (8) feet. Outdoor storage yards are not intended to include junkyards or scrap or salvage operations.

G. Salvage Yard

1. Characteristics. Any use dedicated to the storage and dismantling of vehicles, scrap metal and associated waste.
2. Accessory Uses. Accessory uses may include (but are not limited to) associated office, cafeteria, parking.
3. Examples. Salvage yards, wrecking yard, junkyards, or automobile graveyards.
4. Use Standards.
 - a. All buildings shall be setback a minimum of fifty (50) feet from property line.
 - b. Outdoor storage yards shall not be located closer than twenty-five (25) feet to any public street or property line. Outdoor storage yards shall be completely enclosed by an opaque fence or wall not less than eight (8) feet.
 - c. No material, refuse or items within storage yard shall be visible from a public street.

H. Manufacturing.

1. Characteristics. Manufacturing includes use types involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, made for transfer to other plants, or made to order for firms or consumers.
2. Accessory Uses. May include limited retail sales and wholesale sales, offices, cafeterias/eating establishments, warehouses, storage areas, repair facilities, truck fleets, parking for employees.

I. Outdoor Storage

1. Characteristics. An outdoor area designated for the extended outdoor storage of cars, boats, other vehicles. This use is not to be confused with commercial parking, which excludes outdoor storage. Outdoor storage is for the extended storage of cars, boats, and other vehicles, machinery, and equipment or material.
2. Accessory Uses. Accessory uses may include associated office, parking.
3. Use Standards. See Section 4.7: Outdoor Display and Storage.

J. Wholesale Trade

1. Characteristics. Firms involved in the sale or rent of products to industrial or commercial businesses only. Not intended for private customers. Uses emphasize on-site sales or order taking. Firm may or may not be open to the general public. Sales to private customers and general public are not permitted.
2. Accessory Uses. Accessory uses may include (but are not limited to) accessory medical clinic, ancillary indoor storage, associated office, cafeteria, day care for employee use, parking, repackaging of goods, showroom, warehouse, residential unit for security purposes.

3. Examples. Sale of machinery, janitorial supplies, restaurant equipment supplies.

K. Recycling and Waste Related Services

1. Characteristics. Any facility which deals in the recycling, disposal, or elimination of used materials or waste.
2. Accessory Uses may include (but are not limited to) associated office, outdoor storage associated with principal use, parking.
3. Examples. Landfill, recyclable material storage, recycling facility, solid or liquid waste transfer or composting.
4. Use Standards.
 - a. All buildings shall be setback a minimum of fifty (50) feet from property line.
 - b. Outdoor storage yards shall not be located closer than twenty-five (25) feet to any public street or property line.
 - c. Outdoor storage yards shall comply with the standards of Section 4.7.B.
 - d. Any associated outdoor storage yards are not intended to include junkyards or scrap or salvage operations.

L. Self-Storage

1. Characteristics. A structure or premises where the principal use is the indoor storage of personally owned items and goods, for a fee or charge.
2. Uses Not Included.
 - a. General warehousing or logistics (see Industrial uses).
3. Examples. Includes self-storage facilities.
4. Use Standards.
 - a. Self-storage facilities shall be located on a minimum lot size of one (1) acre.
 - b. Building height shall be limited to one (2) stories; where adjacent to a residential district the district standards will apply.
 - c. Commercial activity which offers the sale of any item, personal property, or service and/or the conducting of any business other than the leasing of storage units is prohibited. The sale of customary equipment for moving and loading/unloading of supplies such as tape, straps, boxes, and similar items may be permitted in the main office only.
 - d. Residential use (i.e. dwelling) within a storage unit is prohibited.
 - e. Outdoor storage is prohibited (other than the storage of recreational vehicles).
 - f. Required parking spaces shall not be utilized for the storage of recreational vehicles.

M. Solar Farms

1. Characteristics. An area of land designated for the purpose of deploying solar power generating panels and devices to create electric energy.

