Travelers Rest
south carolina

ZONING ORDINANCE

2020 EDITION

with revisions and amendments
through January 2020.

Travelers Rest City Council
Travelers Rest, South Carolina
Originally adopted February 26, 1975

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AN ORDINANCE ESTABLISHING ZONING REGULATIONS FOR THE CITY OF TRAVELERS REST, SOUTH CAROLINA AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF, AND CREATING A BOARD OF ZONING APPEALS IN ACCORDANCE WITH THE CODE OF LAWS OF SOUTH CAROLINA, TITLE 6, CHAPTER 29, AND THE SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ENABLING ACT OF 1994.

BE IT ORDAINED by the City Council of Travelers Rest, South Carolina.

ARTICLE 1 PURPOSE, AUTHORITY

Section 1:1 Purpose

The zoning regulations and districts as herein set forth have been made in accordance with a comprehensive plan and are designed to lessen traffic congestion; to secure safety from fire, panic and other danger; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks, and other public requirements. Such regulations have been made with reasonable consideration, among other things, to the character of each district and to its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City of Travelers Rest.

Section 1:2 Authority

The provisions of this Ordinance are adopted under authority granted by the Code of Laws of South Carolina, Title 6, Chapter 29, and the South Carolina Local Government Comprehensive Planning Enabling Act of 1994.

ARTICLE 2 JURISDICTION

The regulations set forth in this Ordinance shall be applicable within the corporate limits of the City of Travelers Rest, now or hereafter, as designated on the official Zoning Map. City Council shall consider all territory which may hereafter be annexed to the City of Travelers Rest by petition under a zoning classification to be proposed by the petitioner(s) and stated in the petition. All territory which may hereafter be annexed to the City of Travelers Rest by referendum shall be considered by City Council under a zoning classification to be proposed by City Council. No property shall be annexed into the City of Travelers Rest under any zoning classification until a public hearing is conducted and proper notice given thereof as set forth in the zoning amendment procedures of Article 10 of this Ordinance.

ARTICLE 3 ZONING DISTRICTS AND OFFICIAL MAP

Section 3:1 Zoning Districts

The City of Travelers Rest as now or hereafter established, is hereby divided into the following districts:

R-7.5	Residential District
R-10	Residential District
R-15	Residential District
RD	Residential Duplex District
R-M	Residential, Multiple Family District
R-MHP	Residential Manufactured Home Park District
O-D	Office District
C-1N	Neighborhood Commercial
C-1	Commercial District
C-2	Commercial District
S-1	Services District
I-1	Industrial District
PD	Planned Development District
FRD	Flexible Review District

Section 3:2 Official Zoning Map

The boundaries of each zoning district are shown on a map entitled, Official Zoning Map, Travelers Rest, South Carolina, which is hereby adopted and declared to be a part of this Ordinance. The Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Clerk, and bear the seal of the city under the following words: "This is to certify that this is the Official Zoning Map referred to in Article 3 of the Zoning Ordinance adopted by the Council of the City of Travelers Rest."

3:2.1 Amendments

Amendments to the Official Zoning Map shall be made as necessary so that the map at all times portrays the current status of the zoning districts or zoning district boundaries.

3:2.2 Custodian of Map

A reproducible copy of the Official Zoning Map shall be kept on file in the office of the Greenville County Department of Planning and copies shall be available at all times for inspection by the public. Copies shall likewise be available at the office of the City Clerk.

Section 3:3 Interpretation of District Boundaries

When uncertainty exists with respect to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply.

3:3.1 Delineation

District boundary lines are intended to follow the center lines of streets, highways, alleys, easements and other rights-of-way; the center lines of streams or other water channels; and follow platted lot or other property lines. In the absence of visual district boundaries or specified distances on the Official Zoning Map, dimensions or distances shall be determined by scaling the distance on the Official Zoning Map.

3:3.2 Interpretation

When the physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, the Board of Zoning Appeals shall interpret the district boundaries.

ARTICLE 4 DEFINITIONS

Except where specifically defined herein, all words used in this Ordinance shall carry their customary meanings. Words used in the present tense include the future tense; the singular number includes the plural. The word shall is mandatory, not directory.

Accessory Use – use of land or of a building or portion thereof customarily incidental to the principal use of the land or building and located on the same lot with such principal use.

Altered Open Space – land and/or water retention areas in a clustered subdivision, not individually owned, which are designated and intended for the common use or enjoyment of the residents of the clustered subdivision or the public, that may contain accessory structures and/or improvements, provided they have minimal impact on the surrounding environment. Examples include ball fields, playgrounds, and water retention areas, swimming pools and game courts and shall meet the requirements of Article 6, Section 6:14.

Apartment – any building which is designed, built, rented, leased, let, or hired out to be occupied, or which is occupied as the home or residence of more than two (2) families or persons living independently of each other.

Arcade – an area contiguous to a street or plaza that is open and unobstructed, and that is accessible to the public at all times. Arcades may include building columns, landscaping, statuary and fountains. Arcades do not include off-street loading/unloading areas, driveways or parking areas.

Articulate – to give emphasis to or distinctly identify a particular element. An articulated exterior wall would be the emphasis of elements on the face of a wall including a change in setback, materials, roof pitch or height.

Bar – any establishment, including cocktail lounges, taverns, etc., however designated, 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.

Berm – an earthen mound formed to shield undesirable views, decrease noise, and/or add topographical interest. The slope of a berm should not exceed a rise of one (1) foot in two (2) horizontal feet.

Buffer (see also *screen*) **–** an area provided to reduce the conflict between two different land uses. Buffers are intended to mitigate undesired views, noise and glare – effectively providing greater privacy to neighboring land uses. Typical buffers consist of materials that serve this purpose and include, but are not limited to, plant materials, walls, fences and/or significant land area to separate the uses.

Building – any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any person, process, equipment, or goods.

Building, Accessory – a structure attached to or detached from a principal building on the same lot and customarily incidental in use to the principal building.

Building, Principal – a building in which is conducted the principal use of the lot.

Building Setback Line – a line establishing the minimum allowable distance between the nearest portion of any building, excluding steps, gutters, and similar fixtures, and the property line when measured perpendicularly thereto.

Caliper – a unit of physical measure for defining the diameter of a newly planted tree measured 6 inches above ground level.

Canopy – roof-like, unenclosed (except when connected to a building) shelter, having various means of support and generally used for protection from weather for pedestrians.

Certificate of Occupancy – a statement, signed by the Zoning Administrator, setting forth that the building, structure, or use complies with the Zoning Ordinance and that the same may be used for the purpose stated herein.

Child Care Center or Day Care Center – a state, county, and/or city licensed home, center, agency, school, church, or facility where children not related to the operator are received for care, apart from their parents whether for compensation, reward, or otherwise, during part or all of the day or night, and upon any number of successive days or nights.

Child Care Home – one in which care is given in a family home for one 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.

Clustered Subdivision – subdivision that meets specified criteria in order to encourage the preservation of open space, the proliferation of recreational opportunities, and the greater efficiency of public services during the development of residential properties. In return for meeting the specified criteria, the developer is permitted to forego many setback and lot size requirements while adhering to the density requirements of the residential district

Communication Tower – a tower of any size which supports communication (broadcast or receiving) equipment utilized by commercial, governmental, or other public and quasi-public users. This does not include private home use of satellite dishes and television antennas, or amateur radio operators as licensed by the Federal Communications Commission.

Conclusion Date – the date when a sign is considered to be no longer needed; for a sign containing information about special event, special sale, meeting, or athletic event: the date the respective special event, special sale, meeting, or athletic event is to end; for signs displaying information about a political candidate: the day after the election; for a real estate sign: the date of closing; for a warning or informational sign on a construction site: the date the construction concludes; for a festival sign, the last day of festivals, celebrations, or entertainment

Continuing Care Retirement Center – one or more structures maintained for the purpose of providing housing to two or more individuals, except rooms or units occupied by resident personnel staff, which may be in conjunction with medical and skilled nursing care and personal services such as shared food preparation, dining areas, recreation, social, and other personal services for the exclusive use of the residents.

Developed Common Area – land in a clustered subdivision, not individually owned, which is designated and intended for the common use or enjoyment of the residents of the clustered subdivision or the public that contains significant accessory structures and/or improvements. Examples include swimming pools, clubhouses, and community centers.

Development Plan – plan for property prior to development.

Diameter at Breast Height (DBH) – tree trunk diameter measured 4 ½ feet above ground level.

District, Zoning – any section of the City of Travelers Rest in which zoning regulations are uniform.

Dormer – a window set vertically in a gable projecting from a sloping roof.

Dwelling – any building used exclusively for human habitation, including any permitted home occupation but excluding hotels, motels, and rooming and boarding houses.

Dwelling, Accessory – a building used as a place of residence for one family which use is clearly incidental and subordinate to the permitted principal use within the C-1 or C-2 districts and meeting the requirements of Article 7, Section 7:10 of this Ordinance.

Dwelling, Single-Family Attached – two or more single-family dwelling units, each with its own outside entrance, which are generally adjoined together by a common party wall or connecting permanent structures such as breezeways, carports, or garages, whether or not such a group is located on a single lot or parcel of ground or on adjoining individual lots. For the purpose of this Ordinance, dwellings such as garden court dwellings, patio homes, row houses, townhouses, and zero lot line dwellings shall be treated as single-family attached dwelling.

Dwelling, Single-Family Detached – single-family dwelling unit which is entirely surrounded by open space or yards on the same lot.

Dwelling Unit – one or more rooms, with cooking and toilet facilities, used as a place of residence for one family.

Dwelling, Multiple -Family – a building used exclusively as a place of residence and containing three (3) or more dwelling units.

Dwelling, Single -Family – a detached building used exclusively as a place of residence for one family.

Dwelling, Two-Family –a building used as a place of residence for two families occupying separate dwelling units.

Evergreen Shrub – any self-supporting woody plant with several stems, retaining leaves throughout the year, easily maintained at thirty (30) to forty (40) inches in height.

Expressway – expressways involve those facilities containing some at-grade intersections but with limited access.

Exterior Wall – the portion of any exterior elevation on the building extending from grade to the top of the parapet, wall or eaves and extending the entire length of the building.

Family – one or more persons living together as a single housekeeping unit. For the purposes of this Ordinance such persons may include gratuitous guests, foster children, and domestic servants employed on the same premises.

Freeway – freeways involve those facilities with complete control of access through the use of grade separation and interchanges.

Gable – a triangular wall section at the end of a pitched roof, bounded by the two roof slopes.

Gross Leasable Area – the total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines, and upper floors, if any, expressed in square feet and measured from the center line of joint partitions and from outside wall faces.

Group Development, Non-Residential – a building or group of buildings which consists of more than one office, commercial, retail or industrial structure erected on one or more parcels of ground developed with a common plan for the protection, maintenance and improvement of the parcels with reciprocal easements and rights in one or more of the parcels and governed by an Owner's Association or developed as a horizontal property regime.

Group Development, Residential – a building or group of buildings containing three or more dwelling units located on one or more parcels of ground developed with a common plan for the protection, maintenance and improvement of the parcels with reciprocal easements and rights in one or more of the parcels and governed by an Owner's Association or developed as a horizontal property regime.

Height – the vertical distance measured from the average finished grade at the front building line, to the highest point of the structure.

Hip Roof – roof without gables.

Home Occupation – any use of principal and accessory buildings clearly incidental to their uses for dwelling purposes and conducted for compensation by a resident thereof, within a residential district and meeting the requirements of Article 6, Section 6:12 of this Ordinance.

Hotel (Motor Lodge or Motel) – a building or group of buildings containing individual sleeping or living units designed for the temporary occupancy of automobile tourists or transient guests and which has a garage attached or parking space conveniently located to each unit.

Junk Yard – any land or area used, in whole or in part, for commercial storage and/or sale of waste paper, rags, scrap metal or other junk, and including storage of vehicles and machinery and/or dismantling of such vehicles or machinery.

Lot – a parcel of land designated by number or other symbol as a part of a legally approved and recorded subdivision, or as described by metes and bounds and recorded in the office of Greenville County Register of Mesne Conveyance.

Lot, Corner – a lot abutting upon two (2) or more streets at their intersection, or upon two parts of the same street, forming an interior angle of less than 135 degrees. The point of intersection of the street lines or of the street lines as extended is the corner.

Lot Depth – the average horizontal distance between the front and rear property lines of a lot.

Lot, Double Frontage – a lot which extends through a block, having frontage on two (2) streets.

Lot Line, Front – that line which separates the lot from a street right-of-way.

Lot Line, Rear – ordinarily, that lot line which is opposite the most distant from the front lot line. In the case of a triangular or otherwise irregularly shaped lot, a line ten feet in length entirely within the lot, parallel to and at the maximum distance from the front lot line, or a chord thereof if the front lot line is curved, shall be considered as the rear lot line for purposes of determining the required rear yard.

Lot of Record – a lot existing before the adoption of the Zoning Ordinance and as shown or described on a plat or deed in the records of the Greenville County Register of Mesne Conveyance.

Lot Width – the distance between the side lot lines at the setback line as measured along a straight line parallel to the front lot line or parallel to the chord thereof.

Lot, Zoning – a parcel of land which is indicated by the owner, at the time of application for a building or zoning permit, as being that land which he proposes to develop under one ownership.

Manufactured Home Park – any place, area, or tract of land maintained, offered, or used for parking of two or more manufactured homes used or intended to be used for living or sleeping purposes regardless of whether or not a charge is made for such accommodations.

Manufactured Home Space – that portion of land in a manufactured home park allotted to or designed for the accommodation of one manufactured home.

Manufactured Multi-Section Home – a portable unit designed and built to be towed on its own chassis, comprised of frame and wheels, connected to utilities, and designed to be used without a permanent foundation for a permanent residence. It contains two or more separately towable sections designed to be joined into one integral unit capable of being again separated into components. Either or both units may contain parts that may be folded, collapsed, or telescoped when being towed and expanded later to provide additional cubic capacity. These units may be used for residential, commercial, educational, or industrial purposes. Travel trailers, travel motorized homes, pick-up coaches, and camping trailers are excluded from this definition. This definition includes units referred to as double-wide manufactured homes built prior to the enactment of the Federal Manufactured Home Construction and Safety Standards Act of 1974, which became effective June 15, 1976.

Manufactured Single-Section Home – a portable unit designed and built to be towed on its own chassis, comprised of frame and wheels, connected to utilities, and designed to be used without a permanent foundation for a permanent residence. A single-section unit may contain parts that may be folded, collapsed, or telescoped when being towed and expanded later to provide additional cubic capacity. These units may be used for residential, commercial, educational, or industrial purposes. Travel trailers, travel motorized homes, pick-up coaches, and camping trailers are excluded from this definition. This definition includes units referred to as single-wide manufactured homes built prior to the enactment of the Federal Manufactured Home Construction and Safety Standards Act of 1974, which became effective June 15, 1976.

Manufactured Home – See *Manufactured Single-Section Home*.

Modular Home – a home consisting of two or more factory fabricated components that do not have an integrated chassis which are transported to the home site where they are put on a permanent foundation or slab and joined to make a permanent single-family house. Such units shall comply with all state and locally adopted building codes.

Motel – See *Hotel*.

Mulch – a protective covering (such as pine straw, shredded bark, or other materials) spread evenly around trees, shrubs, and ground covers to reduce evaporation, maintain even root temperatures, prevent erosion, and control weeds.

Nonconforming Lot – a lot of record at the time of passage of this Ordinance which does not meet the requirements for area and/or width generally applicable in the district in which such lot is located.

Nonconforming Use or Structure – a land use or structure which existed lawfully on the date this Zoning Ordinance became effective, and which does not conform with the permitted used for the zoning district in which it is situated. Nonconforming uses are incompatible with permitted uses in the districts involved. Such nonconformities are permitted to continue until they are removed.

Nursing Care Facility – a facility or institution, also known as a nursing home, providing continuous medical and skilled nursing care to two or more individuals who by reason of illness, physical or mental infirmity, or age are unable to properly care for themselves.

Nursing Continuing Care Retirement Center – a Continuing Care Retirement Center that has a 2:1 or greater ratio of nursing beds to residential units. A Nursing CCRC must contain some independent residential units and not be developed entirely as a nursing care facility.

Parking Space – the storage space for one automobile as described in Section 6:9.5, plus the necessary access space, and located outside the dedicated street right-of-way.

Planned Shopping Center – a group of commercial establishments, planned, developed, owned, and managed as a unit related in location, size, and type of shops to the trade area that the unit serves; it provides on-site parking in definite relationship to the types and sizes of stores.

Parapet – the portion of a wall that extends above the roofline.

Pedestrian Walkway – a surfaced walkway, separate from the traveled portion of a public or private right-of-way or parking lot/driving aisle.

Planned Unit Development – for purposes of this Ordinance a planned unit development shall be a zoning district that allows detached, semi-detached, attached, groups of

attached, clustered, or multi-storied residential and/or commercial structures, or any combination thereof on a parcel of land, zoned PD, under single, corporation, firm, partnership or association ownership, planned and developed as an integrated unit, in a single development operation or a definitely programmed series of development operations in accordance with an approved development plan.

Portico – a porch or walkway with a roof supported by columns, often leading to the entrance to a building.

Private Recreation Area – a recreation area owned and maintained by members and operated as a nonprofit organization.

Private Street – a right-of-way of undetermined width with a roadway of undetermined width which has not been dedicated, recorded, or publicly accepted by the county.

Public/Private Right of Way – any public or private road, or access easement intended to provide public access to any lot/development, excluding any service road or internal driving aisle (i.e., within parking lots).

Residential Continuing Care Retirement Center – a Continuing Care Retirement Center that has a 2:1 or greater ratio of residential units to nursing beds. A Residential CCRC may be entirely developed with independent residential units and contain no nursing beds or facilities.

Restaurant – any establishment, including drive-ins, however designated, whose primary function is the sale of food for consumption on the premises; and includes any establishment which has been licensed by the State A.B.C. Board as a restaurant.

Roadside Buffer – the designated area between the road right-of-way and the parking area used to soften the impact of dissimilar land uses and provide screening to satisfy the requirements of this section.

Rooming or Boarding House – a dwelling other than a hotel where lodging and/or meals for three (3) or more persons are provided for compensation.

Sales, Outdoor – the sales of items outside of the store

Screen (See also *buffer*) – The sole purpose of a screen is to block views. A screen should be constructed of opaque materials and whose height will be effective in obstructing unwanted views.

Service Station – an establishment used for the servicing of automobiles, including the sale of gasoline, oil, grease, and minor accessories and washing and polishing, but excluding the sale of automobiles, body repairing, major motor repairing, and painting.

Setback Line – that line which is parallel to and a given distance from the front lot line of a lot or parcel of land at such distance as is required in this Ordinance.

Shade Tree – any tree, evergreen or deciduous, of a species which normally reaches a height of thirty feet or more and a crown spread of twenty (20) feet or more at maturity.

Sign (See Section 6:11) – any form of publicity which is visible from any public way, directing attention to an individual, business, commodity, service, panels, or other devices created on an open framework, or attached or otherwise applied to stakes, posts, poles, trees, buildings, or other structures or supports.

Sign, Accessory – an advertising device used to disseminate information concerning a person, place, or thing, pertaining to the use of the land upon which it is located.

Sign, Advertising – a sign which directs attention to a business, commodity, service, or entertainment, not conducted, sold, or offered on the premises where the sign is located.

Sign, Business – a sign which directs attention to a business, service, activity, or product sold, conducted, or offered upon the premises where such sign is located.

Sign, Festival – a sign providing information pertaining to community festivals, celebrations, or entertainment

Sign, Identification – a sign on the premises bearing the name of a subdivision, farm, or group housing project, or of a school, college, park, church, or other public or quasipublic facility, but bearing information pertaining only to the premises on which such sign is located.

Sign, Outdoor Advertising – (a) Type I. A permanent freestanding off-premises sign, commonly referred to as a billboard, and that is generally used to rent or lease advertising space.
(b) Type II. A sign located on, and designed as an integral part of, City-approved public transportation shelters and is generally used to rent or lease advertising space.

Sign, Occupancy – a sign on the premises bearing the name or address of the piece of property, the name of the owner or resident or any permitted home occupation, but bearing information pertaining only to the premises on which the sign is located.

Sign, Real Estate – a sign indicating the sale of the real property on which it is located

Sign, Temporary – A sign installed for a limited time and not constructed or intended for long-term use.

Sign, Trailer – a stand-alone sign with a trailer assembly or other apparatus designed for attachment to a motor vehicle or other means of transportation

Small Tree – a single or multi-stem tree of a species that normally reaches a mature height between eight and thirty (30) feet and a crown spread of less than twenty (20) feet at maturity.

Start Date – the date when entertainment, a special event, sale, meeting, athletic event, festival, or celebration is to begin

Street - a dedicated public right-of-way which affords the principal means of access to abutting property and which has been accepted for maintenance by Greenville County or the State Highway Department. For the purposes of these regulations, the term street or streets shall also mean avenues, boulevards, roads, lanes and other public ways.

Street, Arterial - a Federal or State highway designed primarily for the movement of large volumes of traffic from one area to another.

Street, Collector - a public way designed primarily to connect residential service streets with arterial streets or to provide a direct connection between two arterial streets and may be expected to carry a significant volume of traffic having neither origin nor destination on the street.

Street, Residential Service - a public or private way used primarily for providing direct access to abutting property.

Special Exceptions - uses allowable where facts and conditions detailed in this Ordinance, as those upon which a use may be permitted, are found to exist.

Structure - anything constructed or erected which requires permanent location above grade. For purposes of this Ordinance, "structure" does not include landscape features such as ornamental pools, planting boxes, sculpture, bird baths, open terraces, walkways, driveways, walls, or fences; shelters for pets, playhouses, open stairs, recreational equipment, flagpoles, game courts, swimming pools, underground fallout shelters, air conditioning compressors, pump houses or wells, mailboxes, outdoor fireplaces, gate houses, burial vaults, or bus shelters.

Travel Trailer - any vehicle mounted on wheels and not more than twenty-six (26) feet in length, designed and intended to serve primarily as short term shelter.

Undisturbed Open Space – land and/or permanent water bodies in a clustered subdivision, not individually owned, which are designated and intended for the common use or enjoyment of the residents of the clustered subdivision or the public, that will remain physically unchanged throughout the development process. Examples include wetlands, lakes (natural or man-made), and forests.

Utility, Public - any agency which, under public franchise or ownership, provides the general public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection, or other service.

Variance - a variance is a relaxation of the dimensional terms of the Zoning Ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of the Ordinance would result in unnecessary and undue hardship and does not involve a change in the use of property.

Yard, Required - the open space between a lot line and the buildable area within which no structure may be located except as otherwise provided in this Ordinance. All yards referred to in this Ordinance are minimum required yards.

Yard, Front - an area extending across the full width of the lot and lying between the front lot line and the setback line as required in the applicable district.

Yard, Rear - an area extending across the full width of the lot and lying between the rear lot line parallel thereto at a distance therefrom as required in the applicable district.

Yard, Side - an area extending along the length of the lot between the required front yard and the required rear yard, and between the side lot line and a line parallel thereto and a distance therefrom as required in the various districts.

Zoning Certificate - a certification by the Zoning Administrator that a proposal to use or occupy a tract of land or a building; or to erect, install, or alter a structure, building or sign, fully meets the requirements of this Ordinance.

ARTICLE 5 ZONING DISTRICT REGULATIONS

Section 5:1 General Regulations for All Districts

5:1.1 Water and Sewerage

It shall be unlawful to construct or occupy any residential dwelling that is not connected to an approved water supply and sewerage disposal facility. Wherever public or community water and sewerage systems are available, dwellings shall be connected to such systems. In every other case, individual water supply and sewerage disposal facilities must meet the requirements set by DHEC.

5:1.2 Facility Approval

Area requirements for individual lots in all districts are minimum requirements with an approved water and sewerage disposal system accessible to the lot. If a lot of record with less than the minimum area is proposed for use and does not have an approved water and sewerage system available, a certificate from the Greenville County boards of health approving the proposed facilities must accompany a request for a zoning certificate.

Section 5:2 R-15, R-10, and R-7.5 Residential Districts

These residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its character, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

5:2.1 Uses Permitted

Detached single-family dwelling
Home occupation (Subject to requirements in Article 6, Section 6:12)
Portable or temporary school classroom
Sign (See Section 6:11)
Temporary building, incidental to the construction of buildings permitted in this district, and which shall be removed when work is completed
Transportation and utility easement and right-of-way
Uses and structures customarily accessory to the permitted uses

5:2.2 Special Exceptions

The following uses may be permitted on review by the Board of Zoning Appeals in accordance with the provisions contained in Article 7.

Church
Fire Station
Golf course, including clubhouse and other improvements
Police station
Private recreation area (Subject to requirements in Article 7, Section 7:7)
Public park and playground
Public utility building and use
School, public and private
Transportation and utility easement and right-of-way
Other public and semi-public uses which are considered to be compatible with the aforementioned uses

5:2.3 Height Limitation

No structures shall exceed a height of thirty-five (35) feet, except as provided in Article 6, Section 6:6.

5:2.4 Accessory Building Setback

Accessory buildings may be located in the rear yard, provided that they are set back not less than five (5) feet from any lot line and occupy not more than twenty (20) percent of the rear yard.

5:2.5 Off-Street Parking

Off-street parking shall be provided in accordance with the provisions set forth in Article 6, Section 6:9.

5:2.6 Minimum Requirements - Residential Lots

	R-15	R-10	R-7.5
Lot Area (Sq. Ft.)	15,000	10,000	7,500
With Lot Area Averaging	See No. 3	See No. 3	See No. 3
Lot Width	30 ft.	30 ft.	30 ft.
Front Yard Setback	See No. 1	See No. 1	See No. 1
Side Yard Setback	See No. 2	See No. 2	See No. 2
Rear Yard Setback	5 ft.	5 ft.	5 ft.

5:2.7 Minimum Requirements - Nonresidential Lots

	R-15	R-10	R-7.5
Lot Area (Sq. Ft.)	30,000	30,000	30,000
Lot Width	100 ft.	100 ft.	100 ft.
Front Yard Setback	See No. 1	See No. 1	See No. 1
Side Yard Setback	See No. 2	See No. 2	See No. 2
Rear Yard Setback	5 ft.	5 ft.	5 ft.

No. 1

The minimum depth of the front yard measured from the street right-of-way line shall be twenty (20) feet on a residential service street, thirty (30) feet on a collector street, and fifty (50) feet on an arterial street, except that when a right-of-way has not been established or is not known, the setback shall be measured from the centerline of the existing road and each required setback shall be increased by a minimum of twenty-five (25) feet. In the event an existing right-of-way exceeds twenty-five (25) feet from the center of the road, the setback shall be measured from the right-of-way. When a lot has double frontage, the front yard requirements shall be complied with on both sides.

No. 2

The minimum width of a residential side yard shall be ten (10) percent of the total lot width but not to exceed twenty-five (25) feet. The minimum width of a nonresidential side yard shall be twenty-five (25) feet. For residences, accessory buildings, and nonresidential uses located on corner lots, the minimum side yard width measured from the property line shall be twenty (20) feet on a residential service street, thirty (30) feet on a collector street, and forty (40) feet on an arterial street.

No. 3

Lot area averaging may be utilized in new developments with no minimum acreage required. When calculating the minimum lot area within the R-15, R-10, and R-7.5, Single-Family Residential Districts, the minimum square footage of individual lots may be reduced by up to twenty-five percent (25%) provided the average lot size for the entire subdivision meets the zoning classification's minimum lot area and is indicated on an approved preliminary or summary subdivision plat. A maximum lot credit will be used in calculating the minimum lot area for each district as depicted on the chart below.

25% LOT AVERAGING
NO MINIMUM ACREAGE REQUIRED

Zoning Classifications	R-15	R-10	R-7.5
Maximum Lot Credit	30,000	20,000	15,000
Average Square Footage	15,000.	10,000	7,500
Minimum Lot Size	11,250	7,500	5,625

5:2.7 Single Family Infill Standards

5:2.7-1 *General purpose and intent.*

To achieve neighborhood and streetscape compatibility, maintain the scale and character of established single-family residential areas, and guide residential infill development to occur in an orderly and desirable manner.

5:2.7-2 *Applicability.*

The provisions of this section shall apply to the following developments located in established single family residential areas;

A. New lots created by summary plat or major subdivision
B. Construction of a new single-family dwelling, duplex dwelling or accessory building.
C. Addition of an attached garage/carport
D. Installation and/or expansion of a driveway
E. Renovations/additions to a dwelling whose construction value exceeds 50 percent of the fair market value of the property as reflected on the Greenville County Tax Assessor.

5:2.7-3 *Definitions.*

For the purposes of this section, the following definitions apply:

Established single family residential area means an area developed with single family residential dwellings having one or more of the following characteristics;

A. Was platted or developed more than 25 years ago
B. Is in a subdivision that is more than 80 percent built out and that was platted more than 15 years ago;

5:2.7-4 *Administration.*

Applicant must submit site plan and proposed drawings at the time of Application for building permit. These drawings will be reviewed by staff within fifteen (15) days after receipt of the plan by the city clerk, Upon completion of initial review, a recommendation will be submitted to the City Administrator who will have fifteen(15) days to make a final determination.

5:2.7-5 *Infill Design Standards*

The following elements must be compatible with homes within the existing development:

A. Foundations

B. Windows and doors
C. Garage/Carport (location & design)
D. Location and visibility of parking areas and access drives
E. Size of structure (overall mass)
F. Height of structure (number of stories)

5:2.7-6 ***Stormwater detention/retention standards***

A. Where above ground detention/retention facilities are proposed, they shall: be located at least 20 feet from an exterior property line; be sloped in a manner that is easily maintained and be designed as an amenity to the development, when deemed feasible by the administrator.
B. Single family detached and duplex lots shall not exceed 60 percent total impervious coverage, inclusive of the 40 percent maximum lot coverage for all roofed areas.

5:2.7-7 ***Tree Protection and replacement.***

A. Tree surveys are not required for single family lots or single-family subdivisions. However, the location, species and size of trees that are proposed to be retained and/or planted to meet these requirements shall be shown on the required site plan.
B. One canopy tree shall be planted for each 2,000 square feet of lot area or portion thereof excluding building footprints. Such trees shall be a minimum 3inch caliper and may be planted anywhere on the lot. Each existing canopy tree proposed to be retained and measuring at least six inches in diameter shall count as two new trees.
C. Trees that are retained to meet the requirement above shall be protected during construction.

Section 5:3 R-M Residential, Multifamily District

This residential district is established to provide for medium and high population density. The principal use of land is for two-family and multiple-family dwellings, and the recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area are included. The regulations for this district are intended to discourage any use which, because of its character, would interfere with the development of, or be detrimental to the residential nature of the area included in the district.

5:3.1 Uses Permitted

Dwelling, single-family detached
Dwelling, single-family attached (Not more than two (2) dwelling units)
Dwelling, single-family attached (Three (3) or more dwelling units) (Subject to provisions of Section 6:13)
Dwelling, two-family
Dwelling, multiple-family (Subject to provisions of Section 6:13)
Home occupation (Subject to requirements in Article 6, Section 6:12)
Portable or temporary school classroom
Residential Continuing Care Retirement Center (Subject to provisions of Section 6:15)
Sign (See Article 6, Section 6:12)
Temporary building, incidental to the construction of buildings permitted in this district, and which shall be removed when work is completed
Uses and structures customarily accessory to the permitted uses

5:3.2 Special Exceptions

The following uses may be permitted on review by the Board of Zoning Appeals in accordance with the provisions in Article 7.