2. Accessory Uses. Associated office, parking, outdoor storage of related equipment.
3. Uses Not Included.
 - a. Personal solar energy systems for private residential dwelling unit use. These are permitted as an accessory use for residential dwellings.
4. Use Standards.
 - a. If existing in or abutting any residential district, solar farms shall require a buffer intensity of buffer class 3.
 - b. If existing in or abutting any residential district, an additional 100-foot conservation buffer shall be provided and maintained by the operating entity along all boundaries.
 - c. Any portion of the solar farm or array shall not exceed 20 feet in height.

N. Warehouse/Distribution

1. Characteristics. A facility primarily engaged in the storage and distribution of manufactured product, supplies, and equipment with little to no sales on site. May also include truck terminals or similar where semi-trucks, trailers and or high-cube/box trucks may be utilized for the transportation of goods; may also include areas for truck, trailer, etc., parking and storage.
2. Accessory Uses. Accessory uses may include (but are not limited to) associated showroom, ancillary indoor storage, associated office, cafeteria, parking, on-site repair facility, residential unit for security purposes, outdoor storage associated with principal use.
3. Examples. Warehousing, distribution centers, truck terminals, fulfillment centers for online retailers, fulfillment centers are intended to provide deliveries to homes.
4. Use Standards. Warehouse/Distribution are subject to the following use standards:
 - a. The parking and storage of commercial class trucks and loading docks must be located to the rear or side of the facility;
 - b. Buffers must be of buffer class 4.
 - c. Facilities must have direct access to an arterial or collector roadway. Access for commercial class trucks via local roads is prohibited.

4.4 ACCESSORY USE AND STRUCTURE TABLE

		ZONING DISTRICTS																						
KEY: P = Permitted, S = Special Use Permit	4.5. ACCESSORY USES AND STRUCTURES – DEFINITION AND USE STANDARDS		RURAL RESIDENTIAL (RR)	SUBURBAN NEIGHBORHOOD (SN)	TRADITIONAL NEIGHBORHOOD (TN)	MEDIUM DENSITY (MD)	HIGH DENSITY (HD)		OFFICE PROFESSIONAL (OP)	COMMERCIAL GENERAL (CG)	MIXED EMPLOYMENT (ME)	MANUFACTURING AND LOGISTICS (ML)		GREER STATION DOWNTOWN (GS)	NEIGHBORHOOD CENTER (NC)	REGIONAL CENTER (RC)	COMMERCIAL CORRIDOR (CC)		PLANNED DEVELOPMENT (PD)	DESIGN REVIEW DISTRICT (DRD)				
		RESIDENTIAL DISTRICTS						NONRESIDENTIAL DISTRICTS					MIXED-USE DISTRICTS					SPECIAL DISTRICTS						
Carports	4.5.B.1			P	P	P	X		X		X	X		X	X		X		X	X	X		X	X
Drive-Through Facilities	4.5.B.2			X	X	X	X		X		X	X		P	X		X		X	X	P		X	X
Outdoor Display	4.5.B.3			X	X	X	X		X		X	P		X	X		P		P	P	P		X	X
Outdoor Seating	4.5.B.4			X	X	X	X		X		P	P		X	X		P		P	P	P		P	X
Outdoor Entertainment	4.5.B.5			X	X	X	X		X		X	P		X	X		P		P	P	P		P	X
Bicycle Parking	4.5.B.6			P	P	P	P		P		P	P		P	P		P		P	P	P		P	P
Mail and Newspaper Boxes	4.5.B.7			X	X	X	P		P		P	P		P			P		P				P	X
Donation Boxes	4.5.B.8			P	P	P	P		P		P	P		P	P		P		P	P	P		P	X
Electric Vehicle Charging Stations	4.5.B.9			X	X	X	P		P		P	P		P	P		P		X	X	P		P	P
Dumpsters and Other Building Services	4.5.B.10			X	X	X	P		P		P	P		P	P		P		P	P	P		P	P
Dwelling Unit, Accessory	4.5.C			P	P	P	X		X		X	X		X	X		X		X	X	X		S	P

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4.5. ACCESSORY USES AND STRUCTURES