Child care center
Church
Fire station
Golf course, including a clubhouse and other improvements
Library
Nursing Continuing Care Retirement Center (Subject to requirements of Section 7:10)
Police station
Private recreation area (Subject to requirements in Article 7, Section 7:7)
Public park and/or playground
School, public, parochial, and private
Transportation and utility easement and rights-of-way
Other public and semi-public uses which are considered to be compatible with the aforementioned uses

5:3.3 Height Limitation

No structure shall exceed a height of thirty-five (35) feet, except as provided in Article 6, Section 6:13 for multiple family units.

5:3.4 Dimensional Requirements

5:3.4-1 Lot Area

The minimum lot area for a multiple-family dwelling, group of dwellings containing three (3) or more dwelling units, or for a group of three (3) or more single-family attached dwelling units, shall be two (2) acres. Maximum density for multiple family shall be 20 dwelling units per acre.

For nonresidential buildings, the lot area shall be adequate to provide the yard areas required by this section and the off-street parking and loading areas required in Article 6, Sections 6:9 and 6:10 provided, however, that the lot area for each nonresidential building shall not be less than thirty thousand (30,000) square feet.

For single-family residential dwellings, the lot area shall be adequate to provide the yard areas minimum dimensions required by this section.

5:3.4-2 Lot Width

Minimum lot width for a single-family detached dwelling shall be thirty (30) feet.

Minimum lot width for a single-family attached dwelling unit located within a development containing three (3) or more units shall be twenty (20) feet.

Minimum lot width for a two-family attached dwelling shall be thirty (30) feet.

Minimum lot width for two (2) single-family detached dwelling units on adjacent lots shall be forty (40) feet per lot.

5:3.4-3 Front Yard

The minimum depth of the front yard for single-family and two-family dwellings measured from the street right-of-way line shall be twenty (20) feet on a residential service street, thirty (30) feet on a collector street, and fifty (50) feet on an arterial street, except that when a right-of-way has not been established or is not known, the setback shall be increased by a minimum of twenty-five (25) feet from the center of the road, the setback shall be measured from the right-of-way. When a lot has double frontage, the front yard requirements shall be complied with on both sides.

5:3.4-4 Side Yard

The minimum width of any side yard for a single-family or two-family dwelling shall be ten (10) percent, of the total lot width or eight (8) feet, whichever is greater.

The minimum width of a nonresidential side yard shall be fifteen (15) feet, measured from the property line. For residences, nonresidential uses, and accessory buildings on corner lots, the minimum side yard width measured from the street right-of-way line shall be twenty (20) feet on a service street, thirty (30) feet on a collector street, and forty (40) feet on an arterial street.

5:3.5 Accessory Building Setback

Accessory buildings may be located in the rear yard, provided that they are set back not less than five (5) feet from any lot line and occupy not more than twenty (20) percent of the rear yard. Provisions for manufactured home park are outlined in Section 5:11.

5:3.6 Off-Street Parking

Off-street parking shall be provided in accordance with the provisions set forth in Article 6, Section 6:9.

5:3.7 Privacy Area

Where any property line of a zero lot line dwelling or a garden court dwelling abuts other property within the same overall development zoned or used for residential purposes, there shall be provided and properly maintained along the property line a continuous visual screen not less than six (6) feet in height. This requirement does not apply to townhouse development. The screen shall be a windowless wall, fence, or other type of impenetrable and opaque material which is aesthetically compatible with existing development, or a combination thereof. However, the requirement for a privacy wall along any property line may be omitted or modified where the Board of Adjustment, acting upon the recommendation of the Planning Commission staff, has determined that one or more of the following conditions exist:

A. due to special conditions and circumstances of a physical or dimensional nature which are peculiar to the property involved, a privacy wall would serve no valid purpose.
B. the provision of a privacy wall along any side and/or rear property line would deny the property involved advantages of amenities specifically associated with the overall development.

In no instance shall the privacy wall requirement be omitted or modified which would infringe upon the privacy rights of adjacent property owners.

Section 5:4 O-D Office District

This district is established to provide an office district for the convenience of local residents. The uses permitted in this district are limited to office and research facilities and shall not include any use engaged in retail sales or the stocking and storage of goods or merchandise. No use shall be permitted in this district which will be detrimental to the development of the district as an office research park.

5:4.1 Uses permitted

Accountant
Advertising agency
Bank
Continuing care retirement facility
Savings and Loan
Broadcasting studio
Brokerage house
Employment agency
Insurance
Nursing care facility
Professional offices
Real estate
Sign (See Article 6, Section 6:11)
Accessory buildings and uses customarily incidental to the above uses
Other uses which are considered to be compatible with the aforementioned uses

5:4.2 Special Exceptions

The following uses may be permitted by the Board of Zoning Appeals in accordance with the provisions in Article 7.

Church
Educational institution
Fire station
Library
Post office

5:4.3 Height Limitation

No structure shall exceed a height of thirty-five (35) feet except as provided in Article 6, Section 6:6.

5:4.4 Dimensional Requirements

5:4.4-1 Front Setback

All buildings and structures shall be set back from all street right-of-way lines not less than twenty-five (25) feet.

5:4.4-2 Side Setback

None is required, except on corner lots and lots adjacent to any residential district in which case all commercial buildings and structures shall be set back not less than fifteen (15) feet from property lines. When a side yard is provided it shall be not less than five (5) feet in width.

5:4.4-3 Rear Setback

No building shall be located closer than twenty (20) feet to a rear lot line.

5:4.5 Screening

A visual barrier consisting of a wall, compact evergreen hedge, or other type of evergreen foliage, or a combination of fence and shrubbery at least six (6) feet in height, shall be provided along the side and rear lot lines where any commercial use is adjacent to a residential district.

5:4.6 Off-Street Parking

Off-street parking shall be provided in accordance with the provisions set forth in Article 6, Section 6:9.

5:4.7 Landscaping

The required yard in an O-D district shall be properly landscaped where said yard abuts any public street right-of-way, but shall not preclude the same required yard from being used for parking. Natural landscaping may be counted towards this requirement. The Planning Commission shall review a detailed landscaping plan and make a recommendation to the Travelers Rest Zoning Administrator prior to a building permit being issued.

Section 5:5 C-1 Commercial District

This district is established to provide commercial establishments for the convenience of local residents.

5:5.1 Uses Permitted

Accountant
Advertising agency
Antique shop
Apparel store
Appliance store
Art store
Auto parking lot
Auto service station
Bakery
Bank
Barber shop
Beauty shop
Book store
Broker, stocks and bonds
Bus station
Cafe
Cafeteria
Camera shop
Candy store
Clothing store
Continuing care retirement center
Dance studio
Delicatessen
Department store
Doctor and dentist office
Dressmaker
Drug store
Dry goods store
Dry cleaning establishment
Employment agency
Florist shop
Fraternal and civic club rooms
Furniture store
Gift shop
Governmental office and uses
Grocery store
Hardware store
Hobby shop
Ice cream parlor

Insurance
Interior decorating shop
Jewelry store
Key shop
Leather goods store
Loan company
Music store
Newsstand
Novelty store
Nursing care facility
Office, business and professional
Office supplies and equipment store
Optical goods sales
Paint store
Pet shop
Pharmacy
Photography studio
Public utility building and use
Ratio and TV sales and service
Realtor
Restaurant
Sandwich shop
Savings and loan company
Self service laundry and cleaner
Sewing machine sales and service
Shoe shining stand
Shoe store and repair shop Sign (See Article 6, Section 6:11)
Sporting goods store
Stationery store
Tailor
Taxi stand
Temporary building, incidental to construction of buildings
Theatre (Walk-in)
Toy store
Transportation and utility easement and right-of-way
Travel bureau
Uses and structures customarily accessory to permitted uses
Other uses which are considered to be compatible with the aforementioned uses

5:5.2 Special Exceptions

The following uses may be permitted on review by the Zoning Board of Appeals in accordance with the provisions in Article 7.

Automobile service station
Church

Educational institution
Fire station
Library
Post office

5:5.3 Height Limitation

No structure shall exceed a height of thirty-five (35) feet except as provided in Article 6, Section 6:6.

5:5.4 Dimensional Requirements

5:5.4-1 Front Setback

All buildings and structures shall be set back from off-street right-of-way lines not less than thirty-five (35) feet, except commercial gasoline islands, canopies, and business, and temporary signs, which shall be set back from all street right-of-way lines so as to be in compliance with Article E, Section 6:11.

5:5.4-2 Side Setback

None is required except on corner lots and lots adjacent to any residential district in which case all commercial buildings and structures shall be set back not less than fifteen (15) feet from the property lines. When a side yard is provided it shall be not less than five (5) feet in width.

5:5.4-3 Rear Setback

No building shall be located closer than twenty (20) feet to a rear lot line.

5:5.5 Screening

A visual barrier consisting of a wall, fence, or compact evergreen hedge or other type of evergreen foliage, or a combination of fence and shrubbery at least six (6) feet in height, shall be provided along the side and rear lot lines where any commercial use is adjacent to a residential district.

5:5.6 Off-Street Parking

Off-street parking shall be provided in accordance with the provisions set forth in Article 6, Section 6:9.

5:5.7 Off-Street Loading

Off-street loading shall be provided in accordance with the provisions set forth in Article 6, Section 6:10.

5:5.8 Landscaping

The required yard in a C-1 district shall be properly landscaped where said yard abuts any public street right-of-way, but shall not preclude the same required yard from being used for parking. Natural landscaping may be counted towards this requirement. The Planning Commission shall review a detailed landscaping plan and make a recommendation to the Travelers Rest Zoning Administrator prior to a building permit being issued.

Section 5:6 C-2 Commercial District

This district is established to provide for the development, on major thoroughfares, of commercial land uses which are oriented to customers traveling by automobiles. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

5:6.1 Uses Permitted

Accountant
Advertising agency
Air conditioning and heating equipment, sales, and service
Airline or transportation ticket office (No depot)
Ambulance service
Antique shop
Apparel store
Appliance sales and service
Art store
Automobile parking lot
Automobile parts sales
Automobile rental
Automobile sales and service, excluding body work
Automobile service station
Automatic wash, in bay automatic laser
Bakery goods store
Bank
Bar
Barber shop
Beauty shop or parlor
Bicycle, motorcycle, motor scooter rental, repair and service
Boats, sales or rental
Book store
Bowling alley
Broker, stocks and bonds
Building and loan association

Bus station cafe
Cafeteria
Camera shop
Candy store
Catering establishment
Child care center
Cleaning and laundry collection service
Clothing store
Club, lodge, and similar non-profit organizations
Collection agency
Confectionery store
Dairy products store
Dance studio
Delicatessen
Department store
Detective or police agency
Dressmaking shop
Drive-in restaurant
Drug store
Dry cleaning establishment
Electric appliance, radio or television store
Employment agency
Feed and seed store
Florist
Funeral home
Furniture store and upholstery
Gift shop
Grocery store
Hardware shop
Health and fitness center
Hobby shop
Hospital
Insurance
Interior decorating shop
Jewelry store
Laundry agency (Pick-up station)
Leather goods store
Liquor store
Loan company
Medical facility
Motel
Music store
Newspaper establishment
Newsstand
Novelty store
Nursing care facility

Office, business or professional
Office supplies and equipment store
Optical goods sales
Paint store
Pawn shop
Pet shop
Photo developing and finishing store
Photography studio
Pool room
Pottery and ceramic store
Radio or television repair Railroad depot
Research facilities
Restaurant
Sandwich shop
Self service laundry and cleaning
Sewing machine sales and service
Shoe repair store
Shoe shining stand
Shoe store
Shopping center (See Section 5:6.9)
Sign (See Article 6, Section 6:11)
Skating rink
Small engine sales, service and repair
Sporting goods store
Stationery store
Tailor shop
Theatre (Indoor)
Tire sales and service
Toy store
Utility easement
Veterinary clinic
Accessory buildings and uses customarily incidental to the above uses
Other uses which are considered to be compatible with the aforementioned uses

5:6.2 Special Exceptions

The following uses may be permitted on review by the Zoning Board of Appeals in accordance with the provisions in Article 7.

Automobile storage garage
Building contractor and related activities
Building materials (With outside storage)
Church
Educational institution
Fire station
Garden supply and nursery

Gymnasium
Library
Mini-warehouse (Subject to provisions of Section 7:12)
Post office

5:6.3 Height Limitation

No structure shall exceed a height of forty-five (45) feet, except as provided in Article 6, Section 6:6.

5:6.4 Dimensional Requirements

5:6.4-1 Front Setback

All buildings and structures shall be set back from all street right-of-way lines not less than thirty-five (35) feet, except commercial gasoline islands, canopies, and business, and temporary signs, which shall be set back from all street right-of-way lines so as to be in compliance with Article 6, Section 6:11.

5:6.4-2 Side Setback

None is required, except on corner lots and lots adjacent to any residential district in which case all commercial buildings and structures shall be set back not less than fifteen (15) feet from property lines. When a side yard is provided it shall be not less than five (5) feet in width.

5:6.4-3 Rear Setback

No building shall be located closer than twenty (20) feet to a rear lot line.

5:6.5 Screening

A visual barrier consisting of a wall, compact evergreen hedge, or other type of evergreen foliage, or a combination of fence and shrubbery at least six (6) feet in height, shall be provided along the side and rear lot lines where any commercial use is adjacent to a residential district.

5:6.6 Off-Street Parking

Off-street parking shall be provided in accordance with the provisions set forth in Article 6, Section 6:9.

5:6.7 Off-Street Loading

Off-street loading shall be provided in accordance with the provisions set forth in Article 6, Section 6:10.

5:6.8 Landscaping

The required yard in a C-2 district shall be properly landscaped where said yard abuts any public street right-of-way, but shall not preclude the same required yard from being used for parking. Natural landscaping may be counted towards this requirement. The Planning Commission shall review a detailed landscaping plan and make a recommendation to the Travelers Rest Zoning Administrator prior to a building permit being issued.

5:6.9 Requirements for Shopping Centers

5:6.9-1 Height Limitations

No building shall exceed thirty-five (35) feet, except as provided in Article 6, Section 6:6.

5:6.9-2 Lot Area

The shopping center shall be located on a parcel of land not less than two (2) acres in area.

5:6.9-3 Dimensional Requirements

5:6.9-3a Setback from Streets

All buildings shall be set back from all street right-of-way lines not less than fifty (50) feet.

5:6.9-3b Setback from Side Interior Property Lines

All buildings shall be set back from side interior property lines not less than twenty-five (25) feet.

5:6.9-3c Setback from Rear Interior Property Lines

All buildings shall be set back from the rear interior property line not less than twenty-five (25) feet.

5:6.9-4 Screening

A wall, compact evergreen hedge, or other type of evergreen foliage, or a combination of fence and shrubbery, at least six (6) feet in height, shall be provided along the side and rear lot lines where a shopping center is adjacent to a residential district.

5:6.9-5 Off-Street Parking

Off-street parking shall be provided in accordance with the provisions set forth in Article 6, Section 6:9.

5:6.9-6 Off-Street Loading

Off-street loading shall be provided in accordance with the provisions set forth in Article 6, Section 6:10.

5:6.9-7 Application Procedure

Each application for a zoning certificate for a planned shopping center shall be approved by the Planning Commission.

A. A development plan of the proposed development at a scale of not less than one (1) inch equals one hundred (100) feet showing:

1. The location and size of the site:
2. The dimensions of the property;
3. The location and proposed use of buildings and their general exterior dimensions;
4. A traffic, parking, and circulation plan, showing proposed locations, arrangements, and dimensions of parking spaces, loading areas, and drives, and ingress and egress to and from adjacent streets;
5. The proposed location and materials to be used for screening;
6. A title, showing the names of the developers, the date, scale of the plan, and the name of the individual or firm preparing the plan.

B. A statement, to be filed with the Building Inspector, indicating readiness to proceed with construction of the proposed development within one year from the date the proposal is approved.

5:6.9-8 Building Permit

No building permit shall be issued for any building in a shopping center until a final development plan shall have been reviewed and recommended to the Zoning Administrator by the Planning Commission staff. The Zoning Administrator shall approve or disapprove all requests for shopping center development based on his review and the Planning Commission staff's report.

Section 5:7 S-1 Services District

This district is established to provide a transition between commercial and industrial districts by allowing (1) commercial uses which are service-related; (2) service-related commercial uses which sell merchandise related directly to the service performed; (3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and (4) light industries which in their normal operations would have a minimal effect on adjoining properties.

All of the uses permitted in this district shall be conducted in such a manner that no obnoxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.

5:7.1 Uses Permitted

Air conditioning and heating equipment, sales and service
Airline ticket-office
Ambulance service
Amusement, commercial
Animal shelter
Appliance repair
Aquarium
Archery range
Auction house or store
Automobile club
Automobile garage
Automobile laundry or wash
Automobile painting
Automobile parking
Automobile parts or accessories
Automobile, truck and trailer rentals
Automobile repairing
Automobile sales and service
Automobile service station
Automobile storage garage
Automobile upholstering
Awning store or shop
Baseball batting range
Battery store or shop
Bicycle, motorcycle, and motor scooter rental, repair and service
Bicycle repair shop
Blueprinting or photostating
Boats, sales or rental
Body shop
Broadcasting studio
Building materials

Burglar alarm business
Business college
Cabinet shop
Cafe
Cafeteria
Catering establishment
Concert hall
Contractor's credit association or union
Dairy products store
Delicatessen
Dental equipment and supplies store
Dental laboratory
Detective or police agency
Diaper supply service
Drive-in business (theatres, refreshment stands, restaurants, food stores, etc.)
Electric appliance store
Electric motor repair
Engravers
Farmer's market
Farm machinery and implement sales and service
Feed and seed store
Florist
Frozen food locker rental
Frozen food store
Funeral home
Fur cleaning
Furniture cleaning
Furniture repair and upholstery
Furniture store
Garden supply store
Golf, driving range, miniature or pitch and putt
Greenhouse
Grocery store
Gunsmith store
Hardware store
Hat cleaning and blocking
Hobby shop
Horse show
Household appliance repair
Ice skating rink
Ice storage house
Interior decorating store
Laundry or cleaning establishment
Leather goods store
Linen or towel supply business
Liquor store

Lithographing
Locksmith store
Lumber yard
Machine shop
Mail order house
Manufactured home and travel trailer sales
Massage parlor
Mattress shop
Medical clinic or laboratory
Mimeographing service
Mini-warehouse
Mission, rescue
Monuments and tombstones sales
Motel
Motion picture theatre
Motorcycle or motor scooter sales and service
Newspaper establishment
Newsstand
Nursery, flower, plant or tree
Office supply and equipment
Optical goods sales
Paint store
Pawn shop
Pest or insect control business
Photo developing and finishing store
Photography studio
Plumbing shop
Pony riding rink
Pool room
Pottery and ceramic store
Printing establishment or mimeographing service
Radio broadcasting studio
Radio or television repair shop
Record recording studio
Recreation building
Reducing salon
Refreshment stand
Research facilities
Restaurant
Roller skating rink
Safe and vault repairing and servicing
Self service laundry and cleaners
Sewing machine sales and service
Sheet metal shop
Shoe store
Sign (See Article 6, Section 6:11)

Station, bus, stage, or railway
Swimming pool, commercial
Taxi business
Taxidermist
Telephone exchange
Television broadcasting studio
Tire shop (Including retreading or recapping)
Theatre (Indoor)
Utility easement or right-of-way
Venetian blinds, laundry, servicing and repairing
Veterinary clinic
Wholesaling and warehousing
Accessory buildings and uses customarily incidental to the above uses
Other uses which are considered to be compatible with the aforementioned uses

5:7.2 Special Exceptions

The following uses may be permitted on review by the Zoning Board of Appeals in accordance with the provisions in Article 7.

Armory
Auditorium
Baseball park
Church
Educational institution
Fire station
Football stadium
Gymnasium
Home for aged
Hospital
Library
Museum
Police or fire station
Post office
Private school

5:7.3 Height Limitation

No structure shall exceed a height of thirty-five (35) feet, except as provided in Article 6, Section 6:6.

5:7.4 Dimensional Requirements

5:7.4-1 Front Setback

All buildings and structures shall be set back from all street right-of-way lines not less than forty-five (45) feet, except commercial gasoline islands, canopies, and business and temporary signs, which shall be set back from all street right-of-way lines not less than fifteen (15) feet in compliance with Article 6, Section 6:11.

5:7.4-2 Side Setback

No building shall be located closer than twenty-five (25) feet to a side lot line, except next to rail siding.

5:7.4-3 Rear Setback

No building shall be located closer than twenty-five (25) feet to a rear lot line, except next to rail siding.

5:7.5 Screening

A wall, compact evergreen hedge, or other type of evergreen foliage, or a combination of fence and shrubbery at least six (6) feet in height, shall be provided along the side and rear lot lines where any commercial use is adjacent to a residential district.

5:7.6 Off-Street Parking

Off-street parking shall be provided in accordance with the provisions set forth in Article 6, Section 6:9.

5:7.7 Off-Street Loading

Off-street loading shall be provided in accordance with the provisions set forth in Article 6, Section 6:10.

5:7.8 Landscaping

The required yard in an S-1 district shall be properly landscaped where said yard abuts any public street right-of-way, but shall not preclude the same required yard from being used for parking. Natural landscaping may be counted towards this requirement. The Planning Commission shall review a detailed landscaping plan and make a recommendation to the Travelers Rest Zoning Administrator prior to a building permit being issued.

Section 5:8 I-1 Industrial District

This district is established as a district for manufacturing plants, assembly plants, and warehouses. The regulations are intended to protect neighboring land uses from potentially harmful noise, odor, smoke, dust, glare, stream pollution or other objectionable effects.

5:8.1 Uses Permitted

Apparel and other finished products made from fabrics, leather, and similar materials--manufacturing
Automobile and truck repair and rebuilding shop
Bottling plant
Building contractor and related activities
Building materials sales and storage
Chemicals and allied products - manufacturing
Fabricated metal products - manufacturing
Farm implements and machinery sales and storage
Feed and seed sales and storage
Food and kindred products - manufacturing
Furniture and fixtures - manufacturing
Household and industrial cleaning products--manufacturing
Junk yard (Subject to requirements of Article 7, Section 7:4)
Laundry and cleaning plant
Lumber and wood products (except furniture) - manufacturing
Manufactured homes or other prefabricated buildings used for temporary offices
Milk processing
Mini-warehouse
Paper and allied products - manufacturing
Petroleum refining and related industries
Plastic products - manufacturing
Primary metal industries
Printing, publishing, and allied industries
Salvage yard for automobile, junk building materials, provided that all operations shall be screened by permanent walls, fences, or evergreen planting.
Sign (See Article 6, Section 6:11)
Stone, clay, and glass products - manufacturing
Textile mill products - manufacturing
Tire recapping and retreading plant
Truck terminal
Wholesaling and warehousing
All of the uses permitted in this district shall be conducted in such a manner as not to pollute any streams of waterway or that no noxious odor, fumes, smoke or dust will be emitted beyond the property line of the lot on which the use is located.

5:8.2 Height Limitation

No building or structure shall exceed ninety (90) feet in height, except as provided in Article 6, Section 6:6. No building or structure on a lot in the industrial district which is adjacent to a residential district shall exceed the maximum building height permitted in the residential district, unless there is one (1) additional foot of setback on the sides adjacent to the residential district for each additional foot of height.

5:8.3 Dimensional Requirements

5:8.3-1 Front Setback

All buildings shall be set back from the street right-of-way line not less than fifty (50) feet.

5:8.3-2 Side Setback

No building shall be located closer than twenty-five (25) feet to a side lot line, except next to rail siding.

5:8.3-3 Rear Setback

No building shall be located closer than twenty-five (25) feet to a rear lot line, except next to rail siding.

5:8.4 Screening

A wall, compact evergreen hedge, or other type of evergreen foliage, or a combination of fence and shrubbery, at least six (6) feet in height, shall be provided along the side or rear lot lines where any industrial use is adjacent to a residential district.

5:8.5 Off-Street Parking

Off-street parking shall be provided in accordance with the provisions set forth in Article 6, Section 6:9.

5:8.6 Off-Street Loading

Off-street loading shall be provided in accordance with the provisions set forth in Article 6, Section 6:10.

5:8.7 Landscaping

The required yard in an I-1 district shall be properly landscaped where said yard abuts any public street right-of-way, but shall not preclude the same required yard from being used for parking. Natural landscaping may be counted towards this requirement. The

Planning Commission shall review a detailed landscaping plan and make a recommendation to the Travelers Rest Zoning Administration prior to a building permit being issued.

Section 5:9 Planned Development District

5:9.1 Intent

The intent of planned development districts is to derive the benefits of efficiency, economy, and flexibility by encouraging unified development of large sites while also obtaining the advantages of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this Ordinance to allow development of large sites subject to specific regulations concerning lot area, building coverage, yard spaces, and building height only in so far as the Travelers Rest City Council shall deem appropriate to fulfill the intent of this Ordinance, upon presentation of certification from the owners, developers, or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this Ordinance.

5:9.2 Types of Planned Development Districts

Two types of planned development districts accommodating primarily residential or nonresidential uses are created as follows:

A. **PD-R Planned Development - Residential:** The PD-R district is intended to accommodate primarily residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

B. **PD-C Planned Development - Commercial:** The PD-C district is intended to accommodate primarily nonresidential uses, with residential uses integrated into the design of such districts as secondary uses.

C. **Intent:** The types of residential dwelling units, and the types of nonresidential uses allowed to be established in such districts increase with increasing site size of such districts, based upon the premise that increased site size will allow proper design including functional interrelations, buffer treatments separating uses with potentially incompatible characteristics of use, design of access patterns, and relationships of uses within such planned developments with uses in adjacent districts. It is the intent of this Ordinance that such design and planning features be incorporated properly into any PD district hereafter created, and that the Travelers Rest Planning Commission and City Council shall consider the existence and appropriateness of such features before any amendment to the Zoning Map is adopted to create such district.

5:9.3 Permitted Principal Uses and Structures

Permitted principal uses and structures vary with increasing size and are different for PD-R and PD-C districts. Such uses are permitted as per the uses enumerated for specific districts in Sections 5.1 through 5.8.7 above. Where uses for more than one district are permitted, the uses of the less restrictive district shall be permitted. Permitted principal uses and structures for various site sizes and types of PD districts are as follows:

Site Size in Acres	PD-R Uses Permitted as for the Following Districts:	PD-C Uses Permitted as for the Following Districts:
4 but less than 8	R-M	Not Permitted
8 but less than 15	R-M	O-D, C-1
15 but les than 25	R-M, C-1	O-D, C-2, R-M
25 but less than 50	R-M, O-D, C-1	C-2, R-M
50 but less than 80	R-M, C-2	S-1, C-2, R-M
80 or more	R-M, C-2, S-1	I-1, S-1, C-2, R-M

5:9.4 Maximum Area of Commercial or Industrial Uses in PD-R Districts

In PD-R districts in which commercial or industrial uses are permitted, the area of land devoted to such uses, including structures, parking, and related characteristics and accessory uses thereto shall not exceed the following percentages for any specific site size:

Site Size in Acres	Maximum Percentage of Commercial or Industrial Uses
15 but less than 25	20
25 but less than 50	30
50 but less than 80	40
80 or more	50

Provided, however, that these percentages shall apply only to commercial and industrial uses, and not to other nonresidential uses such as schools, parks, community buildings, or public facilities. Required parking for commercial and industrial uses shall be counted towards maximum percentages.

5:9.5 Permitted Accessory Uses and Structures

Accessory uses and structures shall be permitted as for the least restrictive districts indicated in Section 5:9.3 for any specific site size.

5:9.6 Uses and Structures as Special Exceptions

No review actions by the Zoning Board of Appeals are required to establish any specific use. Uses and structures permitted in the least restrictive districts indicated in Section

5:9.3 for any specific site size are permitted outright, provided, however, that the Travelers Rest Planning Commission and City Council shall ascertain that the effect and benefit usually derived from safeguards and conditions normally imposed upon uses permitted by review for districts as listed in Sections 5:1 through 5:8.7 will substantially be met by the terms of the proposed planned development.

5:9.7 Prohibited Uses and Structures

Certain uses and structures shall be prohibited as for the least restrictive districts indicated in Section 5:9.3 for any specific site size.

5:9.8 Minimum Lot Area

No minimum lot area is required for any specific structure; however, minimum site size to accommodate specific uses shall be as listed in Section 5:9.3.

5:9.9 Minimum Lot Width, Minimum Yard Requirements, Maximum Lot Coverage, Maximum Height of Structures

No structure shall be erected within twenty-five (25) feet from any external lot line of and planned development. Minimum lot width, minimum yard sizes, maximum lot coverage, and maximum height are not otherwise regulated within PD districts, provided, however, that the Planning Commission and City Council shall ascertain that the characteristics of building siting shall be appropriate as related to structures within the planned development and otherwise fulfill the intent of this Ordinance.

5:9.10 Minimum Off-Street Parking and Loading

Off-street parking and loading requirements as set forth in Section 6:9 shall be met as for the least restrictive districts indicated in Section 5:9.3 for any specific site size. The Planning Commission shall not approve a final development plan until the planning staff has reviewed and made its recommendation of a parking scheme for the development.

5:9.11 Signs

Signs are permitted in PD districts only in accordance with provisions of Article 6, Section 6:11 "Signs" as for the least restrictive districts indicated in Section 5:9.3 for any specific site size. The Planning Commission, acting upon staff recommendation, may approve or disapprove the signage plan for the PD district. In reviewing the signage plan, the Planning Commission may require modifications that will assure compliance with the preliminary development plan and statement of intent approved by City Council.

5:9.12 PD Application and Preliminary Development Plan Approval

A. Prior to submitting a PD application, the applicant is encouraged to meet with the Zoning Administrator and Planning Commission staff for a preapplication conference to avoid undue delay in the review process after the application is submitted.

B. Applications for a Planned Development district shall be by amendment to the official zoning map in accordance with the provisions of Article 10 and shall include the following:

1. Preliminary Development Plan -The applicant shall submit a reproducible sepia or mylar of the proposed Planned Development which shall include the following:

   a. Vicinity map, title block, scale, north arrow, and property line survey.
   b. Total number of acres of overall site.
   c. Location and number of acres of various areas by type of use (e.g., single-family detached, recreation, office, commercial, etc.).
   d. Number of units and density of various residential types, such number to represent the maximum number of units.
   e. Approximate square footage of nonresidential use and approximate number of bedrooms in each residential unit.
   f. Primary traffic circulation pattern, including major points of ingress and egress.
   g. Approximate number of parking spaces per use.
   h. An indication that an acceptable drainage system can be designed for the proposed project.
   i. Any such information or descriptions as may be deemed reasonably appropriate for review.

C. Statement of Intent - The applicant shall submit 3 copies of a descriptive statement setting forth the characteristics of the proposed Planned Development including the following:

1. A description of the procedures of any proposed homeowners association or other group maintenance agreement.
2. A statement setting forth the proposed development schedule.
3. A statement of the public improvements both on- and off-site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.
4. A statement of impact on public facilities including water, sewer collection and treatment, fire protection, etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed Planned Development.
5. A statement concerning the appearance, landscaping, screening, and maintenance of any proposed pond, lake, or retention pond contained in the development.

6. Any such information or descriptions as may be deemed reasonably appropriate for review.

D. A public hearing shall be held in accordance with procedures set forth in Article 10 .

E. The Planning Commission, following the public hearing, and the Planning Commission staff shall make a recommendation upon the proposed Planned Development which shall be advisory to City Council.

F. The City Council may, after fulfilling all applicable requirements of this section and all applicable requirements of Article 10, act to either approve, approve with modification, or disapprove the application for a Planned Development.

G. Following approval of a PD district, the official zoning map shall be amended to reflect such approval. Approval of a Planned Development district shall constitute authority for the applicant to submit a Final Development Plan to the Planning Commission for approval in accordance with the provisions of Section 5:9.13.

5:9.13 Final Development Plan

No building permit or certificate of occupancy shall be issued in a PD district until the Planning Commission, acting upon the recommendation of the Planning Commission staff, has approved and there is recorded a Final Development Plan (FDP) meeting the requirements of this section. One reproducible copy of the FDP setting forth specific design characteristics of the Planned Unit Development in accordance with the approved Preliminary Development Plan shall be submitted to the City of Travelers Rest Planning office and shall include but not be limited to the following information:

A. Vicinity map, title block, scale, north arrow, and property line survey.

B. Location and proposed use of all buildings or structures within the Planned Development and gross square footage.

C. Names of boundary streets.

D. Number of residential dwelling units by type and number of bedroom units in each.

E. Location of any utility easements.

F. Total floor area for all nonresidential uses by type.

G. Open space areas, specifying the proposed treatment or improvements of all such areas and delineating those areas proposed for specific types of developed recreational facilities.

H. All off-street parking and loading areas, structures, the total number of spaces, and the dimensions.

I. The number of acres devoted to each land use.

J. Sketches and/or elevations of typical buildings/structures and their design standards.

K. The site's traffic circulation plan, including the location of curb cuts and points of ingress/egress, and also including the location and width of all streets, drives, medians, service areas, dumpster pads, entrances to parking areas, etc.

L. The site's lighting plan, including the location, height, and type of all exterior fixtures.
M. The site's Landscape, Screening/Buffer Plan.
N. The site's Signage Plan, which includes all exterior signage of the development.
O. Yard dimensions from the development boundaries and adjacent streets.
P. A letter from the City Engineer stating that a detailed drainage plan has been submitted and approved.
Q. Other such information or descriptions as may be deemed reasonably appropriate for Planning Commission review.

5:9.14 Planning Commission Action

The Planning Commission, acting upon the recommendation of the planning staff, may approve or disapprove the Final Development Plan submitted by the applicant. In reviewing the Final Development Plan, the Planning Commission may require any such design modifications as necessary to assure compliance with the approved Preliminary Development Plan. In the event that the Planning Commission finds that the Final Development Plan is not in accordance with the approved Preliminary Development Plan, it shall disapprove the final plan.

5:9.15 Recording of Final Development Plan and Statement of Intent

Following approval of the Final Development Plan by the Planning Commission, it is the responsibility of the applicant to ensure that one copy of the Final Development Plan and Statement of Intent is recorded in the Register of Mesne Conveyance of Greenville County; one copy of both documents is filed with the Zoning Administrator; and one copy of both documents is filed with the Greenville County Planning Commission.

5:9.16 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 the Greenville County Subdivision Regulations.

5:9.17 Changes to Planned Development Districts

Changes to a proposed Planned Development district or to an approved Planned Unit Development district may be permitted in accordance with one of the following procedures as determined by the Zoning Administrator:

A. MINOR CHANGES - Changes to a Planned Development district which are of a design nature and which do not alter the original concept or use characteristics of the Planned Development district may be approved by the Planning Commission in accordance with the procedures established by Section 5:9.14 provided that no minor change may be approved by the Planning Commission which is in conflict

with specific conceptual considerations previously contained in City Council's preliminary approval.

B. MAJOR CHANGES - Changes to a Planned Development district which would alter the basic concept and general characteristics of the Planned Development district may be approved by City Council in accordance with the procedures established by Section 5:9.12. Examples of major changes include, but are not limited to the following: boundary changes, changes in the maximum number of structures or residential units, increased density, substantial changes to residential housing type, use changes, access changes, etc. Approval of a major change by City Council must be followed by final approval of a detailed design plan showing such changes as may be approved by the Planning Commission in accordance with Section 5:9.14.

5:9.18 Failure to Begin, Failure to Complete, or Failure to Make Adequate Progress

The descriptive statement as approved by City Council and duly recorded shall set forth the development schedule for the project including phasing of development of nonresidential uses in relationship to residential use. The City Council may require the posting of a bond with a corporate surety to guarantee that the schedule as set forth in the descriptive statement will be materially adhered to in order to guarantee construction of streets, utilities, and other facilities and amenities or to allow for rectification of improper development characteristics such as failure to develop areas designated as common open spaces. If there is failure to begin, or failure to complete, or failure to make adequate progress as agreed in the descriptive statement, the City Council may enforce and collect upon such bonds or sureties as described above, or may change the district classification of the planned development in accordance with provisions of Article 10, and thus terminate the right of the applicant to continue development, or may initiate action to charge the developers with specific violation of the Zoning Ordinance subject to the penalties set forth in Article 14 or any appropriate combination of the above remedies may be taken.

5:9.19 Terms of this Section to Prevail

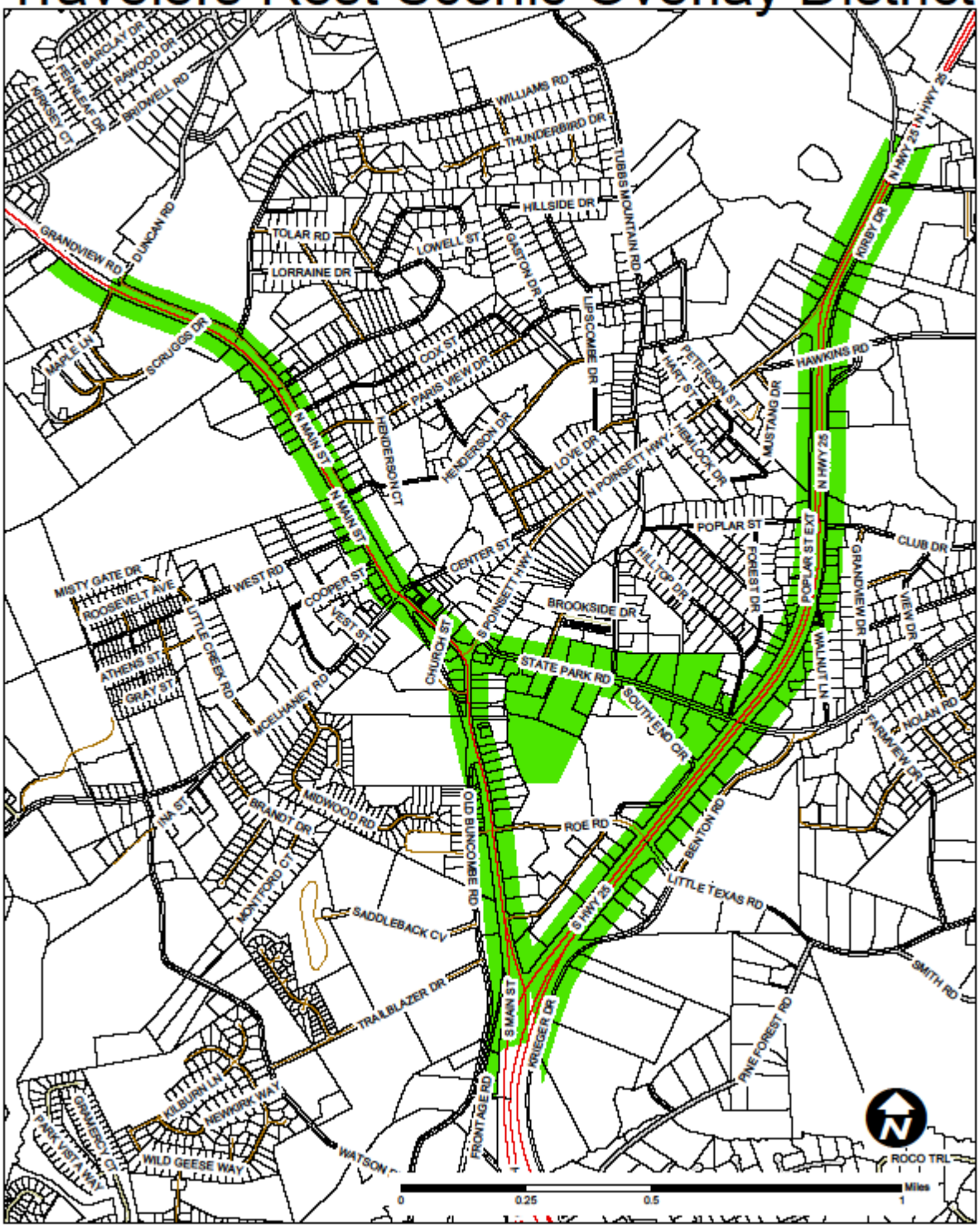
In case of any conflict of the terms of Section 5:9 with terms of other sections of this Ordinance, the terms of Section 5:9 shall prevail.

Section 5:10 Scenic Overlay District

5:10.1 Purpose and Intent

The Scenic Corridor Area designation is not intended to be utilized as a district classification but as a designation which identifies areas subject to regulations which are supplementary to the regulations of the district to which such designation is "overlaid". These regulations shall apply only in nonresidential districts and shall apply to the entire parcel of land even if only a portion of the parcel is within the Scenic Overlay District. It is the intent of this designation to ensure that development in these nonresidential districts occurs in an orderly manner and is in harmony with the environment.

Travelers Rest Scenic Overlay District



5:10.2 Permitted Uses

The uses permitted in the overlay district shall be the same uses permitted in the applicable underlying zoning districts. The uses permitted are subject to compliance with the special site design conditions set forth in Section 5:10.5.

5:10.3 Permitted Accessory Uses

The accessory uses permitted in the overlay district shall be the same as the accessory uses permitted in the applicable underlying zoning districts.

5:10.4 Special Exceptions

The special exceptions in the overlay district shall be the same as the special exceptions under the applicable underlying zoning districts.

5:10.5 Special Site Design Requirements

A. All new construction of buildings, structures, or parking areas within the overlay district shall comply with the provisions of this section.

B. Expansion of existing buildings, structures, and/or parking areas within the overlay district shall comply with the provisions of this section.

C. All new construction of buildings, structures, or parking areas within the overlay district shall provide a landscape buffer within the property line abutting the street right-of-way. The landscape buffer shall have a depth of not less than 15 feet. No parking or pavement shall be allowed in the landscape buffer area except approved access ways and sidewalks. The landscape buffer area shall contain trees, shrubs, and other landscape elements. Trees shall be planted at the rate of one per 25 linear feet of street frontage and may be spaced evenly or planted in groups or clusters. Plant material should be naturally conducive to the area and at the time of planting should be of healthy stock. Plant material should be properly maintained over time.

D. Vehicular use areas covered by the requirements of this section include off-street parking for five or more vehicles and loading areas for two or more loading vehicles. Lesser areas are exempt from the provision of this Ordinance. On the site of a building, structure, or open lot use providing off-street parking or loading, where such area will not entirely be screened visually by an intervening building or structure, landscaping will be required on any section that abuts the public right-of-way of the street. In addition to the 15foot required landscape buffer, a hedge, wall or other durable landscape barrier of at least two feet in height should be planted or erected next to the parking area or loading zone. A hedge shall consist of compact dense evergreen plants adequate to block vision under, between, or through plant material. Also in parking lots with more than 40 spaces that are not screened from the roadway, a continuous landscape strip shall be provided on alternating rows.

E. The following subsections describe the minimum requirements that shall be met in regard to screening of garbage containers, outdoor storage areas, and maintenance of vacant lots.

1. Within the district, all exterior garbage containers shall be screened by an approved opaque fence or other suitable enclosure. Wood or masonry construction is preferred. The average height of the enclosure shall be one foot more than the height of the container.
2. Within the district, outdoor storage lots and yards, including automobile junk yard, scrap yards, salvage yards, and any other outdoor storage of materials, supplies, and equipment except in connection with active construction projects shall be screened effectively on all sides which are visible from the designated corridor.
3. Within the district, it is required that all vacant lots must be kept free of trash, debris, and overgrowth of vegetation. Grass and weeds must not exceed 10 inches in height at any time. If such a condition exists, the property owner will be notified by the City to cut the lot within 10 days. If the owner fails to do so, the City will cut the lot and bill the owner for the cost of the work.

5:10.6 Recommended Plant List

BOTANICAL NAME	COMMON NAME
Corridor Tree	
Quercus palusitris	Pin Oak
Large Trees	
Acer rubrum	Red Maple
Acer saccharum	Sugar Maple
Betula nigra	River Birch
Liriodendron tulipiflera	Tulip Poplar
Magnolia grandiflora	Southern Magnolia
Pinus thunbergiama	Japanese Black Pine
Platanus occidentalis	Sycamore
Pyrus calleryana	Bradford Pear
Quercus phellos	Willow Oak
Tilia cordata	Littleleaf Linden
Tsuga canadensis	Canadian Hemlock
Small Trees	
Acer palmatum	Japanese Maple
Cornus florida	Flowering Dogwood
Ilex opaca	American Holly
Lagerstroemia indica	Crepe Myrtle
Magnolia stellata	Star Magnolia
Malus floribunda	Japanese Flowering Crabapple
Shrubs	
*Abelia grandiflora	Glossy Abelia
Azalea hybrida	Satsuki Azalea
Azalea obtusum	Kurume Azalea
*Berberis julianae	Wintergreen Barberry

Chaenomeles speciosa	Flowering Quince
Cleyera japonica	Cleyera
Euonymus alatus "Compactus"	Dwarf Winged Euonymus
*Ilex cornuta "Rotunda"	Dwarf Horned Holly
Ilex cornuta "Burfordii"	Burford Holly
*Ilex crenata "Repandens"	Repanden Japanese Holly
*Ilexcrenata"Rotundifolia"	Roundleaf Japanese Holly
*Ilex cornuta "Carissa"	Carissa Holly
Ilex latifolia	Lusterleaf Holly
Ilex vomitoria "Nana"	Dwarf Yaupon Holly
*Juniperus chinensis Pfitzeriana	Pfitzer Juniper
Kalmia latifolia	Mountain Laurel
Loropetalom chinense	Loropetalum
Nandina domestica	Nandina
Pinus mugo "Compacta"	Dwarf Mugo Pine
Prunus laurocerasus schipkaensis	Schip Laurel
*Pyracantha coccinea "Lodense"	Lodense Pyracantha
Rhododendron hybrida	Hybrid Rhododendron
** - shrubs that can also be used as hedge to screen vehicular parking*	
Groundcover	
Cotoneaster dammeri	Bearberry cotoneaster
Juniperus chinensis	Chinese Juniper
Juniperus conferata	Shore Juniper
Liriope muscarii	Lily turf
Ophiopogon japonicus	Mondo grass
Pachysandra terminals	Japanese Spurge
Vina minor	Periwinkle

5:10.7 Application Procedure

All applications for development within the district shall be made to the office of the Zoning Administrator.

A. Applications for development in the district shall include a sketch plan. The plan shall be a scale of not less than 1" equals 20' or larger and include the following:

1. Property lines and easements
2. Buildings and other structures
3. Parking areas
4. Driveways
5. Service areas
6. Location of garbage containers and screening material
7. Height and location of fences and walls
8. Existing plant materials
9. Proposed planting areas

B. Upon approval of sketch plan by the Zoning Administrator, building permits may be issued.

C. All landscaping materials shall be installed in accordance with the approved sketch plan. Before a certificate of occupancy is issued, the landscaping installation must be inspected and approved by the Zoning Administrator.

D. If the applicant is unable to comply with the approved sketch plan due to unsuitable weather or other uncontrollable circumstances and wishes to obtain a certificate of occupancy, then he may submit a performance bond, letter of credit or other instruments of credit in an amount equal to 125 percent of estimated cost of materials and installation. This instrument must be submitted to the Zoning Administrator's office before a certificate of occupancy can be issued. Required improvements must be installed within 90 days or an extension must be granted by the Zoning Administrator. If neither situation occurs, the rights of the bond will be exercised by the City.

5:10.8 Prohibited Signs

Billboards

Section 5:11 R-MHP, Residential Manufactured Home Park District

The manufactured home park district is established to allow manufactured home parks provided certain locational criteria are met, and the request is approved by City Council. Approval of this district shall be in accordance with Article 10 of this Ordinance.
The requirements of this district are set forth to ensure that manufactured home parks may coexist with existing and future residential development. The following criteria should be used in zoning property R-MHP.

A. Proposed site ensures adequate access to public street systems and does not cause undue congestion or place excessive traffic on local streets.

B. The proposed development should be located where public facilities and services are either existing or planned.

C. Approval of the application should not result in an over concentration of housing types that would alter the basic character of the area.

D. The proposed development should be compatible with adjoining and nearby properties.

5:11.1 Uses Permitted

Manufactured multi-section home
Manufactured single-section home
Caretakers or managers - home or office
Service buildings to house services for occupants of the manufactured home park including storage, vending machines, washing and drying machines for domestic laundry, recreation facilities, and similar uses.
Manufactured home sales office
Storage buildings

5:11.2 Site Plan Approval

Prior to construction or enlargement of a manufactured home park existing at the time of adoption of this Ordinance, a development plan approved by the Greenville County Board of Health shall be submitted to the Zoning Administrator.

The Zoning Administrator shall review the proposed development for conformance with all applicable regulations. Once the development has been determined to be in conformance, the Zoning Administrator shall then request that the Greenville County Planning Commission staff review the plat for the purpose of determining if it satisfies the requirements set forth in this section.

The staff shall return its findings to the Zoning Administrator within five days.

5:11.3 Site Plan Requirements

The plan shall be drawn by a registered engineer/surveyor of the state of South Carolina to scale of not less than 100 feet to 1 inch and shall contain the following information:

A. The location of the proposed park and the type of surrounding land uses.
B. The location and dimensions of streets, rights-of-way, drives and parking spaces.
C. The location and size of manufactured home sites.
D. The location and size of service buildings and areas and recreation areas.
E. The location and type of screening, fences, or hedges.
F. The names and addresses of abutting property owners and of developers. Any manufactured home, service building, or recreation area located in any manufactured home park shall be placed in accordance with an approved development plan.
G. Existing and finished contours at intervals not more than 2 feet.
H. The location of fire hydrants if applicable.
I. Storage areas.
J. Dumpsters if applicable.

5:11.4 Design Standards

5:11.4-1 Park Size

The minimum area for a manufactured home park shall be 3 acres.

5:11.4-2 Site Size

Each manufactured home shall be on a site not less than 5,000 square feet in area. The maximum number of manufactured homes shall not exceed 8 dwelling units per acre.

5:11.4-3 Setbacks

No manufactured home shall be located closer than 50 feet to the right-of-way line of a public street or highway or closer than 15 feet from side and rear property lines. Each manufactured home shall be set back at least 15 feet from the front, side, and rear lines of the site on which it is located.

5:11.4-4 Off-Street Parking

Off-street vehicular parking shall be as follows: two spaces for each manufactured home. One space for each employee shall be provided at each service or recreation area.

5:11.4-5 Access

No manufactured home shall have direct access to a public street or highway. All manufactured home sites shall have access to an all weather interior roadway which is not less than 30 feet in width having a paved surface not less than 20 feet in width. Roads with parallel parking on one side shall have a paved surface of 28 feet with a 5 foot right-of-way on each side.

5:11.4-6 Screening

Where any property line of a manufactured home park abuts land zoned for or occupied by another residential use, there shall be provided and maintained along the property line of the manufactured home park a continuous visual screen not less than 6 feet in height. The screen shall be a wall, fence, compact evergreen hedge or other type of evergreen foliage, or a combination of fence and shrubbery. Natural plant materials must be capable of reaching 6 feet in height after a three year growing period.

5:11.4-7 Utility Requirements

Within the area zoned, each manufactured home site in a manufactured home park shall be provided with approved water and sewer service which is connected to the municipal water and sewerage systems or other systems meeting the approval of DHEC.

5:11.4-8 Recreation Areas

Recreation space of not less than 200 square feet of usable land for each manufactured home site shall be provided in the manufactured home park. For purposes of this section, "Usable Open Space" shall be construed to mean parks, open space, and recreation amenities such as clubhouse, swimming pool, or similar improvements. When the anticipated population shall include children, a play area shall be provided of no less than 400 square feet.

5:11.4-9 Patio or Deck

For each manufactured home, there shall be constructed a permanent patio located adjacent to or attached to the manufactured home pad. The patio shall be at least 162 square feet in area of concrete or masonry construction. Each patio shall have sufficient gradient to direct drainage away from the manufactured home pad. The patio shall not be within 5 feet of the property line. In lieu of the patio, a treated wood deck of the same dimensions may be used.

5:11.4-10 Operating Requirements

The operator of each manufactured home park shall comply with DHEC rules and regulations governing the sanitation and operation of manufactured home parks.

5:11.4-11 Garbage Disposal

Garbage containers with tight fitting covers shall be required for each site to permit the disposal of all garbage and rubbish. Collection will be on a regular basis to ensure the containers shall not overflow. In lieu of individual containers, an 8 cubic yard dumpster for every 8 manufactured homes may be provided. Refuse shall not be disposed of within the park.

5:11.4-12 Anchors

Each home shall be anchored according to the HUD regulation of the National Manufactured Housing Construction and Safety Standards Act as required of each manufacture specification.

5:11.4-13 Dead-End Roads

Closed ends of dead-end roads shall be provided with a cul-de-sac paved to a minimum of a 35 foot radius.

5:11.4-14 Occupancy

There shall be no less than 10 manufactured home spaces available at first occupancy.

5:11.4-15 Foundation Wall

Foundation enclosures shall be required around the perimeter of each manufactured home from the base of the home to the ground. Development owners shall advise each home owner of this requirement to ensure the safety of residents from animals and other infestations. Residents shall comply within a six-month period and it shall be the responsibility of the land owner to advise each home owner of the required time period to complete the enclosure.

5:11.4-16 Street Lighting

All streets within the park shall be lighted at night. The lighting system shall be in accordance with standards recognized by Duke Power and the National Electric Codes.

5:11.4-17 Storage Area

On each manufactured home site, a space shall be designated for a storage building if provided.

5:11.4-18 Drainage Plan

A Drainage Plan and a Sedimentation and Erosion Control Plan, mandatory stormwater detention plan shall be submitted and approved prior to final approval being granted by the Zoning Administrator.

5:11.4-19 Street Names

Permanent street names approved by the Greenville E911 shall be assigned to each road within the development.

5:11.5 Preexisting Manufactured Home Parks

Manufactured home parks or subdivisions which were lawfully in existence and operating on May 14, 1992, under valid permits issued by the Travelers Rest City Council but which do not conform to requirements set forth in this section shall be considered a nonconforming use. However, nonconforming parks may be expanded if in accordance with prior approvals.

Section 5:12 R-D, Residential-Duplex District

This district is established to provide for one- and two-family dwellings, and the recreational, religious, and educational facilities which are normally found in residential areas. The district is primarily intended for areas which represent a transition between low-density, single-family development and high-density, multifamily development and for sites which are located in predominantly low-density areas but which are determined to be unsuitable for development under provisions of a multifamily zoning classification.

5:12.1 Uses Permitted

Dwelling – Single-family detached
Dwelling – Single-family attached (Not more than 2 dwelling units)
Dwelling – Two-family (Duplex)
Home Occupation (Subject to the requirements of Section 6:11)
Portable or temporary classroom

Sign – Identification (Subject to the requirements of the Sign Ordinance)
Sign – Occupancy (Subject to the requirements of the Sign Ordinance)
Sign – Temporary (Pertaining to the lease or sale of a building or premises)
Temporary building, incidental to construction and used primarily for storage of equipment, tools, building materials, and other items, located on the same site and which shall be completely removed from the site upon completion of such construction; or temporary sales office used exclusively for the sale of properties or dwelling units located within the same development or subdivision and contained either within a building which will be completely removed immediately after all sales are completed, or within a building which will be sold or used as a residential dwelling unit immediately after all sales are completed.
Uses and structures customarily accessory to the permitted uses

5:12.2 Special Exceptions

The following uses may be permitted on review by the Board of Zoning Appeals in accordance with the provisions in Article 7.

Child care center
Church
Family care home
Fire station
Golf course including a clubhouse and other improvements
Police station
Private recreation area
Public park and/or playground
School, public, parochial, and private
Transportation and utility easement and rights-of-way
Other public and semipublic uses which are considered to be compatible with the aforementioned uses
Temporary Accessory Residential Use (Subject to the provisions of Section 7:9)

5:12.3 Height Limitation

No structure shall exceed a height of 35 feet except as provided in Section 6:6.

5:12.4 Minimum Lot Area

The minimum lot area for a single-family detached dwelling shall be 10,000 square feet.

The minimum total lot area for a two-family dwelling or for two single-family attached dwellings on a single lot or on two adjoining individual lots shall be 12,000 square feet. Minimum area for individual lots are not otherwise regulated.

5:12.5 Lot Width

Minimum lot width shall be 30 feet.

5:12.6 Front Yard

The minimum depth of a front yard measured from the street right-of-way line shall be 30 feet on a residential service street, 40 feet on a collector street, and 50 feet on an arterial street except that when a right-of-way has not been established or is not known, the setback shall be measured from the centerline of the existing road and each required setback shall be increased by a minimum of 25 feet. In the event an existing right-of-way exceeds 25 feet from the center of the road, the setback shall be measured from the right-of-way.

5:12.7 Side Yard

The minimum width of any side yard shall be 10 percent of the total lot width or 8 feet, whichever is greater. The minimum width of a nonresidential side yard shall be 15 feet measured from the property line. For residences, nonresidential uses, and accessory buildings on corner lots, the minimum side yard width measured from the street right-of-way line shall be 20 feet on a service street, 30 feet on a collector street, and 40 feet on an arterial street.

5:12.8 Accessory Building Setback

Accessory buildings may be located in the rear yard provided that they are set back not less than five feet from any lot line and occupy not more than 20 percent of the rear yard.

5:12.9 Off-Street Parking

Off-street parking shall be provided in accordance with the provisions set forth in Section 6:9.

Section 5:13 C-1N, Neighborhood Commercial District

The intent of this district is to accommodate commercial development that is environmentally and aesthetically compatible with surrounding residential areas. The requirements of this district are designed to ensure that the C-1N commercial development is in harmony with the surrounding residential area in such a way that it does not impair existing and future residential development. All establishments developed under the C-1N classification shall be scaled to meet the convenience shopping needs of the immediate area.

The following criteria should be used in zoning property C-1N:

A. The C-1N zoning classification must be consistent with the development plan for the area.
B. It should be determined that the proposed C-1N zoning classification is necessary to provide the immediate area with convenience shopping.
C. The C-1N use must not put any undue burden on existing streets or utilities.
D. Wherever possible, group development should be encouraged as an effort to concentrate C-1N uses.
E. Reclassification to C-1N should not contribute to undue scattering of commercial development.
F. The C-1N zone shall be located on a collector or an arterial street.

The applicant must submit a Conceptual Plan along with the application for rezoning.

5:13.1 Special Exceptions

Uses permitted in the C-1N district are permitted on review by the Travelers Rest Planning Commission.

Offices, including financial institutions
Personal service establishments including such uses as:
- Barber shop
- Beauty shop
- Dressmaking
- Dry cleaning and laundry pick-up stations
- Services carried out as home occupations
- Shoe repair shop
- Tailoring
- Private day care nurseries and kindergartens
- Public, semi-public uses

Retail establishments which provide general merchandise for local neighborhood use including such uses as:
- Bakery goods store
- Candy store
- Confectionery store
- Dairy products store
- Drug store
- Florist
- Food store

Gasoline sales in conjunction with convenience food store as an alternative for consideration - convenience store (without a carwash and with a maximum size of 2,500 square feet, a minimum size of 1,000 square feet, and limited to fuel service that can serve no more than four (4) vehicles at one time)
Gift shop
Hardware store

Hobby shop
Newsstand
Novelty shop
Stationery shop

5:13.2 Relationship of Buildings to Lots

One or more principal structures may be permitted on a single lot.

5:13.3 Minimum Yard Requirements

Minimum yard requirements between all structures and exterior property lines shall be as follows:

Front: 45 feet except commercial gasoline islands which shall be set back from all street right-of-way lines not less than 15 feet
Side: 25 feet
Rear: 25 feet

5:13.4 Maximum Height of Structures

Maximum height of all structures shall not exceed 35 feet.

5:13.5 Minimum Off-Street Parking and Loading Requirements

Off-street parking as set forth in Section 6:9 and loading requirements as set forth in Section 6:10 shall be met.

5:13.6 Signs

Identification signs and business signs are allowed subject to review by the Greenville County planning staff. No signs shall have flashing lights or movable display parts.

5:13.7 Screening

A screening and landscaping plan shall be approved by the Travelers Rest Planning Commission.

Screening shall be provided along the side and rear property lines adjacent to residential districts.

Landscaping shall be provided along street frontages. Natural landscaping may be counted toward this requirement.

5:13.8 Application Procedure

All applications for development in the C-1N district shall be made to the office of the Zoning Administrator. The application shall be accompanied by a fee of $25. A public hearing shall be set up within **15** days of submission of the application. The Zoning Administrator shall provide the applicant or his designated representative with an adequate number of Notice of Public Hearing signs to properly post and maintain on the property a Notice of Public Hearing at least 12 days prior to the date of the Planning Commission public hearing.

The Zoning Administrator, within 5 days, shall forward copies of the application to the Greenville County Planning staff. The Greenville County Planning staff shall submit a written review and recommendation of the application to the Travelers Rest Planning Commission. The Travelers Rest Planning Commission will evaluate the staff's recommendation in its consideration of the application.

Before the Greenville County planning staff makes a recommendation to the Travelers Rest Planning Commission, it shall determine the following:

A. That the spirit of the Zoning Ordinance shall not be violated.
B. That the proposed development will be in harmony with existing developments.
C. That the proposed development will be a desirable addition to the physical pattern of the neighborhood.
D. That the design be such that additional traffic will not be a burden on existing streets.
E. That no adverse environmental impacts will be created by the proposed development.
F. That the size of the proposed development will not exceed the convenience commercial needs of the immediate area.
G. That the visual appearance of the development will harmonize with the existing development.
H. That the architectural character blends with the surrounding area.

Applications for a C-1N development shall include the following data and other reasonable information that the Travelers Rest Planning Commission and the Greenville County planning staff may require in their review of the application:

A. The location and size of the site.
B. The location of all curb cuts and points of egress and ingress and all sidewalks and dimensions thereof.
C. Density of land use proposed for every part of the site.
D. The location and size of any existing or proposed roads within the C-1N district.
E. Photographs of surrounding development.
F. Elevations of proposed development.
G. Perspective sketch indicating color and materials of all structures and screening.
H. The location of all parking.
I. The location and types of all exterior light fixtures.
J. A complete landscaping and screening plan.