A. General Standards.

1. Accessory uses shall be consistent with all standards in the district for the principal use.
2. Uses and structures shall:
 - a. Be accessory and clearly incidental and subordinate to permitted uses and structures;
 - b. Be located on the same lot as the permitted uses or structures and structures shall be placed to the rear or side of the principal structure;
 - c. Not involve operations or structures inconsistent with the character of the principal use or principal structure served; and
 - d. Not likely to attract visitors in larger numbers than would normally be expected.
3. No accessory building or structure shall be erected in any required setback area or easement.
4. An accessory use or structure shall only be allowed when a principal use exists.
5. Accessory structures shall comply with maximum building coverage requirements.
6. Accessory structures shall have a similar appearance to the principal structure.
7. Accessory structures are limited to a maximum thirty-five (35) feet in height or the height of the principal structure, whichever is lesser.
8. An accessory building sharing one or more common walls with the principal building shall be considered part of the principal building for purposes of this ordinance and must meet all yard requirements applied to the principal building.
9. No detached accessory building shall be located closer than 5 feet to any other building or mobile home.
10. Mailboxes and any structure less than one (1) foot above grade are exempt from accessory use standards.
11. Accessory Uses and Structures including accessory dwelling units within the Rural Residential zoning may vary from the standards set forth in this section relating to height, placement, and size. Any variations may be granted after review from the Director or designee as outlined in Section X. Administration.

B. Specific Standards.

1. **Carports.** Carports for single-family and two-family dwellings shall be attached to the principal structure and architecturally similar.
2. **Garages.** Attached or detached facilities that provide a storage area for motor vehicles.
3. **Outdoor Storage Structures.** Detached facilities that provide a separate storage area for personal property.
4. **Pools.** An above or in ground structure filled with water for the purpose of recreation and swimming.
5. **Gazebos/Pavilions.** A detached wall-less structure intended for outdoor use.
6. **Drive-Through Facilities.**
 - a. Drive-through facilities shall be designed to avoid obstructions to pedestrian circulation along sidewalks or between parking spaces.
 - b. Canopies, awnings, or roofs over drive-through lanes shall be similar in appearance and consist of the same building materials as the principal building.
 - c. Drive-through facilities shall comply with all stacking requirements of Section 5.4: Parking and Loading.
7. **Outdoor Display.** Outdoor display, defined as the outdoor display of products available for sale, including soft drink dispensing machines, propane gas storage racks, outdoor merchandise, and the like, is permitted as an accessory use for commercial uses. Outdoor display shall comply with the standards below:
 - a. Outdoor display shall be removed and placed in a fully enclosed structure at the end of every business day. Due to their commercial and pedestrian oriented nature, propane storage racks, soft drink dispensing machines, and ice storage bins, may remain outside overnight.
 - b. Outdoor display shall only be displayed in front or on the side of the primary façade and may not extend more than five (5) feet from the building. Outdoor display areas shall not be placed in any drive aisles, parking spaces, loading zones, or fire lanes.
 - c. No more than twenty-five (25) percent of the horizontal length or maximum ten (10) feet of the façade, whichever is lesser, shall feature outdoor display items.

- d. Outdoor display areas shall not inhibit pedestrian travel paths (i.e. sidewalks). ADA accessibility shall be maintained.
8. **Outdoor Seating.** Outdoor seating may be permitted as an accessory use for any eating and drinking establishment, subject to the following standards:
- a. Outdoor speakers are not permitted.
 - b. Hours of operation for the outdoor seating area shall be the same as the restaurant.
 - c. Food preparation shall take place within the enclosed building and not in the open air.
 - d. Outdoor seating shall be limited to active use areas designated on a site plan or through a request form as designated by the City.
 - e. No objects may be placed along publicly traversed sidewalks which form a barrier to pedestrian movement.
 - f. The visual design of tables, chairs, umbrellas, canopies, or similar furnishings for outdoor seating areas shall be of high quality design, craftsmanship, be retained in good condition, and shall be compatible with adjacent uses.
9. **Outdoor Entertainment.** Outdoor entertainment may be permitted as an accessory use for restaurants and also establishments where the principal use is the manufacturing of malt liquor or alcoholic liquors intended for sale and consumption on the premises. Outdoor entertainment may also be permitted as an accessory use of outdoor principal uses including Farmers' Markets and Parks. Outdoor entertainment is limited to 10:00 PM. The use of parking areas, driveways, loading/unloading facilities, public sidewalks, or similar shall not be permitted.
10. **Bicycle Parking.** Bicycle parking racks may be located in any district. No advertising signs shall be permitted on such structures. Setback requirements are waived for bicycle racks.
11. **Mail and Newspaper Boxes.** Mail, newspaper delivery boxes, and delivery lockers may be placed in accordance with U.S. Postal Service regulations, and are exempt from district setbacks.
12. **Donation Boxes.** Donation boxes may be located in any district and are limited to one donation box per lot.