K. Plans showing complete drainage of entire site.

In addition to the above information, the following will be required:

A. A copy of covenants, grants, or easements or other restrictions proposed to be imposed upon the use of land, buildings, and structures including proposed easements for grants for public utilities.
B. A schedule showing the proposed times for constructing the development.
C. A statement indicating the intent to develop the site as proposed in the plans submitted.

5:13.9 Annual Review

After a period of one year from the date of rezoning, the Travelers Rest City Zoning Administrator shall review the status of the approved C-1N development. If significant progress is not demonstrated at that time, the Zoning Administrator shall advise the City Council of his findings. If City Council determines that it would be in the best interest of the area to rezone property to the previous classification, City Council shall schedule a public hearing to rezone the property. The property owner(s) shall be notified in writing at least 30 days prior to the hearing. If within 15 days the owner and/or developer is able to present proof of progress, the City Council may withdraw the application.

Section 5:14 CBD, Central Business District

The Central Business District (CBD) is an area that can be characterized by high density land use consisting of predominately existing buildings with limited or no building setbacks and minimal on-site parking areas. The establishment of this district will encourage economic growth and development within the CBD by establishing regulations suitable for this unique, high density area. It is the intent of the CBD to allow for a variety of uses, a balance of old and new development, combined with preservation and restoration of existing buildings.

5:14.1 Uses Permitted

Accountant
Advertising agency
All residential uses and densities, except manufactured homes
Antique shop
Apparel store
Appliance store
Art store
Auto parking
Bakery
Bank
Barber shop

Beauty shop
Bed and Breakfast
Book store
Bus or train station
Café
Candy store
Coffee house
Dance studio
Delicatessen
Department store
Doctor and dentist office
Drug store
Dry goods store
Dry cleaning establishment
Fire station
Florist shop
Frame shop
Fraternal and civic club rooms
Furniture store
Governmental office and uses
Grocery store
Hardware store
Hobby shop
Hotels
Insurance agency
Interior decorating shop
Jewelry store
Music store
Newsstand
Office, business and professional
Office supplies and equipment store
Optical goods sales
Parks, playgrounds
Pharmacy
Photography studio
Pool room
Printing shop
Public utility building and use
Railroad depot
Realtor
Restaurant
Sandwich shop
Savings and loan company
Shoe store and repair shop
Sporting goods store
Tailor shop

Theater (indoor)
Toy store
Uses and structures customarily incidental to permitted uses
Other uses which are considered to be compatible with the aforementioned uses

5:14.2 Accessory Uses Permitted

One or more dwelling units are permitted as part of a mixed use provided they are located above the first story of buildings occupied by other uses permitted in this district.

5:14.3 Uses Permitted by Special Exception

The following uses may be permitted on review by the Zoning Board of Appeals in accordance with the provisions in Article 7.

Automobile tire sales, service, and storage
Church
Liquor store
Bars, lounges, taverns and nightclubs
Light manufacturing

5:14.4 Height

No structure shall exceed 60 feet in height.

5:14.5 Minimum Setback Requirements

There shall be no minimum front, side, or rear setback requirements.

5:14.6 Minimum Lot Area

No minimum lot area shall be required.

5:14.7 Screening

There shall be no screening requirements, except for vacant lots. Vacant lots shall be screened with a visual barrier consisting of a wall, compact evergreen hedge, or other type of evergreen foliage, or a combination of fence and shrubbery at least six (6) feet in height along the front lot line.

5:14.8 Off-Street Parking

No off-street parking shall be required.

5:14.9 Off-Street Loading

No off-street loading areas shall be required.

5:14.10 Commercial Design Standards

Commercial Design Standards, as set forth in Section 6:17, shall not apply to new, infill, or renovation work within the Central Business District.

5:14.11 Landscaping Requirements

Appropriate landscaping is encouraged throughout the Central Business District but shall not required by this ordinance.

5:14.12 Design Standards in the Central Business District

5:14.12-1 Purpose

The purpose of these design standards is to insure respect for and enhancement of the positive visual, historical, and cultural experiences in this unique district. These standards are intended to promote compatibility but shall not require design conformity among structures. Application of these standards shall consider the following criteria in achieving the purposes of this section:

A. Assist in creating a downtown area which is clean, safe and prosperous.
B. Assure that new development is at a human scale and that it relates to the character and scale of the downtown area.
C. Maintain and or increase property values.
D. Provide for pedestrian access to all downtown areas.

5:14.12-2 Design Standards

All new construction of any type and all exterior changes to existing structures and improvements in the CBD must be in compliance with these design standards:

A. Structures should not dominate, in an incompatible manner, any adjacent building which is substantially in compliance with this section.
B. Structures shall demonstrate the general principles of good design, including but not limited to, those dealing with form, mass, scale, height, texture, and color. Specific consideration shall be given to compatibility with adjacent structures where such structures are substantially in compliance with this Section.
C. Facades should be articulated to provide visual interest and a human scale. Windows and doors should be related to the style, materials and details of the building.
D. Stucco, brick, stone, natural wood siding, glass or other materials with similar texture and appearance shall be used on at least 80 percent of all building sides, excluding doors and windows, visible from a public right-of-way.
E. Smooth-faced (regular) concrete block, prefabricated metal panels, and vinyl siding shall not be used in the Central Business District.

F. The dominant color of structures shall be neutral (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, but generally not more than 3 colors per building shall be used. Florescent and metallic paints are prohibited.
G. Chain link fences shall not be allowed in any front yard.
H. All roof vents, pipes, antennas and other roof projections should be concealed by a parapet, located on the rear elevation, or configured to have a minimal visual impact as seen from a public right-of-way.

5:14.12-3 Administration of Design Standards for the Central Business District

Intent: To insure compliance with this ordinance, plans must demonstrate compliance with this ordinance and be submitted in such a manner as to provide a sufficient amount of time for review.

Standards: The owner must submit a Development Plan to the City Clerk. The Development Plan shall include the following:

1. A boundary survey with vicinity map, title block, scale, and north arrow, identification of the total number of acres of overall site, location and size of each structure; and
2. As many written explanations, diagrams, and/or examples as necessary to demonstrate compliance with all sections of this ordinance.

The Site Plan Reviewer designated by the City of Travelers Rest shall review the submitted Development Plan within thirty (30) days after receipt of the plan by the city clerk. Upon completion of the initial review, a recommendation will be submitted to the City Administrator who will have fifteen (15) days to make a final determination. The City Administrator shall consider the recommendation of the Site Plan Reviewer as well as other factors when taking action on a Development Plan. When reviewing a Development Plan, the Site Plan Reviewer and/or the City Administrator may waive any part of Section 5:14.12, Design Standards in the Central Business District, if they find that compliance with the section is impractical, impossible, or the developer has demonstrated compliance with the ordinance in a manner that is not specifically addressed in this section.

Upon approval from the City Administrator, the developer must not deviate from the plans. If circumstances prevent the compliance with the approved plan, the developer may submit a revised Development Plan to the City of Travelers Rest for reevaluation before construction. If the submitted Development Plan is not approved, the applicant may submit a new Development Plan to be reviewed.

All commercial establishments subject to this ordinance must adhere to the Development Plan as approved by the City of Travelers Rest.

Any failure to adhere to the Development Plan as approved by the City of Travelers Rest or violation of this ordinance shall be a misdemeanor. The Zoning Administrator and/or the City Administrator have a duty to enforce compliance with this ordinance.

The City of Travelers Rest may apply to the Court of Common Pleas for an injunction directing a developer or property owner to cease any violation of this ordinance.

All construction of improvements shown or described in the Development Plan shall comply with all applicable codes and ordinances of the City of Travelers Rest.

Any interested party shall have the right to appeal any decision of the City of Travelers Rest to the Court of Common Pleas by filing a Notice of Appeal with the Clerk of Court for Greenville County within fifteen (15) days of the receipt of the written decision of the Planning Commission.

If the determination by the Court of Common Pleas is that the decision is supported by substantial evidence and is in accord with applicable law, then the appeal shall be dismissed. If the Court of Common Pleas determines that the decision is not supported by substantial evidence or is not in accord with applicable law, the decision shall be reversed and relief shall be granted as may be appropriate.

Any written decisions of the City of Travelers Rest shall be considered a final determination unless the written decision is appealed pursuant to this ordinance.

Section 5:15 Flexible Review District (FRD)

5:15.1 Intent

The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.

It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

5:15.2 General Requirements

The provisions of the Zoning Ordinance regulating minimum lot area, parking, landscaping and lighting shall serve as a general guide. However variations to these standards included in the approved Statement of Intent or Final Development Plan shall supersede the other provisions of this ordinance.

5:15.3 Minimum Site Size

There is no minimum site size for the Flexible Review District.

5:15.4 Minimum Lot Width, Minimum Yard Requirements, Maximum Lot Coverage, Maximum Height of Structures

No structure shall be erected within 25 feet from any external lot line of any FRD district with the following exceptions:

A. Where the property to be rezoned is between 0 and 5 acres, no structure shall be erected within 12.5 feet from any external lot line.
B. Where land uses within the FRD district are the same as uses permitted in the adjoining properties outside the FRD district, a lesser setback that is consistent with the uses or zoning on the adjoining properties may be permitted.

Minimum lot width, minimum yard sizes, maximum lot coverage and maximum height are otherwise regulated within the FRD district, 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.

5:15.5 Development Standards

The standards set forth in Section 6:9 Development Standards, may serve as a guide for the FRD district. However, variations are permitted. Applicants shall discuss variations with the Travelers Rest Staff prior to submitting their rezoning application.

5:15.6 Application Process and Preliminary Development Plans

A. Prior to submitting a FRD district application, the applicant is required to meet with the Planning staff for a pre-application conference to avoid undue delay in the review process after the application is submitted.
B. Applications for a FRD district shall be by amendment to the official zoning map in accordance with the provisions of Article 10 and shall include the following:

1. Preliminary Development Plan – The applicant shall submit one printed site plan and one electronic site plan which shall include the following;
    a) A boundary survey with vicinity map, title block, scale, and north arrow.
    b) Total number of acres of overall site.
    c) Location and number of acres of various areas by type of use(eg, single family, detached, recreation, office, commercial, etc.)

d) Number of units and density of various residential types, such number to represent the maximum number of units.
e) Approximate square footage of nonresidential use and approximate number of bedrooms in each residential unit.
f) Primary traffic circulation pattern, including major points of ingress and egress.
g) Approximate number and location of parking spaces per use.
h) An indication that an acceptable drainage system can be designed for the proposed project.
i) Any such information or descriptions as may be deemed reasonably appropriate for review.

2. Natural Resources Inventory – The primary objective of the natural resources inventory is to provide better information about the type of land covers, topography and significant natural, historical and cultural features on sites proposed for development. The applicant shall submit a natural resources inventory at the same scale as the preliminary development plan including the following:
    a) Land cover type (i.e., wooded, pasture, wetland etc.) indicating the wood line or boundary line between wooded and non-wooded areas of the site.
    b) Topographic contour lines at 4 foot intervals.
    c) Stream and floodplain information.
3. Statement of Intent - The applicant shall submit one paper copy and one electronic copy of a report setting forth the characteristics of the proposed FRD district including the following:
    a) A description of the procedures of any proposed homeowners association or other group maintenance agreement.
    b) A statement setting forth the proposed development schedule.
    c) A statement of the public improvements both on and off site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.
    d) A statement of impact on public facilities including water, sewer collection and treatment, fire protection etc., and 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 describing and/or renderings or photographs of the architectural style, appearance and orientation of proposed buildings
    f) A statement describing the landscaping and screening of proposed project.
    g) A statement describing the maintenance and screening of any proposed pond, lake, or storm water management facility contained in the development.
    h) A statement describing pedestrian access and circulation throughout the project.

i) Any such information or descriptions as may be deemed reasonably appropriate for review.

4. A public hearing shall be held in accordance with procedures set forth in Article 10 .
5. The Planning Commission, following the public hearing and the Planning Commission staff shall make a recommendation upon the proposed Planned Development which shall be advisory to City Council.
6. The City Council may, after fulfilling all applicable requirements of this section and all applicable requirements of Article 10, act to either approve, approve with modification or disapprove the application for a FRD, Flexible Review District.
7. Approval of a Concept Plan shall constitute authority for the applicant to prepare a Final Development Plan. All Final Development Plans in the FRD district will require a site plan review and approval by the Travelers Rest Planning Commission.

5:15.7 Final Development Plan

No building permit or certificate of occupancy shall be issued in a RFD district until the Planning Commission, acting upon the recommendation of the Planning Commission staff, has approved and there is recorded a Final Development Plan (FDP) meeting the requirements of this section. One reproducible copy of the FDP setting forth specific design characteristics of the Development in accordance with the approved Preliminary Development Plan shall be submitted to the Planning Commission and shall include but not be limited to the following information:

A. Vicinity map, title block, scale, north arrow, and property line survey.
B. Location and proposed use of all buildings or structures within the Planned Development and gross square footage.
C. Names of boundary streets.
D. Number of residential dwelling units by type and number of bedroom units in each.
E. Location of any utility easements.
F. Total floor area for all nonresidential uses by type.
G. Open space areas, specifying the proposed treatment or improvements of all such areas and delineating those areas proposed for specific types of developed recreational facilities.
H. All off-street parking and loading areas, structures, the total number of spaces, and the dimensions.
I. The number of acres devoted to each land use.
J. Sketches and/or elevations of typical buildings/structures and their design standards.

K. The site's traffic circulation plan, including the location of curb cuts and points of ingress/egress, and also including the location and width of all streets, drives, medians, service areas, dumpster pads, entrances to parking areas, etc.
L. The site's lighting plan, including the location, height, and type of all exterior fixtures.
M. The site's Landscape, Screening/Buffer Plan.
N. The site's Signage Plan, which includes all exterior signage of the development.
O. Yard dimensions from the development boundaries and adjacent streets.
P. A letter or permit from Greenville County stating that a detailed drainage plan has been submitted and approved.
Q. Other such information or descriptions as may be deemed reasonably appropriate for Planning Commission review.

5:15.8 Planning Commission Action

The Planning Commission, acting upon the recommendation of the planning staff, may approve or disapprove the Final Development Plan submitted by the applicant. In reviewing the Final Development Plan, the Planning Commission may require any such design modifications as necessary to assure compliance with the approved Preliminary Development Plan. In the event that the Planning Commission finds that the Final Development Plan is not in accordance with the approved Preliminary Development Plan, it shall disapprove the final plan.

5:15.9 Recording of Final Development Plan and Statement of Intent

Following approval of the Final Development Plan by the Planning Commission, it is the responsibility of the applicant to ensure that one copy of the Final Development Plan and Statement of Intent is recorded in the Register of Deeds of Greenville County; one copy of both documents is filed with the City of Travelers Rest Zoning Administrator

5:15.10 Subdivision Plats

Approval of a Final Development Plan shall constitute authority for the applicant to submit subdivision plats, if applicable, in accordance with procedures set forth in the Greenville County Subdivision Regulations.

5:15.11 Changes to Flexible Review Districts

Changes to a proposed Flexible Review District or to an approved Flexible Review District may be permitted in accordance with one of the following procedures as determined by the Zoning Administrator:

A. CHANGES - Changes to a Flexible Review District which are of a design nature and which do not alter the original concept or use characteristics of the Flexible Review Development district may be approved by the Planning Commission in accordance with the procedures established by Section 5.15.8 provided that no minor change may be approved by the Planning Commission which is in conflict with specific conceptual considerations previously contained in City Council's preliminary approval.

B. MAJOR CHANGES - Changes to a Flexible Review district which would alter the basic concept and general characteristics of the Planned Development district may be approved by City Council in accordance with the procedures established by Section 5.15.6 Examples of major changes include, but are not limited to the following: boundary changes, changes in the maximum number of structures or residential units, increased density, substantial changes to residential housing type, use changes, access changes, etc. Approval of a major change by City Council must be followed by final approval of a detailed design plan showing such changes as may be approved by the Planning Commission in with Section 5.15.8.

5:15.12 Failure to Begin, Failure to Complete, or Failure to Make Adequate Progress

The descriptive statement as approved by City Council and duly recorded shall set forth the development schedule for the project including phasing of development of nonresidential uses in relationship to residential use. The City Council may require the posting of a bond with a corporate surety to guarantee that the schedule as set forth in the descriptive statement will be materially adhered to in order to guarantee construction of streets, utilities, and other facilities and amenities or to allow for rectification of improper development characteristics such as failure to develop areas designated as common open spaces. If there is failure to begin, or failure to complete, or failure to make adequate progress as agreed in the descriptive statement, the City Council may enforce and collect upon such bonds or sureties as described above, or may change the district classification of the planned development in accordance with provisions of Article 10, and thus terminate the right of the applicant to continue development, or may initiate action to charge the developers with specific violation of the Zoning Ordinance subject to the penalties set forth in Article 14 or any appropriate combination of the above remedies may be taken.

5:15.13 Terms of this Section to Prevail

In case of any conflict of the terms of Section 5:15 with terms of other sections of this Ordinance, the terms of Section 5:15 shall prevail.

Section 5:16 Townhouse District (TH)

The purpose of the TH District is to accommodate a mixture of single-family residential types at low to medium densities including single-family detached units, duplexes, patio and zero lot line homes, and townhouses and compatible non-residential uses. Non-residential uses for related recreational, religious and educational facilities.

5:16:1 Uses Permitted

Dwelling, single family detached
Dwelling, single family attached (subject to Section 6:13)
Home occupation (subject to 6:12)
Uses and structures customarily accessory to the permitted uses

5:16:2 Special Exceptions

The following uses may be permitted on review by the Board of Zoning Appeals in accordance with the provisions contained in Article 7.

Church
Public utility building and use
School
Transportation and utility easement and right of way
Other public and semi-public uses which are considered to be compatible with the aforementioned uses.

5:16:3 Height Limitation

No Structures shall exceed a height of thirty five (35) feet, except as provided in Section 6:6.

5:16:4 Off Street Parking

Off street parking shall be provided in accordance with the provisions set forth in Section 6:9. Parking shall not be permitted in the front yard of dwelling units fronting on existing public streets. At lease one shared parking area that accommodates guest parking shall be provided at a ration of 1 parking space per 5 dwelling units.

5:16:5 Minimum Requirements

The minimum lot area:

Single Family Detached	6000 SF
Single Family Attached – duplex	9000 SF
Townhouse	1600 SF

Lot area averaging may be utilized for townhouses, the minimum square footage of individual lots may be reduced by up to twenty five percent provided the average lot size for the entire subdivision meets the zoning classification's minimum lot area and is indicated on an approved preliminary subdivision plat. A maximum lot credit will be 3200 SF.

For any non-residential buildings, the lot area shall be adequate to provide the yard areas required by this section and required off street parking.

5:16:6 Front Yard Setback

The minimum depth of the front yard shall be twenty (20) feet on a residential service street, thirty (30) feet on a collector street and fifty (50) on an arterial street. When a lot has double frontage, the front yard shall be complied with on both sides. If dwelling units are fronting on an existing public street the minimum front yard is reduced to fifteen (15) feet.

5:16:7 Side Yard Setback

The minimum width of a side yard shall be five (5) feet for single family detached and duplex and fifteen (15) feet for other uses. For residences, accessory building and non-residential uses located on corner lots, the minimum side yard width from the property line shall be the same as the front yard.

5:16:8 Utilities and Services

All dwelling units must be connected to public water and sewer and all electrical and telephone lines in a development site shall be placed underground. Proper and adequate access for firefighting purposes and access to service areas to provide garbage and waste collection, and for other necessary services, shall be provided. Each dwelling unit shall maintain individual refuse collection containers. All recycling and solid waste containers shall be screened from view and located in the rear or inside each dwelling unit.

ARTICLE 6 GENERAL PROVISIONS

Section 6:1 Application

The regulations set forth in this Ordinance affect all land, every building, and every use of land and/or buildings and shall apply as follows.

6:1.1 New Uses or Construction

After the effective date of this Ordinance, any new construction or uses of land shall conform to the use and dimensional requirements for the district in which it is to be located.

6:1.2 Open Space Requirements

After the effective date of this Ordinance no part of a yard, court, or other open space, or off-street parking or loading space required for the purpose of complying with the provisions of this Ordinance, shall be included as part of a yard, open space, or parking and loading space required for any other building.

6:1.3 Reduction of Lot and Yard Area Prohibited

No yard or lot existing at the time of passage of this Ordinance shall be reduced in size or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established herein.

6:1.4 Conforming Uses

After the effective date of this Ordinance, structures or the uses of land or structures which then conform to the regulations for the district in which such structures or uses are located may be continued; provided that any structural alteration or change in use shall conform with the regulations herein specified.

6:1.5 Nonconforming Uses

After the effective date of this Ordinance structures or uses of land or structures which would be prohibited under the regulations for the district in which such structures or uses are located shall be considered as nonconforming. Nonconforming structures or uses may be continued; provided they conform to the provisions contained in Article 6, Section 6:2. Nonconforming single-family residential structures may be extended or enlarged, provided they conform to the provisions contained in Article 6, Section 6:2.2.

6:1.6 Nonconforming Lots

In any district in which single-family dwellings are permitted, if a lot of record at the effective date of adoption of this Ordinance does not contain sufficient land area to permit a building to conform to the dimensional requirements of the Ordinance, such lot may be used as a building site for a single-family residence; provided, that there is conformance to the minimum front and side yard requirements set forth in this Ordinance for the district in which the residence is located; and further that any permitted use serviced by a private septic tank system shall meet minimum DHEC regulations.

Section 6:2 Continuance of Nonconforming Uses of Land and Structures

6:2.1 Minimum Multi-Lot Requirements

If two or more adjoining lots of record are in a single ownership at the effective date of adoption of this Ordinance, such lots shall be considered to be a single lot or several lots which meet the minimum requirements of this Ordinance for the district in which such lots are located.

6:2.2 Extension of Nonconforming Uses and Nonconforming Structures

Nonconforming uses of land or structures existing at the time of adoption of this Ordinance shall not hereafter be enlarged or extended in any way, with the exception of nonconforming single-family residential structures. Nonconforming single-family residential structures may be enlarged or extended in any zoning district provided that the new additions conform to the setback requirements provided in the zoning district in which such structures or uses are located.

6:2.3 Change of Nonconforming Use

Any nonconforming use may be changed to any conforming use, or with the approval of the Board of Zoning Appeals, to any use more in character with the uses permitted in the district. In permitting such change, the Board of Zoning Appeals may require appropriate conditions and safeguards in accordance with the provisions of this Ordinance.

6:2.4 Cessation of Nonconforming Uses

When a nonconforming use of land ceases for a continuous period of ninety (90) calendar days, subsequent use of the land shall conform to the regulations for the district in which the land is located.

6:2.5 Cessation of Nonconforming Uses of Structures

When a nonconforming use of a structure is discontinued or abandoned for ninety (90) calendar days the use shall not be resumed; and the subsequent use shall conform to the regulations for the district in which the structure is located.

6:2.6 Repair and Alteration of Nonconforming Uses

Normal maintenance and repair of a building occupied by a nonconforming use is permitted; provided no other provisions of this Ordinance are violated.

6:2.7 Damage or Destruction of Nonconforming Uses

Any nonconforming structure or any structure containing a nonconforming use, which has been damaged by fire or other causes, may be reconstructed and used before, if it is done within six (6) months of such damage, unless such structure has been declared by the Zoning Administrator to have been damaged to an extent exceeding eighty (80) percent of its assessed value at the time of destruction. If the structure is damaged to a degree greater than eighty (80) percent, future use of the structure or site must be in conformance with the zoning district regulations for the area.

6:2.8 Temporary Nonconforming Uses of Land

Temporary nonconforming uses of land for carnivals and similar uses may be permitted according to the provisions of Article 8, Section 8:3.

Section 6:3 Relationship of Buildings to Lots

There shall be not more than one principal building and its accessory buildings on one lot, except group, large-scale and apartment developments as provided in Article 7.

Section 6:4 Public Access to Property

Every building hereafter erected or moved shall be located on a lot adjacent to and have access to a public street, highway, road, or other public way.

Section 6:5 Projections Into Public Street and Street Rights-of-Way

No commercial signs or other structures shall project beyond any right-of-way line of any street, except as provided in Article 6, Section 6:11.2-8. No shrubbery shall project into any public street right-of-way.

Section 6:6 Height

The following provisions qualify and supplement the specific height regulations set forth in Article 5.

6:6.1 Public and Semi-Public Buildings

All buildings may exceed the height limitations of the district, if the minimum depth of rear yards and the minimum width of side yards required in the district regulations are increased one (1) foot for each two (2) feet by which the height of such building exceeds the prescribed height limit.

6:6.2 Other Structures

Chimneys, elevators, poles, spires, tanks, towers, and other projections not used for human occupancy may exceed the district height limit.

Section 6:7 Visibility at Intersections

On any corner lot on which a front and side yard is required, nothing shall be erected, placed, planted, or allowed to grow which obstructs sight lines between a height of two and one-half (2-1/2) feet above the crown of the adjacent roadway and ten (10) feet in a triangular area formed by measuring from the point of intersection of the front and exterior side lot lines a distance of twenty-five (25) feet along the front and side lot lines and connecting the points so established to form a triangle on the area of the lot adjacent to the street intersection.

Section 6:8 Parking and Storage of Certain Vehicles

6:8.1 Vehicles without Current License Plates

Automobiles, trucks, trailers or other vehicles of any kind or type without current license plates and inspection sticker shall not be parked or stored in any residential district, other than in completely enclosed buildings or in a carport attached to the house with no fewer than three (3) enclosed sides.

6:8.2 Travel or Camping Trailers

Not more than one (1) travel or camping trailer, per family living on the premises, shall be permitted on a lot in any residential district; and the trailer shall not be occupied temporarily or permanently while it is parked or stored, except in an authorized manufactured home park.

6:8.3 Commercial Vehicles

Not more than one (1) commercial vehicle, which does not exceed two (2) tons manufacture rated capacity, per family living on the premises, shall be permitted in a residential district; no commercial vehicles used for hauling explosives, gasoline, or liquefied petroleum products shall be permitted.

Section 6:9 Off-Street Parking Requirements

There shall be provided at the time of the erection of any building, or at the time any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area; or before conversion from one type of use of occupancy to another, permanent off-street parking space in the amount specified by this section. Such parking space may be provided in a parking garage or properly graded and improved open space. All portions of the required space which are paved shall be marked in accordance with the standards contained herein. Lines shall be marked with an approved paint.

6:9.1 Certification of Minimum Parking Requirements

Each application for a Building Permit or Certificate of Occupancy submitted to the Zoning Administrator, as provided for in Section 8:2, shall include a plan showing the required space reserved for off-street parking and loading space and the means of ingress and egress to such space. This information shall be the responsibility of the owner/developer and shall be sufficient to enable the Zoning Administrator to determine whether or not the requirements of this section are met.

6:9.2 Combination of Required Parking Space

The required parking space for any number of separate uses may be combined in one lot, but the required space assigned to one use may not be assigned to another use, except that one-half of the parking space required for churches, theatres, or other uses whose peak attendance will be at night or on Sundays may be assigned to a use which will be closed at night or on Sundays.

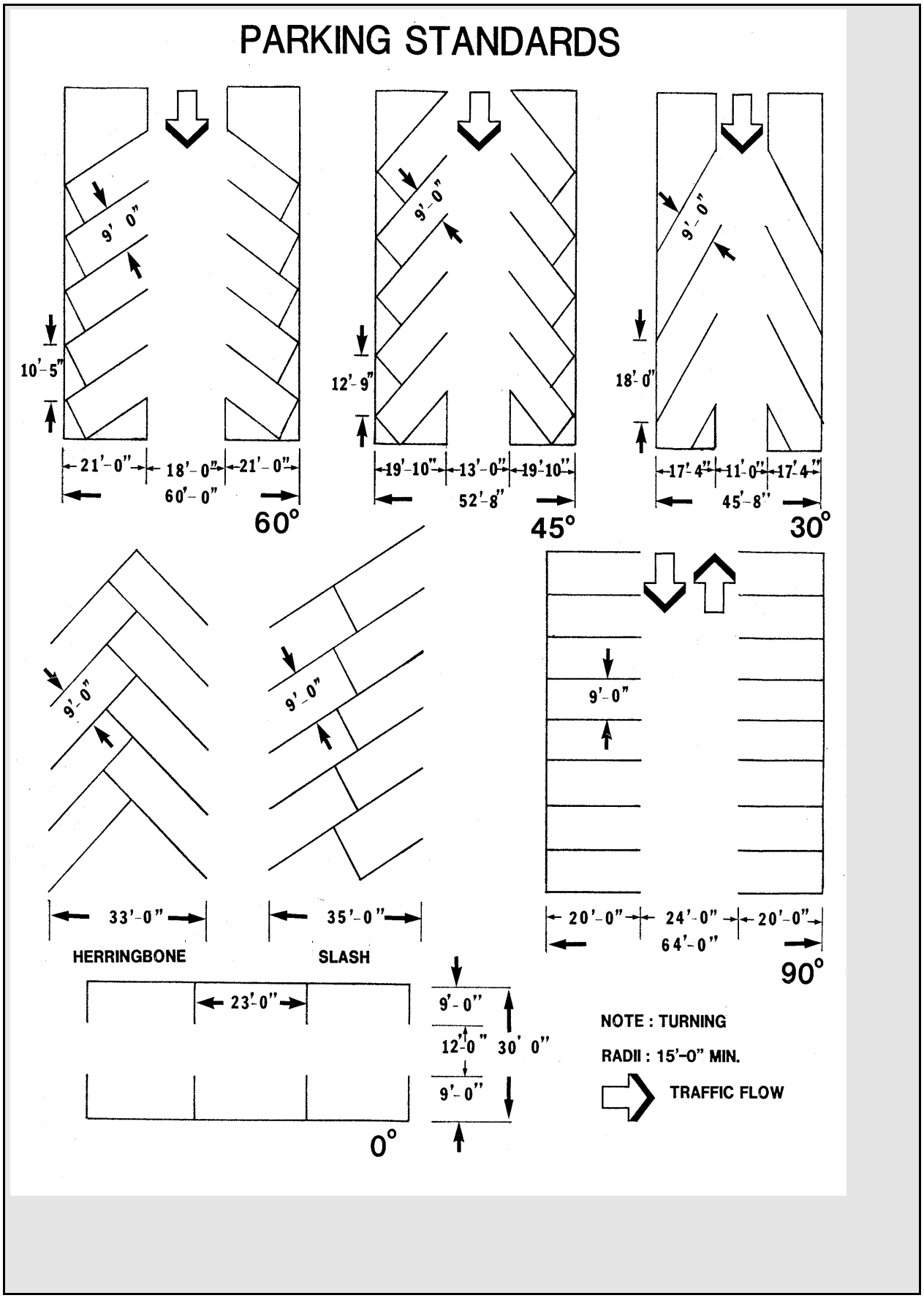
6:9.3 Remote Parking Space

If the off-street parking space required by this Ordinance cannot be reasonably provided on the same lot on which the principal use is located, such space may be provided on any land within 400 feet of the principal use. Such space shall be deemed required space associated with the permitted use and shall not hereafter be reduced or encroached upon in any manner. It is further provided that the Zoning Administrator may require a plat, deed, or other documentation necessary to show that remote parking space is controlled by and available to the applicant prior to the granting of a Zoning Certificate.

6:9.4 Design of Parking Area

All off-street parking except off-street parking for single-family detached dwelling units, single-family attached dwelling units on adjoining individual lots, or two-family dwellings

located on a residential service street, shall be designed so that vehicles can turn around within the area and enter the street, road, or highway in such a manner as to completely eliminate the necessity of backing into the street, road, or highway. Off-street parking for single-family detached dwelling units, single-family attached dwelling units on adjoining individual lots, or two-family dwelling units, which requires backing into a residential service street shall be permitted provided that such movement can be made with reasonable safety and without interfering with other traffic.


PARKING STANDARDS
9' 0"
10'-5"
21'-0"
18'-0"
21'-0"
60'-0"
60°
9'-0"
12'-9"
19'-10"
13'-0"
19'-10"
52'-8"
45°
9'-0"
18'-0"
17'-4"
11'-0"
17'-4"
45'-8"
30°
9'-0"
33'-0"
HERRINGBONE
9'-0"
35'-0"
SLASH
9'-0"
20'-0"
24'-0"
20'-0"
64'-0"
90°
23'-0"
9'-0"
12'-0"
30' 0"
9'-0"
0°
NOTE : TURNING
RADII : 15'-0" MIN.
TRAFFIC FLOW

6:9.5 Off-Street Parking Space Design Standard (See Attached Diagram)

Angle of Parking	Stall Width	Stall Depth	Aisle Width	Curb Length
0°	9’	9’0”	12’	23’0”
30°	9’	17’4”	11’	18’0”
45°	9’	19’10”	13’	12’9”
60°	9’	21’0”	18’	10’5”
90°	9’	20’0”	24’	9’0”

Minimum driveway widths shall be maintained to the point of intersection with the adjoining public or private right-of-way.

At least one fire access lane must be provided and approved by the local fire district.

In 90 degree parking stalls, the depth of the stall may be reduced to 18’ where a grassed or landscaped median, with a minimum 2’ width per row of parking stalls, has been provided for automobile overhang. Wheel-stops or curbing shall be provided to protect and delineate the median from the parking stalls.

6:9.6 Parking Requirements

The parking space requirements for uses not specifically listed below shall be the same as for a listed use of similar characteristics of parking demand generation.

Residential	
Single Family Detached	2 spaces/DU
Single Family Attached	2 spaces/DU
Multi Family	1.5 spaces/DU
Group Homes	1 space per 4 occupants
Institutional	
Assisted Living/Congregated Care	1 space per 3 beds
Hospital	1 space per 2 beds and 1/500 sf administrative offices
College	1 space per classroom plus 1 per 3 students
Auditoriums, meeting rooms, theaters	1 space per 3 seats
Library	1 space per 800 SF
High School	1 space per employee and 1 per 10 students
Other schools	1 space per employee
Day Care	1 space per 5 children

Commercial	
Retail	1 space per 250 SF
Restaurant	1 space per 100 SF
Grocery store	1 space per 150 SF
Hotel	1 space per guest room plus accessory uses per chart
Financial Institution	1 space per 300 SF
Office	1 space per 400 SF
Medical office	1 space per 200 SF
Event facility	1 space per 3 seats
Bars, night clubs	1 space per 100 SF
Automobile repair	2 paces per service stall and 1 per employee
Bowling Alley	4 per lane plus accessory uses per chart
Industrial and Storage	
manufacturing, research, labs	1 space per 600 SF
warehouses	1 per employee
self storage	1 per 10 door openings

6:9.7 Minimum and Maximum Parking

The standards for required parking outlined in the chart are the minimum quantity of parking spaces that are required for each of the listed uses. The total number of parking spaces shall not exceed 125 percent (125%) of the minimum required quantity of parking spaces unless the applicant:

1. Justifies in writing the purposes and reasons for exceeding the minimum required parking spaces, citing industry standards and/or special studies for this or similar uses;
2. Demonstrates the site design techniques that will be employed to mitigate the impacts of the increased impervious surface area including stormwater runoff and the heat island effect.
3. Increases the amount of landscape surface area above what is required.

6:9.8 Special Parking Provisions

1. Recreational Vehicles

   Private Lots in Residential district, no recreational vehicle, ATV or boat that shall be parked or stored in any required front or side yard setback area, not within five feet of the rear property line.

2. Inoperable Vehicles and Construction Equipment.

No automobile, truck, or trailer of any kind, without current license plates, shall be parked and construction equipment shall not be stored on any lot in a residential zoning district, other than in a completely enclosed building.

3.Trailers

Commercial trailer storage is prohibited in residential districts.

6:9.9 Landscaping of Parking Area

Roadside Buffers

All new off-street parking lots with ten (10) or more spaces located adjacent to existing public right(s)-of-way shall establish roadside buffers. Roadside buffers shall be located outside of the rights-of-way of existing roads.

A. The minimum roadside buffer width shall have an average planting width of eight (8) with the minimum width for any buffer yard being five (5) feet. Buffers shall contain the following plant materials:
    - An average of one (1) tree for every sixty (60) feet of linear road frontage. Trees shall be spaced so that there is a minimum of one (1) tree for every two hundred (200) linear feet of road frontage.
    - Shrubs spaced to provide a continuous evergreen screen within three (3) years of installation.
B. Within the buffer yard, fences, walls, earthen berms or any combination thereof may be used to meet the requirements of this section so long as they are a minimum of thirty (30) inches in height and provide a continuous opaque visual screen. Berms shall have a side slope no greater than 2:1.
C. Where existing overhead power utility lines preclude sufficient space for a shade tree to grow then two (2) small trees shall be substituted for each required shade tree.

Interior Plantings

In addition to all other landscaping requirements, all new off-street parking lots with sixty (60) or more spaces shall provide and maintain landscaped planting areas within the interior of, and adjacent to, the parking lot.

A. Interior planting islands shall have a minimum planting area of eight (8) feet wide by eighteen (18) feet long.
B. In addition to the required trees and shrubs interior planting areas shall be grassed or covered with mulch.
C. All planting areas shall be protected from vehicular intrusion by the installation of curbing, wheel stops.
D. Each landscaped planting area shall contain trees and shrubs at the rates listed below rounded upward to the next whole number.
    - One (1) tree for every ten (10) spaces
E. Interior planting areas shall be designed within or adjacent to the parking area(s) as:
    - Islands, located at the end of parking bays;

- Islands, located between parallel rows of cars;
- Driveway medians, a minimum of eight (8) feet in width;
- Intermediate islands; or
- A combination of the above

E. Trees and shrubs must be planted within twenty (20) feet of the parking area to satisfy the interior planting requirements.

F. The design size and shape of the interior planting areas shall be at the discretion of the owner; however, no parking space shall be:
   - Located farther than ninety (90) feet from the trunk of a shade tree;
   - Separated from a shade tree by a building or other structure.

G. Parking structures are excluded from interior landscape areas.

Planting Material Specifications

A. A minimum of 75% of trees planted to meet this requirement shall be large shade trees (unless precluded by utilities.)
B. Large shade trees shall have a minimum planting size of two (2) inches caliper.
C. Small trees and multi-stem trees shall have a minimum planting height of six (6) feet tall.
D. Evergreen shrubs shall have a minimum installed height of twelve (12) inches and a minimum height of thirty (30) inches within three (3) years of installation

Existing Trees

It is encouraged to use existing trees to meet the requirements of this section. If existing trees are preserved to meet the roadside buffer or interior planting requirements then a reduction in the new planting requirements will be given. Existing trees will be credited towards meeting the requirements of this section as follows:

One tree (2 - 6 inches diameter at breast height)	= 1 planted trees
One tree (6 – 10 inches diameter at breast height)	= 2 planted trees
One tree (10 – 15 inches diameter at breast height)	= 3 planted trees
One tree (15> inches diameter at breast height)	= 4 planted trees

Protection of Existing Trees

Any trees preserved on a development tract to receive credit shall meet the following protection standards. A root protection zone shall be established around all trees to be preserved. The root protection zone shall be clearly shown on all grading and site plans.

A. Root Protection Zone – The land area around the base of a tree in which disturbances are prohibited in order to protect the roots of the tree and aid the tree's survival. The root protection zone shall be equal to one (1) foot radius for every inch of tree diameter measured at a point four and one-half (4½) feet above ground. Root protection zone measurements shall be rounded off to the nearest foot.

B. Protective Barrier – A protective barrier shall be installed at the start of grading and be located at the outer edge of the root protection zone. Protective barriers shall be posted as a "Tree Save Area". This procedure shall be incorporated as a note on the grading and erosion control plans. Protective barriers shall be constructed of a material resistant to degradation by sun, wind, and moisture and shall remain in place until all construction is complete.

C. No storage of materials, dumping of waste materials, fill, or parking of equipment shall be allowed within the root protection zone, and no trespassing shall be allowed within the boundary of the root protection zone. Utility easements and borings are permitted.

6:9.10 Exceptions

A. Any lot used for the express purpose of sales and storage is exempt from the landscaping requirements.
B. Parking structures (multi-level)

6:9.11 Owner Responsibilities and Maintenance

The owner, his successors, or assigns, are responsible for maintaining all required plant material in good health. Any planted trees which die or become unhealthy and used to meet the provisions of this section must be replaced within one year with vegetation which conforms with the initial planting standards of section 6:9.8.

6:9.12 Suggested Plant Material List

This list is not intended to be all inclusive but does include common trees and shrubs suitable for use in this region. Professional expertise should be sought to determine the appropriate plant materials for any particular site, when considering individual site, soil, moisture, and microclimate conditions.

Shade Trees	**Small Trees**	**Evergreen Shrubs**
Baldcypress, *Taxodium distichum*	Carolina Silverbell, *Halesia carolina*	Azalea, *Azalea obtusum*
Chinese Elm, *Ulmus parvifolia*	Kwanzan Cherry, *Prunus serrucata*	Harland Boxwood, *Boxus harlandii*
Cryptomeria, *Cryptomeria japonica*	Crape-Myrtle, *Lagerstroemia indica*	Dwarf Boxwood, *Boxus sempervirens*
Dawn Redwood, *Metasequoia*	Flowering Dogwood, *Cornus florida*	Dwarf Yaupon Holly, *Ilex vomitoria*
Deodar Cedar, *Cedrus deodara*	Kousa Dogwood, *Cornus kousa*	Dwarf Buford Holly, *Ilex cornuta*
Japanese Zelkova, *Zelkova serrata*	Golden Raintree, *Koelreuteria paniculata*	Dwarf Nandina, *Nandina domestica*
Japanese Pagoda, *Sophora japonica*	Japanese Maple, *Acer palmatum*	Carissa Holly, *Ilex cornuta*
Littleleaf Linden, *Tillia cordata*	Amur Maple, *Acer ginnala*	Inkberry Holly, *Ilex glabra*
Laurel Oak, *Quercus laurifolia*	Pissard Plum, *Prunus cerasifera*	Japanese Holly, *Ilex crenata*
Red Maple, *Acer rubrum*	Eastern Redbud, *Cercis Canadensis*	Otto Laurel, *Prunus laurocerasus*
River Birch, *Betula nigra*	Saucer Magnolia, *Magnolia soulangiana*	Parsons Juniper, *Juniperus davurica*
Schumard Oak, *Quercus schumardi*	Serviceberry, *Amelanchier arborea*	Tamarix Juniper, *Juniperus sabina*
Southern Magnolia, *Magnolia grandiflora*	American Holly, *Ilex opaca*	Schipka Laurel, *Prunus laurocerasus*
Water Oak, *Quercus nigra*	Yoshino Cherry, *Prunus yedoensis*	Curlyleaf Ligustrum, *Ligustrum japoninca*
White Ash, *Fraxinus americana*		India Hawthorn, *Raphiolepis indica*
White Oak, *Quercus alba*		
Willow Oak, *Quercu phellos*		

6:9.13 Plan Submittal Requirements

A. Landscaping plan required; contents. Prior to the issuance of an occupancy permit, for any development with ten or more parking spaces, a specific landscape plan, at a scale of not less than one inch equals 50 feet, shall be submitted to the building and zoning division for approval and shall contain existing and proposed landscaping, including:

1) The location, botanical name and common name, size in diameter one-half foot above grade and height of new trees to be planted, which must comply with this code.
2) The location, botanical name and common name, size in diameter 4½ feet above grade and estimated height of existing trees which are to be maintained or preserved for credit as per the requirements of this code.
3) The location and dimensions of parking lots, buffer areas and other planting areas.
4) The size, botanical name and common name and spacing of plant materials.
5) The location and design of any fence, wall or earthen berm indicating size, dimensions and materials.
6) The location and description of any barriers required to be erected to protect any existing vegetation from damage as required in section 6:9.9.
7) Provisions for watering and other long-term maintenance to assure serviceability, soil stabilization and plant protection.
8) The location of public rights of way.

B. Bond or other surety. If at the time of a request for a final certificate of occupancy the required landscaping is not in place and it can be determined by the county that because of the unavailability of plant material or that the requiring completion of the landscaping at the time of such request would jeopardize the health of plant materials or that weather conditions prohibit the completion of planting, the developer/owner, in order to secure a final certificate of occupancy, shall provide a bond, letter of credit or other surety in the amount of 125 percent of the estimated cost of the proposed landscape installation, binding for one year and three months from the date of application for the certificate of occupancy, to be approved by the county as an acceptable surety for completion of the landscape work. Such contract shall specify that the work shall be completed before or during the year immediately following the date of application for a certificate of occupancy. Change of ownership prior to or during the bonded one year and three months' landscape installation period shall not extend or annul the scheduled installation date. The original developer/owner shall be held responsible for notifying any new owner of the existing required landscape installation date.

6:9.14 Additional Requirements for the Physically Disabled and/or Handicapped

All construction shall be made to comply with requirements for physically disabled and/or handicapped spaces in accordance with the adopted building code and other applicable laws in force at the time of permitting.

Section 6:10 Off-Street Loading Requirements

6:10.1 Requirements for Industrial and Wholesale Buildings

Every industrial and wholesale building hereafter erected shall provide space as indicated herein for loading and unloading of vehicles. The number of off-street loading berths required by this section shall be considered as the absolute minimum, and the developer shall evaluate his own needs to determine if they are greater than the minimum specified by this section. For purposes of this section, an off-street loading berth shall have minimum plan dimensions of twelve (12) feet by sixty (60) feet and fourteen (14) feet overhead clearance with adequate means for ingress and egress.

Square Feet of Gross Floor Area in Structure	Number of Berths
0 – 25,000	1
25,000 – 40,000	2
40,000 – 100,000	3
100,000 – 160,000	4
160,000 – 240,000	5
240,000 – 320,000	6
320,000 – 400,000	7
Each 90,000 above 40,000	1

6:10.2 Design of Loading Spaces

Off-street loading spaces shall be designed so that vehicles can maneuver for loading and unloading entirely within the property lines of the premises.

6:10.3 Requirements for Commercial Uses

All retail uses and office buildings with a total floor area of twenty thousand (20,000) square feet shall have one (1) off-street loading berth for each twenty thousand (20,000) square feet.

Section 6:11 Signs

Signs permitted as uses in Residential, Commercial, and Industrial Districts shall be in conformance with the applicable requirements of the district in which such signs are located and the following requirements:

6:11.1 Maintenance

The persons, firm, or corporation owning or using the sign shall be responsible for maintaining the sign in a structurally safe condition and for keeping the area surrounding the base of the sign clear of trash and debris.

6:11.2 Location

No sign shall stand in or project into a public right-of-way.

6:11.3 Permit

Unless specifically exempted in Section 6:11.9, no sign shall be erected, placed, constructed or structurally altered until such time as a sign permit has been obtained from the City of Travelers Rest.

6:11.3-1 Sign Illumination

No sign, permanent or temporary, shall have any flashing or blinking illumination unless the sign exceeds 25 feet in height, and unless the sign is set back at least 30 feet from any public right-of-way.

6:11.4 Advertising Sign

6:11.4-1 Size

In all zoning districts in which an advertising sign is permitted, an advertising sign shall have not more than two faces with a combined total copy area of one hundred (100) square feet or less, and no one face shall have more than fifty (50) square feet of copy area, provided that the total area of all signs located on the property shall not exceed one hundred (100) square feet for each one hundred (100) feet of highway or street frontage, excluding corner lots which shall be required to use the front dimensions of their parcel.

6:11.4-2 Location

An advertising sign not exceeding 25 feet in height shall be located no less than 15 feet to a public right-of-way and a sign exceeding 25 feet in height shall be located no less than 30 feet to a public right-of-way. No advertising sign shall exceed 35 feet in height. Furthermore, no advertising sign shall be located closer than 100 feet to any residential district.

6:11.4-3 Illumination

An advertising sign may be illuminated; however, illumination which may be confused with any traffic control device is prohibited, and no light from the sign shall be cast upon buildings on adjacent lots.

6:11.5 Business Sign

6:11.5-1 Size

A business sign shall not exceed 300 square feet of area provided that the total area of all signs located on property in a single ownership shall be in conformance with the following requirements:

A. In the C-1, Commercial and O-D, Office districts, total area of business signs identifying the business shall not exceed 1 square foot of sign for each lineal foot of frontage on a public right-of-way provided that there shall not be more than one sign for each vehicular entrance to the business.
   In the C-1, Commercial and O-D, Office Districts, the total area of business signs identifying the shopping center shall not exceed 1 square foot of sign for each lineal foot of frontage on a public right-of-way provided that there shall not be more than 1 sign for each vehicular entrance to the shopping center. The total area of business signs identifying each establishment shall not exceed 2 square feet of sign for each lineal foot of frontage on a public or private pedestrian or vehicular way.
B. In the C-2, Commercial, S-1, Services, and I-1, Industrial districts, the total area of all signs located on property in a single ownership shall not exceed 3 square feet of sign area for each lineal foot of a lot frontage on a public right-of-way.

6:11.5-2 Location

A business sign not exceeding 25 feet in height shall be located no less than 25 feet from the public right-of-way and a sign exceeding 25 feet shall be located no less than 30 feet to a public right-of-way. No business sign shall exceed 35 feet in height.

6:11.6 Identification Sign

6:11.6-1 Size

An identification sign shall not exceed 20 square feet in area.

6:11.6-2 Location

An identification sign shall be set back not less than 3 feet from the street right-of-way line.

6:11.6-3 Illumination

An identification sign may have sufficient illumination so that it may be seen from the street abutting the property on which the sign is located.

6:11.7 Occupancy Sign

6:11.7-1 Size

An occupancy sign shall not exceed 2 square feet in area.

6:11.7-2 Location

An occupancy sign shall be set back of the street right-of-way line.

6:11.7-3 Illumination

An occupancy sign may have sufficient illumination so that it may be seen from the street abutting the property on which the sign is located.

6:11-8 Temporary Signs

Temporary signs may be erected in any zoning district within the City of Travelers Rest in addition to signs permitted otherwise, subject to the following provisions:

6:11.8-1 Size

Temporary signs shall not exceed four (4) square feet in area and the sign height shall not exceed three (3) feet above finished grade.

6:11.8-2 Location

Temporary signs shall be located no less than three (3) feet from any public right-of-way.

This ordinance shall not be construed as authorizing the sign owner to locate a temporary sign on property owned or controlled by an entity other than the sign owner, without the consent of the said entity.

6:11.8-3 Duration

Temporary signs may be erected for a period not to exceed forty-eight (48) hours.

In addition to the requirements set forth in this ordinance, temporary signs are also subject to conditions and requirements set forth in the following sections of the Travelers Rest Zoning Ordinance: 6:11.1, Maintenance; and 6:11.3-1, Sign Illumination.

6:11.8-4 Penalty

When a temporary sign is found to be in violation of this ordinance, a fine is assessed to the sign owner not to exceed the maximum fine allowed in Municipal Court. For every ten (10) days after the sign remains in violation, the owner is subject to an additional fine not to exceed the maximum fine allowed in Municipal Court.

6:11.9 Signs Exempt From Permit Requirement

A permit shall not be required for the following types of signs, provided all applicable provisions of this section are met. Such signs shall not be considered in determining the allowable number or size of signs on a lot.

(A) Traffic signs, including directional, warning and informational signs, owned by the City or SCDOT, and located in public rights-of-way or other adjacent property.

(B) Official notices issued, or required to be posted, by any federal, state, county or municipal government.

(C) Signs not exceeding one square foot in area and bearing only the property address, names of owners or occupants of the premises, or other identification of premises, and not having a commercial message.

(D) Governmental flags, except when displayed in connection with commercial promotion.

(E) Indoor signs not observable from outside the building.

(F) Permanent window signs which conform to the following:

> (1) The area of all permanent window signs shall not exceed twenty (20) percent of the square footage of the glazed window area; and
>
> (2) Signs shall not be illuminated or shall be less than four (4) square feet in area if illuminated.

(G) Temporary window signs that do not exceed twenty (20) percent of the total glazed window area. The total area of permanent and temporary window signs shall not exceed forty (40) percent of the square footage of the glazed window area.

(H) Public utility signs not exceeding one (1) square foot in area provided they are placed on the utility's equipment.

(I) Signs not exceeding two (2) square feet, attached to a building or freestanding sign indicating credit cards which are accepted on the premises, or group affiliations with which the business is a associated, or clubs or groups which utilize, recommend, inspect or approve the business for use by its members, or business hours of operation, or "open" and "closed" signs.

(J) Signs located on private property and located at the driveway entrance or exit of the property directing traffic and/or indicating services provided on the same property provided such sign shall not exceed five (5) square feet for each sign not containing a commercial message. If a commercial message such as a logo or business name is included, such sign shall not exceed eight (8) square feet.

(K) Private traffic direction signs located on the premises for which directions are indicated not exceeding three (3) square feet for each sign.

(L) Gasoline pump signs. Signs shall be allowed on gasoline pumps so as to provide information to the public such as gallons, price, octane rating, and type of fuel. As the trade name of the business is oftentimes incorporated into the name for the different types of fuel, the trade name and any associated symbols shall be permitted on the pumps as flat signs not to exceed three (3) square feet in area per sign face.

(M) Campaign signs which conform to the following:

(1) Such signs shall not be located on public property or in public rights-of-way. Signs must be confined wholly to placement on private property, with permission of the property owner.

(2) Signs shall not be erected earlier than sixty (60) days prior to the election or referendum to which they apply.

(3) Signs shall be removed within five (5) days after the election or referendum to which they apply. Signs for candidates in a runoff election may be maintained until the final election to which the signs apply.

(4) Signs shall not exceed six (6) square feet per sign face, and shall not exceed a height of four (4) feet.

(5) The regulations of this subsection do not prohibit the use of outdoor advertising signs.

(N) Contractors' signs, craftsmen's signs, and other signs pertaining to construction. One sign displaying the names of the building contractors, architects, engineers and craftsmen and similar information is allowed upon the premises of any work under construction or any work of major repair or improvement provided the sign does not exceed 36 square feet in area, is set back a minimum of ten (10) feet from property line, is not located within the sight triangle, and the sign is removed within seven (7) days after completion of the work.

(O) Real estate signs.

(1) Freestanding signs offering property for sale, rent, lease, or development shall be allowed subject to the following:

(a) The maximum square footage of each sign face shall not exceed ten (10) square feet.

(b) The maximum height of a sign within all residential districts shall not exceed eight (8) feet.

(c) One sign shall be allowed along each road frontage. One additional sign shall be allowed for each additional increment or partial increment of 500 feet of road frontage. Such signs shall be placed no closer than 500 feet to another real estate sign on the same premises.

(2) A real estate sign shall be removed following rental, lease, or sale of the subject property.

(P) Combination signs. When temporary subdivision, contractors', and/or real estate signs are erected on a common sign structure, the signs shall not exceed the greater of 100 square feet.

(Q) Temporary subdivision signs announcing a land subdivision, subject to the following: Such signs may be erected on the premises of the land subdivision provided such signs do not exceed fifty (50) square feet in area, are set back at least ten feet from any property line, are not located within a sight triangle, are spaced at least 500 feet apart, and are removed upon completion of the subdivision.

(R) Banners and flags which advertise and promote charitable fundraisers, community awareness events, festivals sponsored by non-profit organizations, anniversaries for non-profit organizations and institutions, and similar civic commemorations and occurrences. Such signs shall not be displayed more than thirty (30) days prior to the event being promoted and shall be removed within fifteen (15) working days of the end of such event. Such signs may be displayed on utility poles if brackets specifically designed to display such signs on utility poles are used.

(S) Signs displayed on donation containers for a not-for-profit charitable organization which include only the name of the charity and/or the organization sponsoring the collection.

(T) Wall signs located at a service entrance provided there is not more than one per business and the sign does not exceed ten (10) square feet in area.

(U) Signs on or a part of a vending machine or telephone booth which are an integral part of the vending machine or booth and advertise only the products or services available from that machine or booth.

(V) Scoreboards and other signs at outdoor recreation facilities.

(W) Outdoor menu boards provided there is not more than one (1) per outdoor ordering station.

(X) Temporary signs maintained to establish traffic patterns within the public right-of-way.

6:11.10 Prohibited Signs

Any sign or device which does not satisfy one of the following definitions listed in Article 4, Definitions, is prohibited: sign, advertising; sign business; sign, identification; sign occupancy; or sign, temporary.

Section 6:12 Home Occupation

A home occupation, permitted in any residential district, shall be in conformance with the following requirements.

6:12.1

No persons other than those residing in the home shall be engaged in the occupation.

6:12.2

The occupation shall not involve the retail sale of merchandise manufactured off the premises.

6:12.3

No display of merchandise shall be visible from the street.

6:12.4

The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.

6:12.5

No sign shall be permitted, except one (1) non-illuminated nameplate not more than two (2) square feet in area mounted flat against the wall of the principal building in which the occupation is conducted.

6:12.6

Off-street parking shall be provided in accordance with the provisions set forth in Section 6:9 of this Article.

6:12.7

The following home occupations shall be permitted. Other home occupations may be permitted by the Board of Zoning Appeals in accordance with the provisions of Article 7 and the aforementioned requirements.

Accounting
Art instruction
Attorney
Barber (Owner/operator only and limited to one (1) chair)
Beautician (Owner/operator only and limited to one (1) chair)
Child care home
Dress making
Insurance agent
Ironing
Manufacturer's representative
Music teacher
Notary public
Photographer

Real estate agent
Secretarial service
Sewing
Tailoring
Tax consultant
Tutoring
Typing

Section 6:13 Single-Family Attached and Multifamily Development

6:13.1 Purpose and intent.

This section establishes design standards for multifamily residential development, development proposals shall be evaluated in the context of these standards, to the extent feasible, balance the building and site specific development issues. The objectives are:

A. Provide a range of housing types designed for various life stages and lifestyles
B. Ensure multifamily residential development takes place in a manner consistent with the nature, context, scale, and proportion of the natural and built environment within which it is located.
C. Promote compatibility between multifamily residential development and other allowable uses in the city, particularly single-family residential development.
D. Strengthen neighborhoods by incorporating best practice methods for multi-family development, such as Crime Prevention Through Environmental Design (CPTED).
E. Establish a minimum level of quality for multifamily residential development.

6:13.2 Applicability.

A. These standards shall apply to all new construction, renovation, or reconstruction of existing structures accommodating three or more dwelling units.
B. Renovation and reconstruction shall be defined as construction activity having a cost that exceeds 20 percent of the current fair market value of the property. In cases where an existing development cannot comply with these standards during renovation or reconstruction, the administrator may rely upon the certification of a licensed architect or structural engineer to verify that compliance is not practicable.
C. In the event of conflict between these design standards or other standards in this chapter, the more stringent or restrictive standard shall apply.
D. Compliance with these standards shall be determined as part of the review for a final development plan, site plan permit, land development permit, building permit, as appropriate.

Plans for a multi family or single family attached development containing three (3) or more dwelling units shall be submitted to the Travelers Rest Planning Commission staff for approval. The plans should include the following data and any other reasonable information the Planning Commission staff may require in its investigation of the plans.

A. The location and size of the site;
B. Density of land use proposed for various parts of the site;
C. The location and size of any roads within the apartment complex;

D. The location of all parking;
E. The location of all street lights within the complex;
F. The location, size, and other type of recreation provided;
G. The height of each structure in the development.

In addition to the above information, the following will be required.

A. A copy of covenants, grants or easements, or other restrictions proposed to be imposed upon the use of the land, buildings, and structures including proposed easements or grants for public utilities;
B. A schedule showing the proposed times for constructing the development.

6:13.1 <u>Site Design</u>

To promote communities that create a visually appealing and distinctive streetscape in addition to a well connected and defined pedestrian network.

Orientation.

1. Multifamily residential buildings shall be configured in a manner that activates street frontages and enhances pedestrian activity by orienting buildings and entrances towards adjacent streets, sidewalks, and open spaces.
2. Multi-building developments shall be configured so that buildings at the perimeter are similar in scale to adjacent development and there is a gradual transition to larger buildings.
3. Principal buildings shall be sited to maximize natural ventilation, natural light, and access to views, to the maximum extent practicable

Setbacks

1. Front setbacks shall be within 75 and 125 percent of the average setback of existing structures along the same block face, provided that no building shall encroach upon the minimum setback requirement (6:13.4).

Parking

1. A minimum of 1.5 parking spaces per unit is required for multi-family communities. The off-street parking shall be internal to the overall development, generally located to the rear and sides of building to be screened from a public street.
2. In single family attached units or any multifamily units with garages, the garages shall face internal to the overall development and not face any public street.
3. Off-street bicycle parking requirements for multi-family developments - the minimum number of parking spaces for bicycles shall be equal to ten percent of the first 100 off-street parking spaces provided on a site, plus one percent of the number of off-street parking spaces exceeding 100. At least two bicycle parking spaces shall be provided for all sites.

Access and circulation

1. Pedestrian walkways shall be provided between building, streets, driveways, community spaces and off-street parking to create a walkable, pedestrian oriented community. Connections to adjacent greenways, parks, trails, etc., shall be provided.
2. All entrances shall be adequately illuminated and oriented to promote natural surveillance.
3. Exterior open stairways and corridors serving more than one dwelling and facing a public street or single-family detached dwelling are prohibited.

Accessory Buildings and Equipment

1. All accessory buildings and structures within a multi-family residential development shall be designed consistent with the overall architectural style and character. These include but are not limited to service and delivery areas, outdoor storage, trash storage, mail buildings and other site amenities.
2. Exterior mechanical equipment, vending machines, service and delivery areas, outdoor storage, trash storage, and accessory uses and structures that may produce noise, odors, glare, vibration, etc. shall be located to reduce impacts on residents and shall be screened from view of public, common areas and adjacent properties.

Open space

1. A minimum of 200 square feet of open space per dwelling shall be provided, one-half of which may be private.
2. Active recreation facilities shall be located to reduce impacts upon residents; it shall have well-defined edges such as walkways, buildings, or landscaping.
3. Passive and active recreation space and facilities shall be provided in a form and an amount appropriate to the anticipated types of residents in the development (e.g., families with young children, the elderly, etc.). The recreation spaces shall be connected to form a network of "vehicle-free" areas.

Landscaping and screening.