13. Electric Vehicle Charging Stations. Automobile charging stations may be located in any district. Each charging station must include signs that indicate the station is intended for electric vehicle charging only. Voltage levels and safety information, including contact information in case of malfunction, shall be included.

14. Dumpsters and Other Building Services. Dumpsters and other building services may be located in Medium Density (MD), High Density (HD), Office Professional (OP), Commercial General (CG), Mixed Employment (ME), Manufacturing and logistics (ML), Greer Station Downtown (GS), Neighborhood Center (NC), Regional Center (RC), and Commercial Corridor (CC) districts. Dumpsters and other building service areas shall be located where they are concealed from view of the public right of way and are not exempt from district setbacks.

C. Dwelling Unit, Accessory.

1. Also known as or may be referenced as Accessory Dwelling Unit, ADU or similar. An ADU is a secondary dwelling unit established in conjunction with and clearly subordinate to a principal dwelling unit, whether part of the same structure as the principal dwelling unit, or as a detached structure on the same lot. An accessory dwelling unit shall comply with the South Carolina Building Code and following standards:
 - a. Districts allowed. Accessory dwelling units shall be allowed as accessory uses to principal residential uses pursuant to Table 4.4, Accessory Use and Structure Table.
 - b. Where permitted on lot. A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zoning district in which the accessory dwelling unit will be located. Mobile homes, recreational vehicles and travel trailers shall not be used as accessory dwelling units.
 - c. The property owner shall occupy either the principal dwelling or the accessory dwelling unit
 - d. Size of accessory unit. No accessory dwelling unit shall 800 square feet.

- e. Limit on number. There shall be no more than one accessory dwelling unit on a lot in addition to the principal single-family detached dwelling.
- f. Off-street parking. At least one off-street parking space shall be provided for an accessory dwelling unit. Tandem parking and shell or grass surfacing are permitted for such parking space; however, the off-street parking space shall meet the setback requirements of the required front yard.
- g. Density. Accessory dwelling units shall not count toward any applicable maximum residential density requirements.
- h. Height and Architectural Style. The accessory dwelling unit shall not exceed 150% of the height of the principal structure. The accessory dwelling unit shall have a similar architectural style, roof style, building materials, to the principal structure. Facades of an accessory dwelling unit visible from the public right of way shall be comprised of a minimum of 80% of the same building material as the principal structure.
- i. Resale. Accessory dwelling units shall not be sold apart from the principal dwelling unit upon the same lot where they are located. No lot shall be split post development approval and occupancy of the accessory dwelling unit.
- j. Home occupations. Home occupations shall be allowed within an accessory dwelling unit.
- k. Other standards.
 - i. Kitchen. The accessory dwelling unit may include a kitchen.
 - ii. Conversion of existing structures. Conversion of existing structures i.e. garage or similar structure, is subject to the provisions of this UDO, as well as applicable building codes. If proposed conversion (structures) do not meet adopted setbacks and/or height, a variance is required.
 - iii. Comply with all other applicable standards of the UDO. An accessory dwelling unit shall comply with all other applicable standards for principal dwelling units in the zoning district in which the accessory dwelling will be located.

- iv. **Case of conflict.** In the case of any conflict between the accessory dwelling unit standards of this section and any other requirement of the UDO, the standards of this section shall control.