1. Site development shall minimize the alteration of site topography; preserve and enhance natural resources; and comply with the provisions of landscaping, buffering, and screening outlined in the zoning ordinance.
2. Stormwater management facilities shall be incorporated with the landscape design of the site and be configured to serve as an active or passive recreation amenity for residents.
3. Building foundations shall be landscaped along the full length of each front and rear facade. Plant material shall wrap around the corners and shall continue around building sides to a logical conclusion point or a minimum distance of ten feet, whichever is less. Foundation landscaping shall have an average depth of six feet and a minimum depth of four feet. Foundation landscaping depth along a sidewalk may be reduced by up to 50 percent, where needed to provide for adequate pedestrian circulation or pedestrian amenities.
4. One of the following buffer yards shall be provided along all lot lines abutting residential districts;
    a) A buffer yard with a minimum width of 5 feet that includes a solid fence or masonry wall measuring at least six feet in height and canopy trees (min. 3” caliper) planted along the perimeter with a maximum on-center spacing of 20 feet , or
    b) A buffer yard with a minimum width of 20 feet that includes vegetative screening meeting the following standards per 100 linear feet; Eight (8) canopy trees (at least two evergreen and min. 3” caliper) and Four (4) understory trees (at least one evergreen and minimum 6’ height); and 25 shrubs (at least 16 evergreen shrubs and min. 32” height).
5. Owner is responsible for maintaining all required plant material and shall replace any required material that is unhealthy or dead within 6 months.

Fences and Walls

1. Chain link and vinyl fences are prohibited.
2. All fences and walls shall not exceed eight feet in height and be maintained in good repair and in a safe and attractive condition, including but not limited to, the replacement of missing, decayed, or broken structural and decorative elements. Any deteriorated, damaged, or decayed fence materials shall be repaired.

3. Wherever a fence or wall is installed, the "finished" side of the fence or wall shall face adjacent lands rather than the interior of the lot.
4. Fences located between a front building facade and the street it faces shall not exceed three feet in height.

6:13.2–Building Form & Facade

To create buildings that are compatible with the existing context while containing unique or distinct characteristics thereby contributing to the neighborhood's sense of place and environment

1. Multifamily residential buildings with three or more levels of stacked units shall step back the floors above the second level an additional ten feet from the minimum required setback for from property lines abutting single-family detached dwellings. Dormers and other minor roof features may project into the setback area.
2. Front building elevations of 30 feet or more in width shall be configured as a series of individual building modules, wings, recesses or projections from the primary façade wall with a minimum width of 15 feet and maximum width of 30 feet each. Modules, wings, recesses or bump outs shall deviate from the primary façade plane by a distance of at least four feet.
3. Buildings shall be modulated on all elevations to prevent large, monotonous walls that lack any variation in massing or detail. The ends of the building (or secondary elevation) shall receive similar treatment to the elevations oriented towards the street.
4. Building elevations shall have a base, middle, and cap; visually lighter elements shall progress from base to cap. Distinctive architectural features such as: porches, columns, pilasters, bay windows,
5. Upper-story decks or patios shall be configured to avoid direct views into the private spaces of adjacent single-family dwellings. False balconies are discouraged, if used it shall have depth and not be flush with the wall on which it is affixed.
6. Garages shall be recessed within the primary façade and include detailing elements to create visual interest and add to the overall architectural character of the building.

Roof

1. Roof material, form, texture and color shall relate and be compatible with the overall architectural style of the building and shall act as a prominent visual termination for the building. Add interest to the roof through the use of projecting elements, cornices, eaves, brackets, overhangs.
2. If a flat roof is used, a parapet shall extend above the roof plane, screen any mechanical equipment and include an element that provides a visual termination of the façade.
3. When adjacent to single-family detached dwellings, the roof form of multifamily residential buildings shall complement the character of surrounding dwellings.
4. All roof vents, pipes, antennae and other roof penetrations shall be screened to minimize visual impact.

Prominent Entry

1. Building entries shall have a strong visual presence from the street on which it fronts and be distinguished as an architectural feature and shall either project or be recessed from the primary building plane.
2. Street-facing entrances for individual dwellings shall include at least 36 square feet of usable porch or stoop area that is elevated above street level and covered with canopies or overhangs.

Windows

1. Windows shall be recessed to create a shadow line and express the thickness of the wall in which they are placed.

2. Windows shall include detailed elements such as, but not limited to: Headers, Sills, Trim/Surround/Molding, Muntins /Grilles/Grids, Louvers, Sunshades, Awnings and Canopies (at street level).
3. Street-facing elevations shall have a minimum glazed area of 25 percent. All other building elevations shall have a minimum glazed area of ten percent.

Height

1. No building shall exceed 45 feet in height.
   (Add to Article 4 - Definitions – Building Height – the vertical distance from the grade to either the highest point of the coping of a flat roof or the deck line of a mansard roof or the midpoint of the roofline between the ridge line and eave line.

6:13.3 Materials

To ensure new construction of multi-family housing is of durable and quality materials that will allow for a lasting appearance through the future life of the building.

1. The building shall incorporate materials of durable, high quality characteristics that enhance the project such as stone, brick, cast stone, stucco, wood, cementitious siding and architectural grade metal siding.
2. Building facades shall incorporate a coordinated color scheme consisting of matte finishes. Gloss finishes may be used for trim and accent. Florescent and metallic paints are prohibited. However, nothing in this section shall prohibit the use of reflective colors on building roofs.
3. Building materials shall either be similar to the materials already being used in the immediate area or other characteristics such as scale and proportions, form, architectural detailing, color, and texture shall be used to ensure the building to be compatible.
4. Primary facade materials shall not terminate or change at outside corners and shall continue a minimum distance of five feet from the corners along the side facades or until a change in building plane. Material changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, or as a repetitive pattern.
5. The following materials shall not be used:
   - Corrugated metal siding
   - Exposed smooth-finished concrete block;
   - Styrofoam-backed and synthetic stucco within 12 feet of the grade level and within two feet of any exterior door jamb; or
   - Vinyl siding.

6:13.4 Yard Requirements

No structure shall be constructed closer than fifteen (15) feet to an exterior property line and setbacks from all public street rights-of-way shall be thirty (30) feet on a service street, forty (40) feet on a collector street and fifty (50) feet on an arterial street.

6:13.5 Street Lights

One street light shall be provided for every one hundred (100) feet of drive or road within the apartment development.

Off-street parking shall be provided in accordance with the provisions set forth in Article 6, Section 6:9.

Section 6:14 Game Courts and Swimming Pools

Game courts and swimming pools are allowed as accessory uses in residential districts in conjunction with one-family dwellings, manufactured homes, and two-family dwellings, subject to the provisions of this Article.

6:14.1 Game Courts

A. Game courts shall not be located in the front yard.
B. Game courts shall be set back not less than five (5) feet from any lot line.
C. Set back requirements for game courts on corner lot shall be the same as those for accessory buildings.
D. Game courts shall not occupy more than 65 percent of the side or rear yard.
E. Lighting for game courts shall have proper shielding from glare.

6:14.2 Swimming Pools

A. Swimming pools shall not be located in the front yard.
B. Swimming pools shall be set back not less than five (5) feet from any lot line.
C. Set back requirements for swimming pools shall be the same as those for accessory buildings.
D. Swimming pools shall not occupy more than fifty (50) percent of the side or rear yard.
E. Lighting for swimming pools shall have proper shielding from glare.

Section 6:15 Residential Continuing Care Retirement Center (Residential CCRC)

A Residential CCRC is permitted in the R-M, Multifamily Residential, district subject to the following requirements:

6:15.1 Minimum Area Requirement

The minimum lot area requirement for a Residential CCRC is 30,000 square feet. In determining minimum area requirements for a Residential CCRC, an interior road system shall not constitute an exterior property line.

6:15.2 Setback Requirements

No structure shall be located closer than 25 feet to an exterior property line, and no structure shall be located closer than 25 feet to a public right-of-way. Interior setback requirements are otherwise not regulated.

6:15.3 Height

No building shall exceed 45 feet in height except as provided in Section 6:7.

6:15.4 Appearance

The structure(s) shall have a residential appearance.

6:15.5 Density

The maximum allowable number of dwelling units shall be the zoning district's maximum allowable density multiplied by a factor of 1.5. For properties fronting on and accessing major 4-lane arterials, the multiplying factor shall be 1.8. The total number of nursing beds and dwelling units combined shall not exceed the multiplied factor for the residential district.

6:15.6 Screening

A 15-foot landscaped buffer along the exterior property lines adjacent to residential uses and districts shall be maintained.

Section 6:16 Clustered Subdivisions

6:16.1 Intent

This section is established to encourage the preservation of open space, the proliferation of recreational opportunities, and the greater efficiency of public services during the development of residential properties.

Clustering lots within subdivisions allows developers to preserve environmentally critical areas such as wetlands, embankments, and wildlife habitats without decreasing the total density of the subdivision. In addition, preserving open space reduces soil erosion and flooding.

Open space can be designated for recreational purposes. The availability of recreation areas, active or passive, is conducive to a higher quality of life among residents.

By clustering homes together, public services become more efficient as they require less infrastructure. Building fewer roads, water and sewer lines, and other infrastructure helps keep the construction and maintenance of these services associated with them down.

6:16.2 Permitted Density

The overall allowable density of a clustered subdivision may be found in the following table. These numbers were calculated by taking the number of dwelling units per acre permitted in a residential zoning district and rounding down to the nearest tenth of an acre.

Permitted density of clustered subdivisions by zoning classification (dwelling units/ per acre)		
Zoning classification	**Attached dwelling units**	**Detached dwelling units**
R-15	Not allowed	2.9
R-10	Not allowed	4.3
R-7.5	Not allowed	5.8

The overall density is calculated by taking the total number dwelling units and dividing it by the total number of acres, including both developed and undeveloped land.

6:16.3 Minimum tract and lot requirements

There are no requirements on tract size in order for a residential development to be eligible for clustering. There is no requirement for minimum lot or yard size, unless otherwise required by DHEC, and/or building and fire codes.

6:16.4 Setbacks

Aside from DHEC and/or building and fire codes, the only setbacks associated with clustered subdivisions are those that deal with properties adjacent to the clustered subdivision.

All structures must be setback twenty-five (25) feet from exterior lot lines.

In addition, all structures must be setback from existing roads according to the following table.

Structural setback in clustered subdivisions with respect to existing roads

Structural setback in clustered subdivisions with respect to existing roads	
Road classification	**Structure setback**
Local	25 feet
Collector	30 feet
Arterial	40 feet

6:16.5 Required open space

In order for a subdivision to be eligible for clustering, land must be set aside as open space. All undevelopable land must remain undeveloped.

Undevelopable land includes the following:
1. areas of steep slopes (30% or greater)
2. areas within the 100-year floodplain as designated by FEMA
3. areas that are designated as wetlands
4. areas that are within twenty-five (25) feet of the edge of a waterbody, intermittent or otherwise
5. areas that contain existing utility easements or rights of way with explicit restrictions on development

For each clustered subdivision, twenty-five (25) percent of the total acreage must be designated as composite open space.

Composite open space is calculated with the following formula:

COMPOSITE OPEN SPACE	=	100% of UNDISTURBED OPEN SPACE	+	50% of ALTERED OPEN SPACE	+	25% of DEVELOPED COMMON AREA

In order for any area to be included as either undisturbed open space, altered open space, or developed common area, it must meet the following two requirements:

1. All designated open space shall be of meaningful proportions and dimensions so as to be consistent with the intent and purpose of this section.
2. All designated open space areas shall be accessible to all lots. Accessibility may be established by adjacency to a lot or by a pedestrian walkway (i.e. a sidewalk or footpath).

6:16.5-1 Undisturbed open space

Undisturbed open space includes areas where no alteration to the physical landscape or vegetation will take place. Land that is considered undevelopable cannot be included as undisturbed open space, altered open space, or developed common area. During the development process, it may be deemed necessary to replace and/or improve vegetation in undisturbed open areas. Such an alteration is acceptable in undisturbed open spaces. Examples of undisturbed open space include wetlands, forested areas, and shrubbery. All land area designated as undisturbed open space can be counted towards the twenty-five (25) percent open space requirement. Permanent bodies of water, either natural or man-made, may be included as undisturbed open space.

6:16.5-2 Altered open space

Altered open space includes areas where the physical landscape and/or vegetation is altered for the benefit of the community. Although not as beneficial to the environment as undisturbed open space, it often provides more active kinds of recreation for the community and is better for the environment than developed common area. Examples of altered open space include playgrounds, ball fields, and cleared fields. One-half (50%) of all land area designated as altered open space can be counted towards the twenty-five (25) percent open space requirement. Areas designated as water retention areas may be included as altered open space.

6:16.5-3 Developed common area

Developed common areas include locations where community oriented development takes place. Although developed common areas are not as beneficial to the environment as undisturbed or altered open space, these areas provide places for active community oriented recreational areas

that are important components of a residential neighborhood. Examples of developed common areas include community pools, clubhouses, and pavilions. One-fourth (25%) of all the land area designated as developed common areas can be counted towards the twenty-five (25) percent open space requirement.

6:16.5-4 Conversion to Undisturbed open space

During the development process, it may be deemed necessary to replace vegetation in undisturbed open areas.

6:16.6 Open space ownership, dedication, and management

Open space ownership shall be determined by the developer, owner, and/or subdivider. Types of ownership include the following:

1. The City of Travelers Rest, subject to acceptance by the governing body
2. Other jurisdictions or agencies, subject to their acceptance
3. Non-profit or quasi-public organizations committed to the protection and conservation of open space, subject to their acceptance
4. Homeowner or cooperative associations or organizations
5. Shared, undivided interest by all property owners within the subdivision

Section 6:17 Commercial Design Standards

6:17.1 Intent

This section is established to accomplish three goals:

1. to provide protection to residents from poorly designed and aesthetically unattractive commercial developments;
2. to provide the developer with clear standards that their projects must adhere to; and
3. create design standards without compromising creativity in design for the developer.

To accomplish these goals, this section places regulations on exterior wall design, materials and colors; roof materials and colors; entrances; pedestrian accessibility; landscaping requirements; and screening of outdoor storage, disposal, HVAC equipment and loading operations.

6:17.2 Applicability

This section applies to all new development within commercial zoning districts, including:

O-D, Office District;
C-1, Commercial District;
C-2, Commercial District; and
C-1N, Neighborhood Commercial District

For the C-1N, Neighborhood Commercial District, design requirements specified during their respective plan review processes may exceed the standards specified in this section.

6:17.3 Design Standards

The following standards are intended to be used as a design aid by developers proposing retail developments and as an evaluation tool by the Travelers Rest Planning Commission during their review processes.

6:17.3-1 Aesthetic Character

Intent: Commercial developments have a large impact on the way a community presents itself. As such, commercial development should be designed in a manner that limits negative visual impacts.

Standard: Any side of a building visible from a public or private right-of-way or a low-density residential district (R-15, R-12, R-10, and R-7.5) shall be built in accordance with Section 6:17.3-1.

A. Exterior Walls

Intent: Buildings should have architectural features and patterns that provide visual interest and be consistent with the community's identity, character, and scale. The intent is to encourage a more human scale that residents of Travelers Rest will be able to identify with their community. The resulting scale will ensure a greater likelihood of reuse of structure by subsequent tenants. The elements in the following standard should be integral parts of the building fabric, not superficially applied trim, graphics, or paint.

Standard: All exterior Developments with an exterior wall over one hundred (100) feet in linear length shall incorporate three different patterned changes at an interval of no more than thirty (30) feet, either horizontally or vertically. Each pattern change must be at least one (1) foot wide. Patterned changes may include the following:

color change, texture change, material change, and wall projections or recesses, at least two (2) feet in depth. At least one of the changes must occur horizontally.

B. Roofs

Intent: Variations in rooflines should be used to add interest to, and reduce the scale of buildings. Roof features should compliment the character of adjoining neighborhoods.

Standard: Rooflines shall be varied with a change in height every one hundred (100) linear feet in the building length. Parapets, mansard roofs, gable roofs, hip roofs, or dormers shall be used

to conceal flat roofs and roof top equipment from public view. Alternating lengths and designs may be acceptable and can be addressed in the Development Plan.

C. Materials

Intent: Exterior building materials comprise a significant part of the visual impact of a building. Therefore, they should be aesthetically pleasing and compatible with materials and colors used in adjoining neighborhoods.

Standard: Predominant exterior building materials shall be of high quality materials. These include, without limitation:

brick,
wood,
sandstone,
other native stone, and
tinted, textured, concrete masonry units.

Predominant exterior building materials shall not include the following:

smooth-faced concrete block,
tilt-up concrete panels, and
pre-fabricated steel panels.

6:17.3-2 Site Design and Relationship to the Surrounding Community

A. Entrances for Larger Buildings

Intent: Larger commercial buildings should feature multiple entrances. Multiple building entrances reduce walking distances from cars, facilitate pedestrian and bicycle access from public sidewalks, and provide convenience where certain entrances offer access to individual stores, or identified departments in a store. Multiple entrances also mitigate the effect of the unbroken walls and neglected areas that often characterize building facades that face bordering land uses.

Standard: Each commercial structure exceeding 25,000 square feet of space shall have two entrances. The two entrances must be located on two different exterior walls that would be most appropriate for access from adjacent parking areas.

B. Entryways

Intent: Entryway design elements and variations should provide orientation and aesthetically pleasing character to the building. The standards identify desirable entryway design features.

Standard: Each building on a site shall have clearly defined, highly visible customer entryways featuring no less than three of the following:

canopies or porticos,
overhangs,

recesses/projections,
arcades,
raised corniced parapets over the door,
peaked roof forms,
arches,
outdoor patios,
display windows,
planters,
wing walls, and
any other architectural detail or feature that accentuates the entryways for the public.

C. Windows for Smaller Buildings

Intent: Smaller retail stores provide an intimate retail experience. It is not uncommon for small retail stores to construct plain buildings with little or no architectural details to provide a sense of human scale. Windows and window displays of such stores should be used to contribute to the visual interest of exterior facades.

Standard: Each commercial structure not exceeding 25,000 square feet shall incorporate windows into their design. Each exterior wall with an entrance shall have transparent windows between the height of three feet and eight feet above the walkway grade for no less than forty (40) percent of the horizontal length of the exterior wall.

Windows shall be recessed and should include visually prominent sills, shutters, or other forms of framing.

D. Parking Lot Orientation

Intent: Parking areas should provide safe, convenient, and efficient access for vehicles and pedestrians. They should be distributed around large buildings in order to shorten the distance to other buildings and public sidewalks and to reduce the overall scale of the paved surface. If buildings are located closer to the streets, the scale of the complex is reduced, pedestrian traffic is encouraged, and architectural details take on added importance.

Standard: No more than sixty (60) percent of the off-street parking spaces for the entire property shall be located between a single exterior wall and a public or private right-of-way.

E. Nearby Residential Areas

Intent: In general, the introduction of intense commercial uses to nearby low-density residential uses causes a significant land use conflict. As such, any time commercial development is to occur, it must be considered carefully in order to limit the negative impacts the commercial developments would have on the surrounding community.

Standards: When the property is adjacent to single-family residential uses (R-7.5, &-10, R-12, and R-15), an earthen berm shall be installed, no less than 6 feet in height, containing at a

minimum, a double row of evergreen or deciduous trees planted at intervals of 15 feet on center. Additional landscaping may be required by the Planning Commission to effectively buffer adjacent land use as deemed appropriate.

F. Outdoor Storage, Trash Collection, Loading Areas and Utility Areas

Intent: Areas associated with outdoor storage, trash collection, loading, and utilities often exert visual and noise impacts on surrounding neighborhoods. The disturbances created by commercial uses are commonly associated with these specific activities and locations. As such, they should be carefully considered when developed.

Standards: Areas for outdoor storage, truck parking, trash collection and compaction, loading, or any other similar activities shall:

1. not be visible from the right from any public or private right-of-way;
2. not be located within twenty (20) feet of any public or private street, sidewalk, or internal pedestrian way, and
3. be screened or incorporated with materials and in a manner consistent with the rest of the site, thereby reducing the presence of them.

G. Seasonal Inventory and Sales

Intent: Many commercial establishments utilize parking areas as commercial space during peak times. This practice must be carefully considered.

Standards: Non-enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences. Materials, colors, and designs of screening walls, fences, and covers shall conform to those used as predominant materials and colors on the buildings.

H. Pedestrian Flows

Intent: Pedestrian accessibility opens auto-oriented developments to the neighborhood, thereby reducing traffic impacts and enabling the development to project a friendlier, more inviting image. This section sets forth standards for public sidewalks and internal pedestrian circulation systems that can provide user-friendly pedestrian access as well as pedestrian safety, shelter, and convenience within the site. Due to the scope of large structures, additional steps should be taken to make areas more pedestrian-friendly.

Standards: Sidewalks at least six (6) feet in width shall be provided along all sides of the lot that abut a public or private right-of-way, excluding U.S. Highway 25.

Continuous internal pedestrian walkways, no less than five (5) feet in width, shall be provided from the public sidewalk or right-of-way to all customer entrances on sites where the total building(s) square footage exceeds 25,000 square feet. (The square footage of any building(s) located on out parcels divided from the original site shall be included in the calculation of the

total square footage on the site.) At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers, or other such as arcades or entryways are part of the exterior wall. In addition, sidewalks must connect to any existing sidewalk network nearby.

Sidewalks, no less than five (5) feet in width, shall be provided along the full length of the building along any exterior wall featuring a customer entrance, and along any exterior wall abutting public parking areas. For commercial structures exceeding 25,000 square feet, such sidewalks shall be located at least six (6) feet from the exterior wall of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the exterior wall.

Internal pedestrian walkways shall provide weather protection features such as awnings or arcades within thirty (30) feet of all customer entrances, constructed parallel to the exterior wall of the building. This is not intended to extend into the driving aisles or parking areas.

All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

I. Connectivity

Intent: Limiting the impacts of traffic on the existing road network is important. Limiting the number of curb cuts onto large roads and promoting connectivity between adjacent uses helps to make the transportation system more efficient. The traffic patterns created by new development must be developed in a manner that mitigates the negative impacts of increased traffic demands. Safety and efficient transit are paramount when promoting connectivity.

Standard: Each commercial structure with off-street parking must provide a vehicular connection to each undeveloped adjacent commercially-zoned property (O-D, C-1, C-2, and C-1N) that shares at least fifty (50) feet of property line. At a minimum, vehicular connections must be at least twenty-four (24) feet wide. If connections are required for more than one adjacent property, the developer should employ some type of traffic calming measure (such as speed humps, traffic circles, curvilinear driving aisles, or indirect access) between connections.

J. Curb Cuts

Intent: Traffic impact is an important consideration in any new development. Increasing safe and efficient traffic flow when accessing new development is paramount.

Standards: Ingress and egress points to a property should be minimized whenever possible. Shared access for adjacent lots should be encouraged. Limiting the amount of access to a road decreases the negative impacts of new development on existing traffic patterns.

Access points to new developments shall be spaced a minimum distance from existing access points, based upon the speed limit of the road being accessed from.

Speed of road	Minimum space between centerlines of access points
30 mph or less	100 ft
31-35 mph	150 ft
36-40 mph	200 ft
41-45 mph	250 ft
46-50 mph	300 ft
55 mph or more	350 ft

When possible, new development should design vehicular access in a way that encourages the use of shared drives.

K. Central Features and Community Spaces

Intent: Buildings should offer attractive and inviting pedestrian scale features, spaces and amenities. Entrances and parking lots should be configured to be functional and inviting with walkways conveniently tied to logical destinations. Bus stops and drop-off/pick-up points should be considered as integral parts of the configuration. Pedestrian ways should be anchored by special design features such as towers, arcades, porticos, pedestrian light fixtures, bollards, planter walls, and other architectural elements that define circulation ways and outdoor spaces. The features and spaces should enhance the building and the center as integral parts of the community fabric.

Standards: Each structure with greater than 25,000 square feet of commercial space shall contribute to the establishment of enhancement of community and public spaces by providing one amenity per 25,000 square feet of commercial space (up to a maximum of two amenities) from the following list:

1. patio/seating area,
2. pedestrian plaza with benches,
3. transportation center,
4. window shopping walkways,
5. outdoor play area,
6. kiosk area,
7. water feature,
8. clock tower,
9. steeple, or
10. other deliberately shaped area, focal feature, or amenity that, in the judgment of the Planning Commission, adequately enhances such community and public spaces.

Each amenity shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the materials of the building and landscaping.

Although the City of Travelers Rest does not currently maintain a public bus system, all sites with more than 50,000 square feet of commercial space shall provide or be designed to accommodate possible future bus service and the growing number of private bus services (i.e., nursing home/assisted living, etc.).

6.17.3-3 Administration

Intent: To insure compliance with this ordinance, plans must demonstrate compliance with this ordinance and submitted in such a manner as to provide a sufficient amount of time for review.

Standards: The owner must submit a Development Plan to the City Clerk. The Development Plan shall include the following:

1. A boundary survey with vicinity map, title block, scale, and north arrow, identification of the total number of acres of overall site, location and size of each structure; and
2. As many written explanations, diagrams, and/or examples as necessary to demonstrate compliance with all sections of this ordinance.

The Site Plan Reviewer designated by the City of Travelers Rest shall review the submitted Development Plan within thirty (30) days after receipt of the plan by the city clerk. Upon completion of the initial review, a recommendation will be submitted to the City Administrator who will have fifteen (15) days to make a final determination. The City Administrator shall consider the recommendation of the Site Plan Reviewer as well as other factors when taking action on a Development Plan. When reviewing a Development Plan, the Site Plan Reviewer and/or the City Administrator may waive any part of Section 6:17, Commercial Design Standards, if they find that compliance with the section is impractical, impossible, or the developer has demonstrated compliance with the ordinance in a manner that is not specifically addressed in this section.

Upon approval from the City Administrator, the developer must not deviate from the plans. If circumstances prevent the compliance with the approved plan, the developer may submit a revised Development Plan to the City of Travelers Rest for reevaluation before construction. If the submitted Development Plan is not approved, the applicant may submit a new Development Plan to be reviewed.

All commercial establishments subject to this ordinance must adhere to the Development Plan as approved by the City of Travelers Rest.

Any failure to adhere to the Development Plan as approved by the City of Travelers Rest or violation of this ordinance shall be a misdemeanor. The Zoning Administrator and/or the City Administrator have a duty to enforce compliance with this ordinance.

The City of Travelers Rest may apply to the Court of Common Pleas for an injunction directing a developer or property owner to cease any violation of this ordinance.

All construction of improvements shown or described in the Development Plan shall comply with all applicable codes and ordinances of the City of Travelers Rest.

Any interested party shall have the right to appeal any decision of the City of Travelers Rest to the Court of Common Pleas by filing a Notice of Appeal with the Clerk of Court for Greenville County within fifteen (15) days of the receipt of the written decision of the Planning Commission.

If the determination by the Court of Common Pleas is that the decision is supported by substantial evidence and is in accord with applicable law, then the appeal shall be dismissed. If the Court of Common Pleas determines that the decision is not supported by substantial evidence or is not in accord with applicable law, the decision shall be reversed and relief shall be granted as may be appropriate.

Any written decisions of the City of Travelers Rest shall be considered a final determination unless the written decision is appealed pursuant to this ordinance.

Section 6:18 Group Developments

6:18.1 General Standards

A. Setbacks/Height

All buildings should conform to the setbacks and height restrictions specific to the zoning district in which the group development is located. (See Article 5.)

B. Roads

All roads or drives within the group development shall meet the Travelers Rest Land Development Regulations requirements for private roads. If the roads are to be conveyed to the City of Travelers Rest, they shall be built in compliance with the Travelers Rest Land Development Regulations.

C. Traffic Circulation

Traffic circulation within the group development shall be reviewed and approved by the Site Plan Reviewer or the Zoning Board of Adjustments, whichever is applicable.

D. Off-Street Parking

Off-street parking shall be provided as set forth in Section 6:9, Off-Street Parking Requirements

E. Off-Street Loading

Off-street loading shall be provided as set forth in Section 6:10, Off-Street Loading Requirements

F. Exterior Lighting

Adequate exterior lighting shall be provided in all group developments. For lighting of horizontal tasks such as roadways, sidewalks, entrances and parking areas, fixtures shall meet IESNA "full-cutoff" (no light output above ninety (90) degrees at any lateral angle around the fixture). Fixtures shall not be mounted in excess of twenty-five (25) feet above finished grade. All other outdoor lighting such as floodlights and spotlights shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property or onto a public roadway.

G. Signage

(See Section 6:11)

H. Screening and Buffering

A wall, fence, compact evergreen hedge or other type of evergreen foliage, or a combination of fence and shrubbery at least six (6) feet in height shall be provided along side and rear exterior lot lines where any non-residential use is adjacent to a residential use and/or district for the purpose of screening non-residential activities from view. Additionally, a fifteen (15) foot landscaped buffer along the exterior property lines adjacent to residential uses and/or districts shall be maintained. No development is permitted in this buffer.

I. Parking Lot Landscaping

Off-street parking lot landscaping shall be provided as set forth in Section 6:9.8, Landscaping of Parking Area.

6:18.2 Site Plan Review

This section lists the criteria by which group developments are reviewed. Permitted uses must be in conformance with the site plan requirements listed in this Section 6:18.2.

In any group development, no building permit shall be issued until a site plan meeting the requirements of this section has been reviewed and approved by the Site Plan Reviewer. All site review approvals are valid for one year, where upon if no building permit has been issued, a new site plan review will be required. A minimum of three copies of the site plan meeting the requirements of this section must be submitted to the City of Travelers Rest.

6:18.3 Site Plan Submittal Requirements

In order to ensure proper and expeditious review, the site plan, drawn to a scale of not less than 100 feet to 1 inch by a registered engineer/surveyor of the State of South Carolina, must include the following:

A. A vicinity map, title block, scale, north arrow, site size, and property line survey;
B. The location of any utility easements.
C. The land use for every part of the site and the number of acres devoted to each use;

D. The site's traffic circulation plan, including the location of curb cuts and points of ingress/egress, and also including the location and width of all streets, drives, medians, service areas, dumpster pads, entrances to parking areas, etc.;
E. The site's parking plan, including all off-street parking, parking spaces and their dimensions, loading/unloading areas, and structures;
F. Storm Water Management and Sedimentation and Erosion Control Plans, which must be submitted to the County Soil and Water Conservation District;
G. The site's sign plan, which includes all exterior signage of the development;
H. The site's lighting plan, including the location, height and type of all exterior lighting fixtures;
I. If applicable, the location of all proposed nonresidential buildings or structures, their general exterior dimensions, and gross square footage;
J. If applicable, the location of all proposed residential structures, their general exterior dimensions, the number of residential dwelling units by type, and the number of the bedrooms in each unit;
K. If applicable, the site's pedestrian circulation plan, including the location of all sidewalks, paths, trails, etc. and the dimensions thereof;
L. The screening and landscape plan for the site, including the location, size, and type of plant material;
M. Specifications indicating the proposed treatment or improvements to all open space areas and the delineation of those areas proposed for specific types of developed recreational activities;
N. Elevations of proposed development;
O. Prospective sketch indicating colors and materials of all structures and screening.

Section 6:19 Subdivision and Infrastructure Standards

6:19.1 General purpose and intent.

To establish criteria for the subdivision and development of real property within the jurisdiction of the City of Travelers Rest. These regulations are intended to:

A. Provide for the protection of the public health, safety and welfare;
B. Provide for the orderly growth and development of the City of Travelers Rest;
C. Provide a network of streets that equitably accommodates pedestrians, bicyclists, automobiles and public transportation;
D. Establish a pattern of development that provides access and mobility for all population groups including children, the elderly low-income residents and people with disabilities;
E. Require the development of a network of interconnecting streets that reduce traffic congestion while connecting and integrating neighborhoods with the existing fabric of the town;
F. Require the development of a network of sidewalks, bicycle lanes, greenways and other pedestrian/bicycle facilities that provide an attractive and safe mode of travel for cyclists and pedestrians.

G. Provide for adequate improvements on all development sites, including streets, utilities and drainage and
H. Coordinate proposed development with existing or planned streets and with other public facilities.

6:19.2 Applicability.

The provisions of this section shall be applicable to all development within the jurisdiction of the City of Travelers Rest. In addition, after the effective date of this section, no site plan shall be approved and no plat for the subdivision of land shall be certified for recording until it has been submitted and approved in accordance with the provisions of this chapter.

The Greenville County Land Development Regulations, as amended from time to time, is herein incorporated by reference. Conformance to the Greenville County Land Development Regulations is required in addition to the standards in this ordinance. In the event of a conflict between the Greenville County Land Development Regulations and this ordinance, the permissions of this ordinance shall control.

6:19.3 Required Improvements.

New development shall be required to install or construct the improvements specified in the list below. The developer shall be responsible for the installation and construction of required improvements according to the provisions of this ordinance and the Greenville County Land Development Regulations, except as may otherwise be specifically provided herein or by city policy or agreement.
A. Stormwater management
B. Public water supply distribution per Greenville Water requirements
C. Public sewer
D. Public streets and other public rights of way and improvements to adjacent existing streets.
E. Easements (as required)
F. Sidewalks
G. Curb and gutter
H. Street Lights
I. Pedestrian crossing
J. Underground utilities
K. Landscaping
L. Solid waste containers

6:19.4 Administration.

Prior to application submission to Greenville County Subdivisions for review, the developer shall schedule and participate in a meeting with City of Travelers Rest staff to discuss the subdivision plat review procedures, requirements related to street layout and land reservation infrastructure improvements, drainage, water, sewer, fire protection and other pertinent issues.

The developer shall provide a sketch plan for review 2 weeks prior to the scheduled meeting that illustrates proposed conditions to be drawn in a simple sketch form on a topographical survey.

6:19.5 Traffic Impact Analysis

To assesses the effects of the projected traffic generation from a proposed development on the surrounding transportation network. These studies range in detail and complexity depending upon the type, size and location of the development. These studies are used to evaluate whether a development is appropriate for a site given it projected impact and the type of transportation improvements required to accommodate the development.

A traffic impact analysis shall be submitted by a developer in support of an application if the administrator determines that a proposed development involving new construction or addition will generate 100 or more traffic trips during the peak hour. The administrator's determination shall be based upon reasonable expectations of time of day usage of similar developments; when developments are projected to have an intensity of usage which varies from day to day, week to week or month to month, the administrator shall base the determination of peak hour upon maximum utilization. The analysis shall be prepared by a registered engineer licensed in the state; it shall utilize trip generation data reflected in the current edition of Trip Generation published by the Institute of Transportation Engineers provided \ however, the administrator may approve the use of alternative data resulting from analysis deemed to be more consistent with the subject development.

Required improvements. Improvements to the existing transportation infrastructure by a developer will be required as a condition of permit issuance if the projected level of service for the build out year of the development descends below level"c" for an intersection within the study area as a result of the proposed development. Improvements may also be required by a developer as a condition of permit issuance for any intersection within the study area already experience level of service "c" or less, which level of service is projected to worsen with the traffic impact projected to occur as a result of the development.

6:19.6 Connectivity

The City of Travelers Rest streetscape environments, from building face to building face are some of the primary public spaces of the City. A well-connected street network improves mobility for the residents and visitors. The arrangement, character, extent, width, grade and location of all streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety and in their appropriate relation to the proposed use of the land to be served by such streets. Development shall be designed to provide attractive street fronts and ample pedestrian, bicycle and vehicular connections in order to facilitate traffic movement, improve access/egress, provide faster response time for emergency vehicle and improve the connections between neighborhoods.

6:19.6.1 Street Network

Streets shall interconnect within a development and with adjoining development according to the following standards:

A. Minimum Access: A minimum of one means of vehicular access via a public right of way shall be required for development sites and subdivided properties. Such right of way shall conform to the minimum standards established in Section 6.19.6.

B. Block Length: Blocks shall not be less than 150 feet nor more than 600 feet in length except where topographic conditions and/or unique lot configurations offer no practical alternatives. Such blocks shall be approved by the Planning Director prior to final approval.

C. Cul-de-sacs: Generally, cul de sacs are prohibited. Cul-de-sacs may be permitted only where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection of through traffic. Dead end streets, if permitted, shall not exceed 250 feet in length from the nearest intersection with a street providing through access (not a cul-de-sac). The closed end of a cul-de-sac shall not exceed 100 feet in diameter.

D. Reserve Strips Prohibited: Reserve strips and non-access easements adjoining street rights of ways for the purpose of preventing access to or from adjacent property shall not be permitted.

E. External Connections: Streets within a new development shall provide external connections to existing streets and/or adjacent properties including adjacent future phases at the rate of at least one connection/stub street per 600 feet of property boundary. In addition, the following connections/stub streets shall be required:

1. Any connection to an existing stub street on an adjacent property;
2. Any connection/street stub, including water crossings, represented on a city accepted transportation or land use plan;
3. Street sub to an adjacent developable parcel of 5 acres or greater; and
4. Street stub to an adjacent parcel that abuts or is traversed by an existing or proposed street.

F. Alternate Compliance

1. When the Planning Director deems a required external street connection is impractical due to severe topography, existing development or other natural features, the City may require an easement or a non-vehicular connection in lieu of the required street connection(s).
2. A fee-in lieu of construction may be accepted for stub streets that would cross over a water course located at the boundary of the development or a phase of the development.

G. Future Street Connection Signage: All stub streets that have the potential to connect to adjacent property of with nearby streets must be signed with the following language: “The street will be extended when the adjacent property develops”.

6:19.6.2 Intersections

A. Angle: All streets shall intersect as nearly as possible at right angles and no street shall intersect at less than 60 degrees,

B. Minimum Separation: All street intersections shall be at least 150 feet apart measured from centerline to centerline.

C. Centerline Offsets: Street jogs with centerline offsets may be permitted only where topographic conditions and/or exterior lot line configurations offer no practical alternatives for through connections. Where a centerline offset occurs at an intersection, the distance between centerlines of the intersecting streets shall not be less than 80 feet.

D. Curb Radii: Curb radii at all intersections shall be rounded with a minimum radius of 15 feet. At an angle of intersection of less than 90 degrees, a greater radius may be required. Curb radii shall be designed to reduce pedestrian crossing times along all streets. In general, curb radii should not exceed 25 feet. Street trees and on street parking shall be held 20 feet from all intersections to allow for the turning radius of emergency vehicles.

E. Sight Distance: Appropriate size sight lines shall be maintained at all intersections to maintain clear sightlines for pedestrians and motorists. Within the sight distance triangle, no fence, wall, sign (except regulatory and street name signs, embankment, landscaping or structure shall be placed, erected or maintained which will obstruct visibility. The sight triangle may be modified by the Planning Director during the review process.

6:19.6.3 Pedestrian and Bicycle Connections

A. Pedestrian Routes: In addition to sidewalks, paths through squares and parks and mid-block pedestrian alleys (for blocks in excess of 300 linear feet shall provide pedestrian routes throughout proposed developments.

B. Trails, Park and Open Space Access: When a development abuts trails, parks and/or public open space areas, public access to such features must be provided at a minimum of every 600 feet when feasible, as determined by the Planning Director. Such access shall be provided through greenway connectors a minimum of six feet wide or multi-use path.

C. Bicycle Facilities: All development shall provide facilities for bicycles which include, but are not limited to sharrows, dedicated bicycle lanes, multi-use paths, bicycle racks.

6:19.7 Street Design and Classification.

6:19.6.1 General Deign Standards:

All streets in City of Travelers Rest shall be designed as Complete Streets; they shall be sized and detailed to serve equitably the needs of bicyclists, pedestrian and motorists. Streets shall be designed and constructed at a pedestrian scale by minimizing design speeds, street width and the number of vehicular travel lanes, as well as incorporating bicycle and pedestrian facilities as a primary mode type.

A. **Minimum Standards:** All streets shall be constructed in accordance with the design and construction standards in this ordinance and the Greenville County Land Development Regulations.
B. **Public Access:** All streets shall be maintained for public access whether by easement or by public dedication.
C. **Topography:** Streets, sidewalks, trails and other pedestrian/bicycle facilities shall be designed to fit the contours of the land to minimize grading and the use of retaining walls and shall minimize the removal of significant trees.
D. **On-Street Parking:** On street parking shall be provided in accordance with the applicable street types as specified in City Street Classifications.
E. **Centerline Radius**: A 90 foot minimum radius and minimum 50 foot tangent shall be provided between reverse curves on all streets.
F. **Street Materials:** Street materials shall conform to the provisions of the Greenville County Land Development Regulations. Exceptions may be made by the Planning Director for pedestrian crosswalks in order to provide for a safer crossing environment.
G. **Curb Extensions**: Curb Extensions (bulb outs) may be required by the Planning Director where the crossing distance (pavement width of a street is greater than 20 feet.
H. **Street Signs and Traffic Control Signs:** All street and traffic control signs shall be posted in accordance with the FHWA – Manual on Uniform Traffic Control Devices (MUTCD) and installed by the developer prior to the issuance of any certificates of occupancy for any building on that street. Additional wayfinding, pedestrian crossing, bicycle route, "Share the Road" and /or similar street signs may be required by the Planning Director as necessary. The text size and location of the street signs shall provide for sufficient visibility in accordance with the MUTCD and the Greenville County Land Development Regulations.
I. **Posted Speed Limits:** All streets, except state roads, shall be posted with a 25 mile per hour speed limit unless otherwise posted by the City or SCDOT.
J. **Utility Location:** Utilities shall be located in accordance with the Greenville County Land Development Regulations. To the extent practical utilities shall also be located as follows:
    1. "Wet Utilities" (i.e, water, wastewater and stormwater) shall be located under the vehicular travel lanes, near the street centerlines.
    2. Natural gas lines shall be located outside the wet utilities and may be located under the sidewalk as necessary.
    3. Electric and cable conduit shall be located outside natural gas lines. In alley loaded development, such utilities shall be located in the alley. If no alley is provided, then such utilities shall be located behind the sidewalk (if possible). Such utilities shall be located within the right of way or a 5 foot public utility easement.
    4. All utilities must be buried on site to the closest existing utility connection in the right of way. No new utility poles may be installed.

K. Curb & Gutter

1. Drainage shall be provided using standard (two foot) closed curb and gutter systems along all streets with the exception of rural roads and alleys. Valley curb and gutter are prohibited. Alleys shall use ribbon curb.
2. Standard curbing is all required along any side of a street with marked on-street parking.

L. Drainage Grates: All drainage grates must be safe for bicyclists. Bicycle safe drainage grates are Types E,F and G as approved by SCDOT. Nonconforming drainage grates must be replaced by the developer.

6:19.7.2 City Street Classifications

The street sections established in this section are intended to provide typical street sections for the purposes of identifying required improvements by property owners in development applications. All streets, public or private, shall comply with one of the street sections established in this section.

In choosing between the different permitted street types for any given street segment, the applicant and Planning Director shall consider the building types which front on the street and the relationship of the street to the towns street network and shall mutually agree upon the most appropriate section.

Minor modifications to the standards and street classifications in this section may be permitted with the approval of the Planning Director. Such modifications include variations to the pavement and planting strip width, street, grade, sight distances and centerline radii in accordance with principles of this ordinance.

A. Rural Road

Rural roads are intended to maintain the character of the City of Travelers Rest rural areas. Curb and gutter is not required. Drainage swales shall be on one or both sides of road, with either a cross slope or center crown, respectively.

Right of Way Width	30 – 50 ft
Pavement Width	18 – 20 up to 32 ft with marked bike lanes
Traffic Lanes	2 lanes at 9-10 ft each
Sidewalk	1 side – 5’ min.
Planter type	6’ min open swale
Bicycle Facilities	6’ Bicycle lanes or separated Multi Use Path
Curb Type	None- open swale

B. Neighborhood Street

Neighborhood streets are pedestrian oriented and residential in character, functioning primarily to provide connections within neighborhoods.

Right of Way Width	46 - 54 ft
Pavement Width	24 – 30 ft. (back of curb to back of curb)

Traffic Lanes	2 lanes unmarked within the travelway
Sidewalk	both sides – 5 ft. min.
Planter Type	6 ft. planting strip
Bicycle Facilities	informal – sharrows recommended
Curb type	vertical curb and gutter

C. Urban Street

Urban streets are designed to accommodate the highest density of residential and commercial uses and the greatest concentration of pedestrian activity. They are urban in character and carry diverse traffic volumes at low to moderate speeds.

Right of Way Width	60 - 70 ft
Pavement Width	44 – 50 ft. (back of curb to back of curb)
Traffic Lanes	2 lanes at 12 ft
Parking	both sides - parallel
Sidewalk	Both sides – 10 ft min.
Planter Type	Tree wells within sidewalk
Bicycle Facilities	6 ‘ min. marked bike lane
Curb Type	vertical curb and gutter

D. Urban Boulevard

Urban Boulevards are urban in character and provide low speed pedestrian friendly access to neighborhoods and mixed- use areas. They serve as a primary neighborhood connector, often terminating at prominent buildings or plazas. On street parking is provided on both sides of the street.

Right of Way Width	60 – 100 ft
Pavement Width	34 – 64 including optional median (back of curb to back of curb)
Traffic Lanes	2 lanes at 12 ft.
Median Width	8- 14 ft (optional – can also be turn lane where needed)
Parking	both sides- parallel
Sidewalk	both sides 6’ min (12 ft if located next to mixed use/storefront)
Planter Type	6 ft min. planting strip
Bicycle Facilities	Bicycle lanes – 6’ min.
Curb Type	Vertical curb and gutter

E. Alley

Alleys are low speed rights of ways providing rear access to garages, residences or back of house commercial activities. Buildings must be setback 15 feet from centerline.

The radius at the street alley connection must be navigable by garbage trucks and emergency vehicles.

Right of Way Width	20 ft. min.

Pavement width	12 ft. min. one way 18 t. min. two way

6:19.7.3 Sidewalks and Trails

A. Sidewalk Standards

1. **Required Construction**: Except as provided for in this ordinance, all development requiring building permit approval shall provide sidewalk facilities along the property frontage in accordance with this ordinance. This does not apply to the following:
   - Existing residential or non-residential development construction affecting less than 50% of the building:
   - Permits for: Accessory structures, detached garages, demolition work; residential or non-residential interior work; pools; or retaining walls.
2. **Required Location:** Sidewalks shall be constructed as follows:
   - Along both sides of all streets except alleys, parkways and rural roads as specified in the City Street Classifications.
   - In all locations specified by the City of Travelers Rest Pedestrian Master Plan and any other applicable adopted plan.
   - Minimum width: The minimum width for sidewalks shall be as specified by the applicable street type, except that sidewalks in front of storefront building types shall be a minimum of 12 feet.
     Where café seating is provided, a minimum of six feet of horizontal clearance for pedestrians is required.
3. **Planting Strip:** Sidewalks shall adjoin a planting strip with a minimum width of eight feet unless otherwise specified in the City Street Classifications. The width of the planting strip and location of the sidewalk in relation to the street may be adjusted as necessary to allow for the preservation of mature trees.
4. **Street Trees:** Sidewalks shall be designed with street trees planted in accordance with the requirements of Street Tree Plantings and the applicable street type.
5. **Interior Sidewalks:** Multi-family and planned developments shall provide sidewalks for interior movement of pedestrians and connect to the public sidewalk system.
6. **Sidewalk Materials:** All new sidewalks shall be concrete, pavers or similar material according to the overall design and character of the development.
7. **Pedestrian Crosswalks:** A place designated for a pedestrian to cross a road shall be at least 10 feet in width and allow pedestrians to be easily seen by vehicles.

B. Trails and Greenway Standards

This ordinance requires the development of a network of trails that connect active and passive parks, schools, cultural sites, neighborhoods and other destinations. All development shall include trails and/or connections to trails in accordance with the design and construction standards of this ordinance.

1. **Adopted Plans:** Greenways and connectors shall be constructed in accordance with Front Porch Connections 2015 Bicycle Master Plan; the Greenville County Trails and

Greenways Master Plan and the Furman University Trail Master Plan and/or any other adopted plan. All new developments on or adjacent to an identified greenway corridor must provide and construct greenway access within a designated public easement. Where adjacent properties prohibit construction of off street connector trails, on street connector facilities shall be required to connect to the nearest connector facility.

2. **Minimum Width**: All greenways shall be a minimum of 10 feet wide within a dedicated right of way or public easement of at least 20 feet. Greenway connectors shall be a minimum of 6 feet wide.
3. **Paving Standards**: All greenway and greenway connectors shall be paved with 2 inches of machine laid asphalt with a 4 inch aggregate base over compacted soil.
4. **Greenway Stubs**: Greenway stubs must extend to the neighboring propery line in locations that are easily accessible for future connectivity through adjacent parcels.
5. **Topography**: Greenways and connectors should be designed to fit the contors of the land and must minimize removal of significant trees.
6. **Accessibility**: All greenways shall be designed to accommodate a variety of users including walkers, joggers, cyclists and rollerbladers.
7. **Public Access**: All greenways, greenway connector and neighborhood trails shall be maintained for public access whether by easement or by public dedication.
8. **Drainage and Erosion Control**: Greenways must have a minimum cross slope of 2 percent to adequately provide for drainage. Slope should be in one direction instead of crowning. On curves, the cross slope should be towards the inside of the curve. In addition, to ensure proper stormwater runoff and trail longevity, catch basins with drains and underground culverts may be required. Natural ground cover should be preserved on each side of the path for erosion control.
9. **Clearance**: The vertical clearance from obstructions (e.g. tree limbs, street overpasses, etc) shall be a minimum of eight feet. A minimum clearance of 10 feet shall be required where the passage of maintenance vehicles is expected.
10. **Grades**: Long downhill grades should be avoided. A five percent grade is the maximum grade permitted. Sustained grades should be limited to two percent.

C. Bicycle Facilities

1. Bicycle facilities shall be provided for the applicable street type as specified in the City Street Classifications and in accordance with the Front Porch Connections Bicycle Master Plan and any other adopted plan. Where a proposed development does not include new streets or the widening of existing streets, the developer shall reserve right of way sufficient to accommodate the appropriate bikeway facility in the future.
2. Design Guidelines: All bike lanes and bike paths shall be designed according to the South Carolina Department of Transportation including the SCDOT Highway Design Manual, SCDOT Traffic Calming Design Guidelines, the SCDOT Traffic Signal Design Guidelines and the SCDOT access and Roadside Management Standards.

3. Painted Bike Lanes: In mixed use/commercial areas with high vehicular traffic, required bike lanes should be painted green to enhance their visibility and delineate them from on street parking lanes and vehicular travel lanes.

6:19.8 Lighting.

6:19.8.1 Street Lighting

Street lights shall be required in all proposed development that includes the construction of a new street to be dedicated to the city and along existing streets abutting proposed development. All fees, installation charges by utilities, materials, labor, poles, fixtures and other items associated with the purchase and installation of said streetlights shall be the responsibility of the developer.

A. All street lighting fixtures shall conform to standards for Full Cutoff Luminaires published by the Illuminating Engineering Society (IES) of North America. Street lights located in residential neighborhoods shall be appropriately shielded to limit the trespass of light into residences.

B. No street lighting shall be installed on any public street or in any public right of way prior to the review and approval of a street lighting plan that among other items identifies the location and spacing of installation, areas of effective illumination and needed shielding, design of pole and fixture and type of fixture.

C. Unless otherwise approved by the Planning Director due to traffic levels or specific site conditions, pedestrian scale lights, with a pole height of fourteen (14) feet shall be installed on all non- arterial streets.

D. All street lights intended to be proposed for acceptance of ownership and maintenance by the City shall be subject to the following:

1. The developer shall be responsible for coordinating the selection of the proposed lighting with and obtaining all required approvals of, appropriate utilities, prior to submission to the City for approval.
2. The design and placement of all street lights shall be intended to provide illumination that enhances the safe use of streets and public areas by all lawful users. In the event site conditions limit the effectiveness of any aspect of typical design or location, the safety of pedestrians shall be prioritized in evaluating options.
3. All street lights shall be designed to operate only from dusk to dawn and shall conform to current high efficiency energy conservation standards. The Director of Public Works may specify approved switches, bulbs and other items typically subject to maintenance or replacement.
4. Street lights shall, to the extent possible, be utilized to improve security and safety during the construction phase of developments; to that end, light fixtures shall be installed and made operable as soon after approval of the lighting plan as is practicable.
5. The City shall not be held responsible for any damage to street lights that may occur prior to acceptance of ownership and maintenance.

6. All street lights proposed for acceptance of ownership and maintenance shall be inspected and approved by appropriate City staff prior to consideration of acceptance by City Council

E. Street lighting shall be installed in accordance with the following locational standards.

1. Minimum average street light spacing:
   - Single family residential neighborhoods comprised of detached and/or duplex homes with minimum lot width greater than one hundred (100) feet = five hundred (500) feet light spacing
   - Single family residential neighborhoods comprised of detached and/or duplex homes with minimum lot width less than one hundred (100) feet = three hundred (300) feet light spacing.

   - Multi family uses: one hundred fifty (150) feet.
   - All other uses: three hundred (300) feet.
2. Preference in placement shall be given to street intersections and street curves.
3. Alleys are excluded from the spacing and placing requirements but are encouraged to be illuminated using private security lights, wall packs or similar low level decorative lighting.

6:19.9 Tree Preservation and Street Trees Planting

6:19.9.1 Preservation of Existing Vegetation

A. Required Preservation Areas:

The following shall be preserved:

1. Trees and undergrowth in designated open space in an approved plan, except for permitted pathways.
2. Mature trees within the ROW or shading the street. (If preservation of mature trees is in conflict with setback requirements, the Planning Director may grant exceptions on a case by case basis)
3. Specimen trees defined as follows:
   - Any evergreen canopy tree 18 inches, diameter breast height (DBH) or greater
   - Any deciduous canopy tree 12 inches DBH or greater
   - Any understory tree (deciduous or evergreen 8 inches DBH or greater
4. In any development, including multi family but excluding single family or duplex, a minimum of 20% of the mature tree canopy shall be preserved.

B. Credit Toward Required Plantings:

Existing vegetation which is designated for preservation may be applied toward the requirements of this chapter.

C. Preservation During Construction

1. Trenching, placing backfill in the critical root zone (CRZ), driving or parking equipment in the CRZ, and dumping of trash, oil, paint or other

materials detrimental to plant health in close proximity of the trees to be preserved is prohibited.

2. Protective barricades shall be placed round all trees designated to be saved, prior to the start of development activities or grading. Such barricades shall be erected at a radial recommended minimum distance of 1.5 feet for every inch of trunk DBH or the dripline, whichever is greater.
3. Protective barricades shall consist of 2 x 4 posts with orange safety fence. Protective barricades shall remain in place until development activities are complete. The area within the protective barricade shall remain free of all building materials, stockpiled soil or other construction debris.

6:19.9.2 Street Tree Plantings

A. Location: Except along a rural road of alley, trees shall be planted wherever a new street right of way is constructed, or where new construction occurs along an existing street right of way. For certain street types, as specified in the Street classifications, street trees must be planted in tree wells in the sidewalk.

B. Minimum Number:

1. Where at least an eight-foot planting strip has been permitted and no overhead power lines are located within 15 feet of the on center planting location, a minimum of one large street tree shall be planted every 40 feet on average linear feet. Existing trees may be applied toward this requirement.
2. For smaller planter strips or those on center planting locations within 15 feet of an overhead power line, trees shall consist of one small maturing tree per 25 feet on average.
3. Large street trees may be planted on the back side of sidewalk when planting strip is less than eight feet.

C. Planting Specifications:

Street trees shall be of good quality, installed in a sound, workmanlike manner and meet the standards set forth in the American Standard for Nursery Stock by the American Association of Nurserymen.

D. Species: Street tree species shall be selected from the Suggested Plant Species List on file with the Planning Director in accordance with their intended function as follows:

1. Streets in commercial areas shall have trees which complement the face of the buildings and which shade the sidewalk.
2. Streets in residential areas shall provide for an appropriate canopy, which shades both the street and sidewalk.
3. A diversity of tree species should be utilized in order to prevent the spread of pests and disease.

6:19.10 Improvement Guarantees

6:19.10.1 Alternatives to Completion of Infrastructure

In lieu of meeting the requirements for the completion, installation and dedication of any and all public infrastructure improvements (e.g. water, sewer, street, sidewalks, landscape etc.) prior to final plat approval for subdivisions or Certificate of Occupancy for site plans, the City of Travelers Rest or its authorized agent may enter into a written agreement with the developer whereby the developer shall agree to complete all required improvements. Once this agreement is signed by both parties and the financial security required here is provided, the final plat of Certificate of Occupancy may be approved by the Planning Director, if all other requirements of this ordinance are met. To secure this agreement, the developer shall provide either one, or a combination of the following guarantees:

A. **Surety Performance Bond**: The developer shall obtain a performance bond from a surety bonding company and shall be payable to the City of Travelers Rest (or its authorized agent) and shall be in an amount equal to 1.5 times the entire cost, as estimated by the developer and verified by Greenville County of installing all required improvements. The duration of the bond shall be until such time as the improvements are built according to the applicable standards per Greenville County procedures. Any expenses associated with the cost verification by the town shall be paid entirely by the developer.

B. **Cash or Equivalent Security**: The developer shall deposit cash, an irrevocable letter of credit or other instrument readily convertible into cash at face value, either with the city (or its authorized agent) or in escrow with a financial institution designated as an official depository of the city. The amount of deposit shall be equal to 1.5 times the entire cost, as estimated by the developer and verified by Greenville County, of installing all required improvements. If cash or other instrument is deposited in escrow with a financial institution as provided above, then the developer shall with the City of Travelers Rest enter an agreement between the financial institution and the developer guaranteeing the following:
    1. That said escrow amount will be held in trust until released by the City of Travelers Rest and may not be used or pledged by the developer in any other transaction during the term of the escrow; and
    2. That in case of a failure on the part of the developer to complete said improvements, the financial institution shall, upon notification of the town to the financial institution of an estimate of the amount needed to complete the improvements, immediately pay to the City the funds estimated to complete the improvements, up to the full balance of the escrow account, or deliver to the city any other instruments fully endorsed or otherwise made payable in full to the City.

C. **Fee in Lieu of Construction:** At the option of the developer and approval of the Planning Director, funds may be paid in lieu of construction of improvements.

6:19.10.2 Easements and Dedications

Easements shall be conveyed to the city or other appropriate agency for underground and overhead utility installation, stormwater drainage, pedestrian/bicycle access, and other purposes as required by the City and the Greenville County Land Development Regulations. Easements shall be centered along front, rear or side lot lines, except that easements for water courses and drainage channels shall conform to the lines of such watercourse. The minimum width for easements shall be determined by the Planning Director according to the number of utilities spaced within an easement area, the depth of utilities, the requirements for access and other related factors, in order to ensure enough space for their future maintenance.

Section 6:20 Temporary Uses and Structures

6:20.1 General purpose and intent.

To allow for the establishment of certain temporary uses of limited duration, provided that such uses are discontinued upon the expiration of a prescribed time period. Temporary uses do not involve the construction or alteration of any permanent building or structure.

6:20.2 General Standards for all Temporary Uses and Structures.

All temporary uses and structures shall meet the following general requirements, unless otherwise specified in this section.

A. All temporary uses shall obtain a temporary use permit.
B. The temporary use shall not be detrimental to property or improvements in the surrounding area or to the public health, safety, or general welfare.
C. The temporary use shall not have substantial adverse impacts on nearby residential uses.
D. Permanent alterations to the site are prohibited.
E. If the property is developed, the site of the temporary use and structure shall be located in an area that supports the temporary use without encroaching into, or creating a negative impact upon, existing buffers; open space; landscaping; pedestrian and vehicular traffic movements (including emergency vehicle access); and parking space availability.
F. If the property is undeveloped, the site of the temporary use and structure shall be located in an area with sufficient land area to enable the temporary use to function adequately, including any parking and traffic movement that may be associated with the temporary use, without disturbing sensitive or protected resources, including required buffers.

G. The temporary use shall not violate any applicable conditions of approval that apply to the principal use on the site.

H. Off-street parking shall be adequate to accommodate the proposed temporary use.

I. All approved temporary signs associated with the temporary use shall be removed when the activity ceases.

J. All otherwise applicable permits and inspections have been issued and approved.

6:20.3 Specific Standards for Certain Temporary Uses and Structures.

A. *Seasonal sales.* Seasonal sales, including the sale of such items as Christmas trees and pumpkins, seasonal produce, and other similar agricultural products, may be permitted for a maximum of 90 days.

B. *Construction-related activities.* Construction-related activities may be permitted subject to the following standards:

(1) Temporary construction-related activities, including construction offices and storage buildings, outdoor storage, and employee parking areas, may occur on the same site as the construction activity without obtaining a temporary use permit. Such uses shall be removed within 30 days after issuance of a final certificate of occupancy.

(2) Because of site constraints, construction-related activities may need to occur on a site that is adjacent to or nearby the construction site. In such cases, a temporary use permit is required. Such uses shall be removed and the site restored to its previous condition within 30 days after issuance of a final certificate of occupancy.

C. *Temporary office facilities.* temporary facilities used as sales/leasing offices, including those located in a model unit of a residential project or used during construction to expand or replace a permanent building, may be permitted on the same site as the permanent use. Sales offices may be established for pre-sales or leasing prior to construction of the project.

(1) Such temporary offices may remain on the site for a period of time not to exceed 12 months. This period may be renewed for a period of time not to exceed two six-month periods upon approval of the administrator 30 days prior to the expiration of the permit. In no event, however, shall such extensions allow the temporary use to remain on the site for more than two years.

(2) In addition, all structures approved pursuant to this section shall meet the following standards and requirements:

(a) *Location.* Such structures may be located anywhere on site except within existing vegetated buffers or other areas designated on the site plan to remain free from land-disturbance.

(b) *Other requirements.*

1.The temporary structure shall be either a modular building unit or a building constructed to the standards of the state building code.

2. Underpinning, skirting, or other curtain wall materials shall be installed.

3. All permits required by applicable building, electrical, plumbing, and mechanical codes shall be obtained prior to installation of the temporary structure.

4. A sketch plan containing sufficient information to show compliance with the above standards shall be submitted to and approved by the

D. *Use of motor vehicle, trailer, or shipping container for sales, service, storage, or other business.* The use of any motor vehicle, trailer, or shipping container in which, out of which, or from which any goods are sold, stored, services performed, or other businesses conducted shall be prohibited in all zoning districts. However, this subsection shall not prohibit the use of a motor vehicle, trailer, or shipping container for the following uses without benefit of a temporary use permit:

(1) The sale of food products at a city-approved event;

(2) Construction authorized by a building permit; or

(3) The temporary loading and unloading of goods provided that no individual trailer or container is in place longer than 48 hours.