4.6. TEMPORARY USES

- A. **Purpose.** This Section allows for the establishment of specific temporary uses of limited duration, provided that such uses do not negatively affect adjacent land, and provided that such temporary uses are discontinued upon the expiration of a set time period. These temporary uses shall not involve the construction of any permanent building or structures. Typical temporary uses may include (but are not limited to) grand opening events, tent sales, outdoor vehicle shows, special events, food trucks, and street vendors.
- B. **Applicability.** The standards in this Section are intended to allow for the short-term placement of uses, many of which would not be allowed on a permanent basis. The activities listed in this section require the issuance of a temporary use permit on a form designated by the City.
- C. **General Standards for Temporary Uses and Structures.** All temporary uses and structures shall comply with the following standards, unless otherwise specified in this UDO.
 - 1. Temporary uses shall be in compliance with all applicable provisions of this UDO.
 - 2. Duration of temporary use shall be less than 30 days unless otherwise specified below, and limited to three (3) occurrences per year
 - 3. A period of at least 30 days shall intervene between the termination of a temporary use permit and the issuance of another temporary use permit for the same location.
 - 4. Temporary uses shall not violate any applicable conditions of approval that apply to a site or use on the site.
 - 5. Temporary uses shall feature hours of operation compatible with adjacent uses, shall not generate noise which may disrupt adjacent land uses, shall remove any litter generated at no expense to the City, and shall have parking accommodations arranged so not to disrupt the normal flow of traffic.
 - 6. All temporary uses shall meet the parking and accessibility standards as provided for in Section 5.4. Parking.

7. Written permission of the property owner shall be required for any temporary use permit.
8. The temporary use shall have all appropriate permits and licenses from the City and other agencies.
9. No temporary use permit shall block fire lanes or pedestrian and vehicular access. Temporary uses may temporarily utilize required parking spaces; however, adequate parking shall be identified via a parking plan to be submitted with any temporary use permit.
10. Temporary uses shall not be located in required landscaping or vegetated areas.
11. Evidence that adequate provisions for trash disposal and sanitary facilities shall be provided.
12. Adequate on-site restrooms facilities shall be provided or made available.
13. All temporary structures shall be cleared from the site within 5 days after the temporary use is terminated.
14. The City may require the applicant post a bond to ensure compliance with the requirements of this Section.
15. If the temporary use permit requires additional services or equipment on behalf of the City, the applicant shall be required to pay the City for the cost of these services or equipment.

D. Standards for Specific Temporary Uses.

1. Produce Stands.

- a. The produce stand operator must obtain a temporary use permit on a form designed by the City.
- b. Any request for a produce stand shall describes the type of sales involved, the location, and the duration of the sales operation.
- c. Produce stands are only permitted in zoning districts as set forth in the Principal Use Table 4.2.
- d. The owner of the property, if not the same as the produce stand operator/owner, shall provide written permission to the operator/owner to be included with any permit.
- e. Produce stands may operate on a site for up to 60 days and require renewal of a temporary use permit.
- f. One (1) sign, maximum 20 square feet, may be displayed.

- g. The use, including all sale items, parking, and maneuvering shall observe a minimum setback of 20 feet from the edge of any right-of-way and shall not be located in the sight distance triangle.
 - h. There shall be only one (1) produce stand at any one (1) time at one (1) location.
 - i. The produce stand operator is responsible for the removal of all trash and spoiled product on a daily basis.
 - j. Sufficient on-site parking shall be provided and evidence of identified on-site parking included with any temporary use permit.
 - k. A sketch plan shall be required of the site showing all structures to be used, access, parking, signage, and setbacks.
 - l. No additional lighting shall be permitted.
 - m. The entire produce stand including display areas shall be 1,000 square feet or less.
2. **Temporary Dwellings and Structures.** A temporary dwelling is permitted on a lot in a residential district through a temporary use permit. A temporary dwelling may either be a dwelling that meets all applicable Building Code requirements or a recreational vehicle, subject to the following standards:
- a. **Temporary Sales Office or Model Home.**
 - i. The use of the office shall be for the initial sale or lease of properties or buildings within the residential development being sold or leased.
 - ii. There shall be no signage for residential development sales office or model home on the premises in a residential zoning district, except for one (1) unlit ground sign not to exceed six (6) square feet in area. The sign shall be located on the sales office or model home lot.
 - iii. For a developing residential subdivision, any phase containing a residential development sales office or model home shall contain a minimum of five (5) acres and be intended for a minimum of ten (10) residential properties.
 - iv. The temporary residential development sales office or model home shall be converted into a dwelling or remove within 30 days after all units are sold or leased.

- v. No sales office or model home shall be used for any other retail purpose.
- b. **Temporary Dwelling.** A residence (which may be a mobile home) that is:
 - i. Located on the same lot as a residence made uninhabitable by fire, flood, or other natural disaster and occupied by the persons displaced by such disaster;
 - ii. Located on the same lot as a residence that is under construction or undergoing substantial repairs or reconstruction and occupied by the persons intended to live in such permanent residence when the work is completed; or
 - iii. Located on a non-residential construction site and occupied by persons having construction or security responsibilities over such construction site.

3. Portable On-Site Storage/Temporary Dumpster on Residential Property.

- a. **Portable On-Site Storage.** A portable on-site storage unit is any container designed for the storage of personal property and for transport by commercial vehicle that is typically rented to owners or occupants of property for their temporary use. A portable on-site storage unit is not a building or structure and shall not use as an accessory structure on a permanent basis in a residential district.
 - i. Associated with a Building Permit. A portable on-site storage unit can be located on a residential property without a temporary use permit while the property is the job address listed on an active building permit issued by the City.
 - ii. No Associated Building Permit. A portable on-site storage unit shall require a temporary use permit if it is located on a residential property for more than 30 days. No more than one portable on-site storage unit shall be located on a single lot or parcel of land. A portable on-site storage unit may be located in a driveway, a designated parking area or behind a dwelling.
- b. **Temporary Dumpster.** A temporary dumpster is for the sole purpose of collecting and removing refuse generated from the same property of the dumpster location.

- i. Associated with a Building Permit. A temporary dumpster can be located anywhere on a residential property without a temporary use permit while the property is the job address listed on an active building permit issued by the City.
- ii. No Building Permit. A temporary dumpster shall require a temporary use permit if it is located on a residential property for more than 30 days. Only one dumpster shall be allowed per residence.

4. Outdoor Sales.

- a. **Seasonal Sales.** Outdoor seasonal sales are permitted within nonresidential zoning districts, subject to the following standards:
 - i. Outdoor seasonal sales shall be limited in duration to a maximum of 60 continuous days from the date the temporary use permit is issued.
 - ii. All products, equipment and related materials shall be removed from the site within five (5) days following the sale.

5. Food Trucks. Food trucks are defined as a licensed, motorized vehicle or mobile food unit licensed by the state, designed, and equipped to serve food and beverages. Food trucks are permitted on lots nonresidential districts subject to the following standards.

- a. To locate on a property the property must have a principal use. An example of a principal use would be a building with an active use or an improved stand-alone parking lot. An unimproved grass or dirt lot is not a principal use.
- b. Must be located on commercial, industrial, or office use private property with written permission from the property owner.
- c. Allowed at permitted special events and on active construction sites.
- d. Not allowed fifty (50) feet from the main entrance of any restaurant or outdoor dining area.
- e. Not allowed less than five (5) feet from driveways, sidewalks, utility boxes, handicap ramps, building entrances or exits, or emergency call boxes.

- f. Not allowed within fifteen (15) feet from any fire hydrant.
 - g. The minimum distance requirements are measured in a straight line from the closest point of the proposed food truck location to the closest point of the buffered object, or in the case of a restaurant, measured from the closest point of the restaurant's main entrance.
 - h. Food truck vendors are responsible for the proper disposal of waste and trash associated with the operation. Vendors shall remove all waste and vehicles/trailers from their location at the end of each day or as needed to maintain the health and safety to the public.
 - i. There shall be no audio amplifiers.
 - j. Advertising consisting of business name, logo, and items available for sale may be displayed onto the food truck. No other form of advertising is permitted.
 - k. Obtain all required and applicable permits.
- E. **Special Events.** A special event includes, but is not limited to arts and craft shows, cultural events, musical events, concerts, and stage shows, celebrations, festivals, fairs, carnivals, farmers' markets, circuses, or outdoor civic, religious, or non-profit events.
- 1. No premise shall be the site of a special event exceeding a collective total of 20 days or, 3 individual weekends, or both, within any one calendar year. In this context, a weekend shall constitute 3 consecutive days.
 - a. A special event sponsored by the City, a county or the state shall be allowed to extend beyond the collective total of 20 days or, 3 individual weekends, or both within one calendar year.
 - 2. A special event not exceeding the collective total of days and weekends shall require a temporary use permit.

4.7. HOME OCCUPATIONS

- A. **Home Occupations.** Home occupations are permitted for all residential uses only as an accessory use to a residential principal use and shall comply with the following regulations:
- 1. No person other than a resident of the dwelling shall be engaged in such occupation.
 - 2. No more than four (4) customers, clients, or patrons shall come to the dwelling at any one (1) time, nor more than ten (10) in any one (1) day

3. No more than one (1) vehicle may be used in the conduct of the home occupation. Any such vehicle shall be parked off the street.
4. No more than twenty-five (25) percent of the total actual floor area of the dwelling or 500 square feet, whichever is less, shall be used in the conduct of the home occupation.
5. No outdoor sales or storage shall be permitted in connection with the home occupation.
6. The exterior appearance and overall use of the dwelling shall not be altered to cause the premises to differ from its residential character.
7. The use may not emit smoke, dust, vibrations, odor, fumes, glare, radiation, electrical interference, interference to radio and television reception or another nuisance.
8. No home occupation shall involve the use of electrical or mechanical equipment that would change the fire rating of the structure in which the home occupation is conducted.
9. There shall be no more than three (3) deliveries per day to the premises of materials to be used in conjunction with the home occupation and these shall take place between the hours of 7:00 AM and 9:00 PM.
10. No customers, clients, patrons, or employees other than the residents of the household may be on the premises in connection with the home occupation before 7:00 AM or after 9:00 PM.
11. Only those uses specifically identified as a home occupation shall be permitted. Permitted home occupations include bakeries, catering services, financial advisory services, tax preparation, and personal/grooming services.

4.8. OUTDOOR DISPLAY AND STORAGE

- A. **Outdoor Display.** Outdoor display is defined as the outdoor display of products available for sale, including soft drink dispensing machines, propane gas storage racks, ice machines, kiosks, outdoor merchandise, and the like. Outdoor display shall comply with the standards below:
1. Outdoor display shall be removed and placed in a fully enclosed structure at the end of every business day. Due to their commercial and pedestrian

oriented nature, propane storage racks, soft drink dispensing machines, ice storage bins, may remain outside overnight.

2. Outdoor display shall not extend more than eight (8) feet. No more than twenty-five (25) percent of the horizontal length of the façade shall have outdoor display items.
3. Outdoor display areas shall not inhibit pedestrian travel paths (i.e. sidewalks) and ADA accessibility shall be maintained.

B. Outdoor Storage. Outdoor storage is categorized as either limited outdoor storage or intense outdoor storage. For the purpose of this subsection, outdoor storage is defined as the outdoor storage of materials, goods, and merchandise.

1. Limited Outdoor Storage. Limited outdoor storage includes outdoor storage of merchandise which cannot easily be taken in and out of an enclosed structure as the end of the day, including items such as garden supplies, plants, sporting goods, overnight outdoor storage of vehicles awaiting repair, and storage of fleet vehicles, such as delivery vehicles. Limited outdoor storage is only permitted in the commercial or industrial districts and shall comply with the following standards:

- a. Limited outdoor storage is limited to eight (8) feet in height and must be fully screened from the view of any public right-of-way, parking areas and adjacent properties. Fences, hedges, and plant material may be used to screen the limited outdoor storage.

2. Intense Outdoor Storage. Intense outdoor storage includes outdoor storage of raw, unfinished goods and materials, often associated with the manufacturing of another good. Common intense outdoor storage items include steel, salvage material, recycle materials, lumber, contractor equipment, and other raw material. Intense outdoor storage is only permitted in industrial districts and shall comply with the following standards:

- a. Intense storage shall be located at least twenty (20) feet from any public right-of-way.
- b. Intense outdoor storage is limited to eight (8) feet in height and must be fully screened from the view of any public right-of-way, parking areas and adjacent properties. An eight (8) foot fence is required around the perimeter of the outdoor storage area.

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