E. *Portable storage units.* Portable storage units may be permitted subject to the following standards:

(1) No more than two units consisting of not more than a total of 320 square feet shall be permitted for a residence; no more than six units consisting of not more than 960 square feet may be permitted for a place of business.

(2) When located upon property containing a residential use, the unit shall be used only for temporary incidental residential accessory use purposes; it shall not be used for nonresidential purposes or storage nor shall it be used in conjunction with a home occupation.

(3) No utility shall be connected to the unit.

(4) No unit shall remain in-place longer than 30 days without a permit issued by the administrator; the administrator may extend the use for an additional 90 days in 30-day increments. However, the unit shall not remain in-place more than 120 days in any 12-month period unless authorized pursuant to a natural disaster preventing the issuance of a permit authorizing the reconstruction of a permanent building.

(5) Portable storage unit vendors shall file a monthly report with the administrator indicating the location of each leased unit within the city and shall include the lessee's name, mailing address, and installation date. Upon installation, the vendor shall affix a placard to the exterior of the unit visible from the street indicating its date of installation

Section 6:21 Accessory Structures

6:21.1 General purpose and intent

All accessory structures shall conform to the applicable requirements of this chapter. The provisions of this section establish additional requirements and restrictions for these uses and structures**.** Except as otherwise provided in this chapter, any accessory uses or accessory structures shall be treated as a permitted use in the zoning district in which it is located in connection with any lawfully established principal use or structure.

6:21.2 General Standards for all Accessory Structures

The following standards apply to accessory structures located in all districts.

A. Setback and yard requirements – Except as otherwise provided in this chapter, any accessory uses and structures shall not be located within any required setback area.

B. Specific Standards

(1) Accessory structures must abide by the international Building Code

(2) Accessory structures shall not exceed 20 feet in height

(3) Accessory structures shall not exceed 50% of total floor area of the principal structure.

(4) Accessory structures, except detached garages shall be located only in side or rear yards for non-corner lots and not in front of the principal structure. Accessory structures, including detached garages located in side yards of corner lots whose rear or side yards are adjacent to a front yard of the adjacent lot shall maintain a setback equivalent to the front yard setback of the adjacent lot. Detached garages may be located in front of the principal structure if it is determined by the Zoning Administrator that practical difficulties exist for garage location in side or rear yards due to topography, lot width or other physical factors.

Section 6:22 Accessory Dwelling Units

6:22.1 General purpose and intent

The purpose of the accessory dwelling unit provision is to allow the efficient use of existing housing stock, parcels of land and community infrastructure and to increase the number and variety of residential units while respecting the scale and character of existing neighborhoods.

6.22.2 General standards for all accessory dwelling units

The following standards apply to accessory dwelling units located in all single family residential districts and comply with Article 6 Section 6:20.

A. An accessory dwelling unit shall be located only on a residential lot containing one single-family detached structure. The residential lot may contain other accessory structures as provided in this ordinance.

B. Only one accessory dwelling unit shall be permitted per single -family detached dwelling.

C. Accessory dwelling units shall not be considered as additional dwelling units for the purpose of determining minimum lot size or maximum density.

6.22.3 Specific Standards

A. Accessory dwelling units may occupy conforming existing accessory structure or awfully created non-conforming primary residential structures. The maximum size of the accessory dwelling unit shall be determined based on the following:

(1) A detached accessory dwelling unit:

Area - may not exceed 50% of the total floor area of the primary dwelling unit.

Height – the height of a detached accessory dwelling unit may not exceed 20 feet.

(2) An attached accessory dwelling unit (located within the same structure as the primary dwelling unit with hard foundation, exterior walls and roof):

Area – may not exceed 70% of the total floor area of the primary dwelling unit or 1,000 square feet.

Height – the height of an attached accessory dwelling unit will be governed by the height requirements for the residential structure.

B. The property owner must maintain a permanent residence in either the primary or secondary structure.

C. The accessory dwelling unit must be governed by the International Building Code.

6.22.4 Parking

Parking for the primary dwelling unit must be maintained or replaced on site. Parking for the accessory dwelling unit shall be provided at a rate of one parking space per accessory dwelling unit if off street parking is required for the primary residential unit. This parking space shall be

located to the side or rear of the primary residential unit outside of the front setback area. Parking must comply with Article 6 Section 6:9.

Section 6:23 Neighborhood Developer Meetings

6:23.1 General Purpose and Intent

The purpose of the neighborhood meeting is to provide an opportunity for informal communication between applicants, occupants and owners of nearby properties who may be affected by development proposals; to educate the occupants and owners about the prosed development and application; to receive comments and address concerns about the development proposal; and to resolve conflicts and outstanding issues, where possible.

6:23.2 Neighborhood meeting encouraged

A neighborhood meeting is strongly encouraged for all application requiring a public hearing prior to submission of an application and if it is determined that the application could potentially have negative land use, appearance, traffic or other public facility impacts on neighboring properties.

6:23.3 Neighborhood meeting required

Unless a waiver is granted by the administrator, a neighborhood meeting shall be required to be conducted prior to submission of the following applications:

Map amendment (rezoning);

Major subdivision;

6:23.4 Procedure

If neighborhood meeting is convened, it should generally comply with the following procedures:

A. *Time and place.* The neighborhood meeting should be held during the hours of 6:00 pm to 8:00 pm, Monday through Friday, at a place that is generally accessible to occupants of property in close proximity to the land subject to the application. Meetings may be held at a time and day different from above at the neighborhood's request.

B. *Notification.* The applicant shall provide notification of the neighborhood meeting a minimum of ten (10) business days in advance of the meeting by posting the meeting notification on the property in a visible location and advertising in the local paper. The notification shall state the time and place of the meeting.

C. *Conduct of meetings.* At the neighborhood meeting, the applicant shall explain the development proposal and application; answer questions, and, address the ways in which to resolve the attendees' concerns. Within two days of the meeting, the applicant shall provide the city a list of those in attendance with a summary of the attendee's concerns.

ARTICLE 7 PROVISIONS FOR SPECIAL EXCEPTIONS

Section 7:1 General Provisions

The Board of Zoning Appeals may issue permits for those uses permitted on review which are in accordance with the provisions of this Ordinance and the specific conditions set forth below.

The Board may grant or deny or modify any request for a use permitted on review after a public hearing has been held on the written request submitted by an applicant, in accordance with Article 8, Section 8:2. It may also attach any necessary conditions such as time limitations or requirements that one or more things be done before the request can be initiated. Additionally, the Board may require an acceptable bond to insure that uses allowed on review are completed consistent with proposed time schedules. This bond may be issued for a maximum period of one year, renewable upon request to the Board of Zoning Appeals.

The Board shall act on requests for uses permitted on review within ninety (90) days of the date of submittal. Failure to act within ninety (90) days shall constitute approval of the request.

If the request is granted, the Board shall determine that:

A. The use meets all required conditions;
B. The use is not detrimental to the public health or general welfare;
C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste and disposal, and similar services; and
D. The use will not violate neighborhood character nor adversely affect surrounding land uses.

If the Board denies the request the reasons shall be entered in the minutes of the meeting at which the permit is denied.

In granting the permit the Board may designate such reasonable and appropriate conditions in addition to the specific conditions contained in this Ordinance to assure that the proposed use will be in harmony with the area in which it is to be located and with the spirit of this Ordinance.

No special exception shall be approved by the Board of Zoning Appeals until the Greenville County Planning Commission staff and the Travelers Rest Planning Commission has reviewed the application and submitted a report on the proposal to the Board of Zoning Appeals.

Section 7:2 Public Utility Buildings and Uses

Public utility buildings and uses such as sewage lift stations, pump stations, electrical substations, and telephone equipment buildings which are not detrimental to other uses permitted in the district, may be permitted in any district. Such uses shall be enclosed within a building or by a suitable fence providing protection and screening against light, noise, fumes, or unsightliness. Open area on the premises shall be appropriately landscaped.

Section 7:3 Junk Yards

Junk yard scrap processors and automobile wrecker may be permitted in the I-1, Industrial District subject to the following requirements.

7:3.1 Site Size

All junk yards, scrap processors and automobile wreckers shall be located on a site of at least two (2) acres.

7:3.2 Location

No junk yard, scrap processor, or automobile wrecker shall be located within five hundred (500) feet of any residential district existing at the time business operations are started.

7:3.3 Screening

Open storage shall be enclosed by a continuous visual screen provided and maintained along the property line. The screen shall be a wall, fence, or compact evergreen hedge or other type of evergreen foliage, or a combination of fence and shrubbery at least eight (8) feet in height. Materials stored in the open shall not be stacked higher than the required screen.

Section 7:4 Livestock in Residential Districts

Horses and ponies may be kept in the R-15 and R-10 districts subject to the district regulations and the following conditions.

7:4.1 Site

The minimum lot area upon which livestock may be kept is one (1) acre. Not more than one (1) head of livestock shall be permitted for each one-half (.) acre of lot acre.

7:4.2 Setback

No barn or other structure where livestock is kept or fed, and no grazing or pasturing shall be permitted within fifty (50) feet of any property line, except where such property line abuts a street, railroad, or watercourse at least fifty (50) feet in width.

Section 7:5 Churches

A church may be permitted in R-15, R-10, R-7.5, R-M, O-D, C-1, C-2, and S-1 districts subject to the requirements of the district and the following requirements.

7:5.1 Lot Area

The minimum lot area shall be forty thousand (40,000) square feet.

7:5.2 Setback Requirements

All buildings shall be set back from the side and rear property lines a minimum of twenty-five (25) feet. The setback from all public street right-of-way shall be thirty (30) feet on a service street, forty (40) feet on a collector street and fifty (50) feet on an arterial street.

7:5.3 Off-Street Parking

Off-street parking shall be provided in accordance with the provisions set forth in Article 6, Section 6:9.

Section 7:6 Private Recreation Area

A private recreation area or country club may be permitted in the R-15, R-10, R-7.5 and R-M districts subject to the requirements of the district in which it is located and the following requirements.

7:6.1 Lot Area

A private recreation area shall be located on a site not less than two (2) acres in area.

7:6.2 Setback Requirements

All buildings, game courts, swimming pools, and similar structures shall be set back from front, side, and rear property lines a minimum of fifty (50) feet.

7:6.3 Food and Entertainment

The provision of food and entertainment for members and guests may be permitted; provided, that such provision shall not cause a nuisance in the residential district.

Section 7:7 Manufactured Homes

Only one (1) manufactured home shall be allowed adjacent to and in conjunction with any public or private school or park. In determining whether to grant or deny such continuance, the Board of Zoning Appeals may consider, but not be limited to, such factors as the availability of professional law enforcement service, history of criminal incidents in the vicinity, experience of crime or damage at the school in question, or the adequacy of alternate means of securing the premises. The Board shall also make a finding of whether such exception be permitted to continue indefinitely, or until a certain time, or subject to periodic review by the Board. The location and placement of the manufactured home on the school site as well as the quality design of the manufactured home proposed shall be determined by the Board on an individual review basis. However, in no instances shall a manufactured home be allowed to be located in the front yard of the school and shall not be located closer than ten (10) feet to any side or rear property line. Additionally, the Board may impose any other requirements which they deem necessary and appropriate in order to insure that the manufactured home shall have a minimum impact upon the character of the neighborhood and the specific uses which adjoin the school or park site.

7:7.1 Special Provisions Applicable to Manufactured Homes

Notwithstanding any other provision of law as to lot size, set-back lines, building height, square footage, and construction requirements, no manufactured home shall meet the requirements of "Permitted Use" or "Special Exceptions": for any zoning district in the City, except for R-MHP and then only if such manufactured home is in a manufactured home park. The Board of Zoning Appeals in response to a specific application which is treated in accordance with procedures governed by "Special Exceptions", in Section 9:5.3 of this Ordinance, may allow a manufactured home to be located on a temporary basis in an area other than a manufactured home park provided the permitted use or use permitted under review corresponds with the stated goals and purposes of this Ordinance and various findings of City Council which were made at the time of passage of the Ordinance or any amendments thereto, and provided further, that the manufactured home is not used for residential purposes. The time period for which such temporary arrangement is allowed shall be no more than is reasonable in consideration of all relevant factors and shall be specified in writing by the Board of Zoning Appeals in approving a qualifying application.

Section 7:8 Child Care Centers

Child care centers may be permitted in the R-M district subject to the district regulations, the South Carolina State Department of Public Welfare Rules and Regulations relating to licensing day care facilities and child care centers, and the following requirements:

7:8.1 Lot Area

The minimum lot area for a child care center shall be 20,000 square feet. At least 75 square feet of outdoor play area shall be available for each child, based on the maximum enrollment.

7:8.2 Indoor Area

The building shall contain a minimum of 35 square feet of floor area for each child, based on the maximum enrollment.

7:8.3 Fencing

The entire play area shall be enclosed by a fence having a minimum height of four (4) feet, constructed to provide maximum safety to the children.

7:8.4 Off-Street Parking

Off-street parking shall be provided in accordance with provisions set forth in Article 6, Section 6:9.

7:8.5 Demand

Applicant must show an indication of economic feasibility, justification and impact of the proposed child care center.

Section 7:9 Accessory Dwelling

Subject to approval with the Board of Zoning Appeals, one accessory dwelling unit may be permitted in conjunction with the permitted principal use in the C-1 or C-2 districts subject to the following conditions:

A. Accessory residential dwelling units shall not be permitted in a structure separated from the permitted principal use.
B. Accessory residential dwelling units be clearly incidental and subordinate to the permitted principal use.
C. Accessory residential dwelling units shall not interfere with operation of the permitted principal use, and adjacent permitted uses, nor shall the operation of the permitted principal use create conditions which are adverse or hazardous to the persons occupying the accessory dwelling unit.

D. Only the persons operating the permitted principal use and their immediate family may reside in the accessory dwelling unit.

Section 7:10 Nursing Continuing Care Retirement Center (Nursing CCRC)

A Nursing CCRC may be allowed in the R-M, Multifamily Residential, district subject to Section 7:1, and the following requirements.

7:10.1 Minimum Area Requirement

The minimum lot area requirement for a Nursing CCRC shall be 30,000 square feet.

7:10.2 Setback Requirement

No structure shall be located closer than 25 feet to an exterior property line, and no structure shall be located closer than 35 feet to a public right-of-way. Interior setback requirements are not otherwise regulated.

7:10.3 Height

No building shall exceed 35 feet in height except as provided in Section 6:7.

7:10.4 Appearance

All structures approved shall have a residential appearance.

7:10.5 Density

The maximum allowable dwelling unit density shall be the district requirement multiplied by a factor of 1.5. For properties fronting major 4-lane arterials, the factor shall be 1.8. The total number of nursing beds and dwelling units shall not exceed the multiplied factor for the respective district.

7:10.6 Screening

A 15-foot landscape buffer along property lines adjacent to residential uses and districts shall be maintained.

Section 7:11 Communication Towers

Communication towers may be located in the following zoned areas of Travelers Rest.

A. Communication towers are permitted as a principal or secondary use in the S-1, I-1, and C-2 Zoning Districts and are subject to the applicable setback requirements of the district in which they are located.

B. Communication Towers are not permitted in single-family or multifamily residential zoning districts unless they comply with the ancillary use requirements as defined in (C), below.

C. Communication towers are permitted as an ancillary or secondary use on residentially or nonresidential zoned sites where another use (other than single-family or duplex use) is already established as the principal use of the property, such as a school, church, multifamily residential complex, shopping center, office building, public utility site, or other similar use provided the principal complies with applicable zoning and subdivision regulations. On sites other than those zoned I-1, S-1, and C-2 which adjoins a residential district, the minimum setback of the zoning district in which it is located is increased by one foot for each one foot of tower height in excess of 40 feet. The maximum required separation is 200 feet.

D. In the C-1 and OD Zoning Districts, communication towers are permitted as a special exception by the Board of Zoning Appeals. In the PD and C-1N Zoning Districts, communication towers are permitted as a special exception by the Travelers Rest Planning Commission.

1. Application - Each application for a use on review for a communication tower shall include the following information in addition to the general information required by this Ordinance.
   a. Site Plan, which shall include the following information:

      (i) the location of tower(s), guy anchors (if any);
      (ii) transmission building and other accessory uses;
      (iii) parking;
      (iv) access;
      (v) landscaped areas;
      (vi) fences;
      (vii) adjacent land uses, and
      (viii) photos of site and immediate area.

2. Prior to approving a Site Plan, the Board of Zoning Appeals or the Travelers Rest Planning Commission, as applicable, must make the following findings:

   a. the proposed structure will not endanger the health and safety of residents, employees, or Travelers, including, but not limited to, the likelihood of the failure of such structure;

b. the proposed structure will not impair the use of or prove detrimental to neighboring properties;
c. the proposed structure is necessary to provide a service that is beneficial to the surrounding community;
d. the permitted use meets the setback requirements of the underlying zoning district in which it is located;
e. the proposed tower is located in an area where it does not substantially detract from aesthetics and neighborhood character;
f. the proposed use is consistent with potential land uses recommended in the General Development Plan for Travelers Rest, and
g. within residentially zoned areas, communication towers shall not be located within 1,000 feet of another communication tower unless such towers are located on the same property.

E. **Height** - Freestanding communication towers shall have a maximum height of 300 feet. For communication towers on buildings, the maximum height shall be 20 feet above the roofline of buildings 40 feet or less in height, and 40 feet above the roofline of buildings 50 feet in height or greater.

F. **Landscaping** - Landscaping shall be required as follows:

1. Around the base of the communication tower, outside of the security fence, at least one row of evergreen shrubs capable of forming a continuous hedge at least 5 feet in height shall be provided, with individual plantings spaced not more than 5 feet apart.
   In addition, at least 1 row of evergreen trees with a minimum caliper of 1-3/4 inches at the time of planting and spaced not more than 25 feet apart shall be provided within 50 feet of the perimeter security fence.
2. The landscaping requirements may be waived in whole or in part by the Zoning Administrator if it is determined that existing natural vegetation provides adequate screening or if the Zoning Administrator determines that the landscaping requirements are not feasible due to physical constraints or characteristics of the site on which the communication tower is to be located.
3. All required landscaping shall be installed according to established planting procedures using good quality plant materials.
4. A Certificate of Occupancy shall not be issued until the required landscaping is completed in accordance with the approved Landscape Plan and verified by an on-site inspection by the Zoning Administrator or the Zoning Administrator's designee, unless such landscaping has been waived in accordance with (B), above. A temporary Certificate of Occupancy may, however, be issued prior to completion of the required landscaping if the owner or developer provides to the City a form of surety satisfactory to the City Attorney and in an amount equal to the remaining plant materials, related materials, and installation costs as agreed upon by the Zoning Administrator or the Zoning Administrator's designee and the owner or developer.

5. All required landscaping must be installed and approved by the first planting season following issuance of the temporary Certificate of Occupancy or the surety bond will be forfeited to Travelers Rest.
6. The owners and their agents shall be responsible for providing, protecting, and maintaining all landscaping in healthy and growing condition, replacing unhealthy or dead plant materials within one year or by the next planting season, whichever first occurs. Replacement materials shall conform to the original intent of the Landscape Plan.
7. Eight-foot high fencing shall be provided around the communication tower and any associated building.

G. **Illumination** - Communication towers shall only be illuminated as required by the Federal Communications Commission and/or Federal Aviation Administration.

H. **Signage -** A single sign for the purposes of emergency identification shall be permitted.The permitted sign shall not exceed two square feet in area and shall be attached to the fence surrounding the tower. Under no circumstances shall any signs for purposes of commercial advertisement be permitted.

I. **Access to Site** - Each parcel on which a communication tower is located must have access to a public road 20 feet in width.

J. **General Requirements** - Communication towers, in addition to the requirements set forth above, must also comply with the following requirements:

1. A statement shall be submitted from a registered engineer that the NIER (Non-ionizing Electromagnetic Radiation) emitted therefrom does not result in a ground level exposure at any point outside such facility which exceeds the lowest applicable exposure standards by any regulatory agency of the United States Government or the American National Standards Institute. For roof mounted communication towers, the statement regarding the NIER shall address spaces which are capable of being occupied within the structure on which the communication tower is mounted.
2. Communication towers and their foundations shall meet the requirements of the Standard Building Code for wind and seismic loads. Drawings and calculations shall be prepared and sealed by a South Carolina Registered Professional Engineer and shall be submitted with the building permit application.
3. All communications towers and supporting facilities shall be subject to periodic reinspection(s) by the Codes Department. If any additions, changes, or modifications are proposed to the site or its components, proper plans, specifications, and calculations shall be submitted for permit approval to the Zoning Administrator. Prototypical drawings indicating various types of antenna(s) to be located on the communication tower may be submitted at the time of the appropriate permit application. Additional antennas may be added

to the communication tower without additional permits or inspections so long as electrical wiring is not required.

4. Unless otherwise required by the F.C.C. or the F.A.A., communication towers shall be light grey in color.
5. Satisfactory evidence shall be submitted, with the building permit application for a freestanding communication tower, that alternative towers, buildings, or other structures do not exist within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from AM towers.
6. A communication tower must be removed within 120 days of the date such tower ceases to be used for communication purposes.

Section 7:12 Mini-Warehouse

Mini-warehouses may be permitted in the C-2, Highway Commercial, district subject to the requirements of the C-2 district and the following requirements:

A. Where sites abut residentially zoned properties, buildings adjacent to the perimeter must face inward with their doors oriented to the interior of the site.

B. The facility shall not be utilized for the manufacture or sale of any commercial commodity or the provision of any service, such as the commercial repair of automobiles, boats, motors, or other items.

C. The facility shall not be utilized for the storage of flammable chemical substances.

ARTICLE 8 ADMINISTRATION

Section 8:1 Zoning Enforcement Official; Duties

8:1.1 Zoning Enforcement Official

This Ordinance shall be administered and enforced by the Zoning Administrator of the City of Travelers Rest, with the assistance of such other persons as the City Council may direct.

Duties of the Zoning Administrator

The duties of the Zoning Administrator shall include receiving applications, issuing zoning certificates, inspecting premises, issuing certificates of occupancy for uses and structures that meet the requirements of this Ordinance, and other actions to assure conformance with this Ordinance.

If the Zoning Administrator shall find that any of the provisions of the Ordinance are being violated, he shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures or of additions, alterations, or structural changes thereto; discontinuance of any illegal work being done; or shall take any other action authorized by this Ordinance to insure compliance with or to prevent violation of its provisions.

Section 8:2 Zoning Certificate and Application Procedure

8:2.1 Zoning Certificate

No land shall be used or occupied and no land shall be graded for construction and no building or other structure shall be erected, structurally altered, added to, or moved until a zoning certificate shall have been issued in conformity with the provisions of this Ordinance by the building inspector.

A record of all zoning certificates issued shall be kept on file in the office of the building inspector, and copies shall be furnished, on request, to persons having a proprietary or tenancy interest in the building or land involved.

8:2.2 Application Procedure

Application for a zoning certificate shall be made prior to construction, alteration, or moving of any structure, or change of land use. Each application for a zoning certificate shall be accompanied by two (2) copies of a plan drawn to a scale of not less than one hundred (100) feet to one (1) inch. The plan shall show: the shape and dimensions of the lot on which the proposed building or use is to be erected or conducted, the location of the lot with respect to adjacent rights-of-way, the setback lines of building on adjoining lots, the shape, dimensions, and location of all buildings, existing and proposed, on the lot, the nature of the proposed use of the building or land, the location and dimensions of off-street parking and the means of egress and ingress to such space, as well as a landscape plan, and any other information the building inspector may deem necessary for consideration in enforcing the provisions of this Ordinance.

8:2.3 Issuance of Zoning Certificate

If the proposed plan conforms with the provisions of this Ordinance, the building inspector shall issue a zoning certificate and return one (1) copy of the plan to the applicant. The building inspector shall mark the plan as approved and attest to the same by his signature. The second copy of the plan, similarly marked, and a copy of the zoning certificate shall be retained by the building inspector.

8:2.4 Expiration of Zoning Certificate

If the work described in any zoning certificate has not been substantially completed within one (1) year of the date of issuance, or if a vacant parcel of land for which a zoning certificate has been issued is not used for the purpose for which the permit was issued within three (3) months of the date of issuance, the permit shall expire and be canceled by the building inspector, and written notice shall be given to the persons affected, together with notice that further work as described in the canceled permit shall not proceed unless and until a new zoning certificate has been obtained.

Section 8:3 Certificate of Occupancy for New, Altered, or Nonconforming Uses

8:3.1 Certificate of Occupancy

It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a certificate of occupancy shall have been issued by the building inspector stating that the proposed use of the building or land complies with the provisions of this Ordinance.

No nonconforming structure or use shall be maintained, renewed, changed, or extended until a certificate of occupancy shall have been issued by the building inspector. The certificate shall state specifically how the nonconforming use differs from the provisions of this Ordinance, provided that upon enactment or amendment of this Ordinance, owners or occupants of nonconforming uses or structures shall have six (6) months to apply for certificates. Failure to make such application within six (6) months shall be presumptive evidence that the property was a conforming use at the time of enactment or amendment of this Ordinance.

A record of all certificates of occupancy issued shall be kept on file in the office of the building inspector, and copies shall be furnished, on request, to persons having a proprietary or tenancy interest in the building or land involved.

8:3.2 Application Procedure

Application for a certificate of occupancy shall be made coincidentally with the application for a zoning certificate. The certificate of occupancy shall be issued within five (5) days after the erection, move, or structural alteration of any building or change in the use of any premises shall have been completed in conformity with the provisions of this Ordinance.

8:3.3 Temporary Certificate of Occupancy

A temporary certificate of occupancy may be issued by the building inspector for a period not exceeding six (6) months during alterations or partial occupancy of a building pending the completion, or for bazaars, carnivals, and such; provided that such temporary permit may require such conditions and safeguards as will protect the safety of the occupants and the general public.

8:3.4 Failure to Obtain Certificate of Occupancy

Failure to obtain a certificate of occupancy shall be a violation of this Ordinance and punishable under Article 14 of this Ordinance.

Section 8:4 Construction and Use to be as Provided in Applications, Plans, Permits, and Certificates of Occupancy

Zoning certificates or certificates of occupancy issued on the basis of plans and applications approved by the building inspector authorize only the use, arrangement, and construction set forth in such approved plans and applications. Use, arrangement, or construction that differs from that authorized shall be deemed a violation of the Ordinance and punishable as provided by Article 14 of this Ordinance.

Section 8:5 Right of Appeal

If the request for a zoning certificate is disapproved or if a certificate of occupancy is denied, the applicant may appeal the action of the building inspector to the Board of Zoning Appeals.

ARTICLE 9 BOARD OF ZONING APPEALS

Section 9:1 Establishment of Board of Zoning Appeals

A Board of Zoning Appeals is hereby created with the powers and duties set forth below.

Section 9:2 Membership

The Board of Zoning Appeals shall be composed of five (5) members. Each member is appointed for a three (3) year term; provided, that the City Council in the appointment of the original members of the Board, or in filling vacancies caused by the expiration of the terms of existing members of any such Board, may make appointments of certain members for less than three (3) years to the end that thereafter the terms of all members shall not expire at the same time. The City Council may, in its discretion, appoint not more than two (2) alternate members to serve on such Board in the absence, for any cause, of any regular members. Such alternate member or members shall be appointed in the same manner as regular members and at the regular times for appointment. Each alternate member, while attending any regular or special meeting of the Board and serving in the absence of any regular member, shall have and exercise all the powers and duties of such regular members so absent. The members of the Board shall have initial terms of office as follows: one (1) member appointed for a term of one (1) year; two (2) members appointed for terms of two (2) years; and two (2) members appointed for terms of three (3) years. At completion of the initial term of office for each member all additional appointments to vacancies of the Board shall be for three (3) year terms. Vacancies shall be filled for the unexpired term only. Members shall be removed for cause by a majority vote of the total membership of the City Council upon written charges and after public hearing.

Section 9:3 Proceedings

The Board of Zoning Appeals shall draw up and adopt rules governing the conduct of the affairs which are in keeping with the provisions of this Ordinance. The rules shall provide and require the following, in addition to other rules and regulations the Board shall adopt.

9:3.1 Officials

At the first meeting after its establishment the Board shall elect a chairman, a vice-chairman and such other officers as necessary from among the members. Such officers shall serve one (1) year terms any may succeed themselves. The chairman, or in his absence, the vice-chairman, shall preside at all meetings, may administer oaths, and compel the attendance of witnesses.

9:3.2 Meetings

Meetings of the Board shall be held at the call of the chairman and at such other times as the Board may determine. Due notice shall be given to all parties in interest. All meetings of the Board shall be open to the public, and all evidence and testimony shall be presented publicly.

9:3.3 Minutes of Proceedings

The Board shall keep minutes of its proceedings, showing the vote of each member upon every question or his absence or failure to vote, indicating such fact, and also keep records of its examinations, findings, determinations, and any other official action. No final action shall be taken unless a majority of the total membership of the Board is present.

Section 9.4 Appeals and Hearings

Appeals to the Board of Zoning Appeals concerning interpretation or administration of this Ordinance may be taken by any person aggrieved or by an officer, department, board, or bureau of the city. Such appeal shall be taken within such time as shall be prescribed by the Board of Zoning Appeals by general rule, by filing with the officer from whom the appeal is taken and with the Board a notice of appeal, specifying the grounds. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken. An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board, after notice of appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order, which may be granted by the Board or by a court of record on application, on notice to the officer from whom the appeal is taken and on due cause shown. The Board of Zoning Appeals shall fix a reasonable time for hearing the appeal, give due notice of hearing to the parties concerned, and decide the same with a reasonable time. At the hearing, any party may appear in person or by agent or attorney. The Board may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from, and shall make such order, requirement, decision, or determination as in its opinion ought to be made on the premises, and to that end shall have all the powers of the officer from whom the appeal is taken.

Section 9:5 Powers and Duties

The Board of Zoning Appeals shall have the following powers and duties.

9:5.1 Review

The Board shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the building inspector in the enforcement of this Ordinance.

9:5.2 Variances

The Board of Zoning Appeals may authorize upon written appeal in specific cases such variance from the terms of this Ordinance as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship or peculiar and exceptional practical difficulties.

Before action is taken on a request for a variance, the Board of Zoning Appeals shall hold one or more public hearings, at which any party may appear in person, or by agent or attorney.

Notice shall be given at least once fifteen (15) days in advance of a public hearing. The owner of the property for which the variance is requested or his agent shall be notified by mail. Notice of hearings shall be made in a newspaper of general circulation, posted on the property for which a variance is requested, and posted at the City Hall. A variance from the terms of this Ordinance may be granted by the Board of Zoning Appeals upon a finding that:

A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
B. These conditions do not generally apply to other property in the vicinity;
C. Because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
D. The authorization of a variance will not be a substantial detriment of adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Under no circumstances shall the Board of Zoning Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved.

9:5.3 Special Exceptions

The Board of Zoning Appeals may hear and decide upon Special Exceptions specifically authorized by the terms of this Ordinance. A use permitted on review shall not be authorized by the Board of Zoning Appeals unless and until:

A. A written application is submitted;
B. Notice shall be given at least once in advance of a public hearing, appearing at least fifteen (15) days in advance of the public hearing;
C. A public hearing shall be held;
D. The Board shall make findings; and
E. The Board shall make written findings certifying compliance with the regulations governing the special use.

9:5.4 Additional Power

In addition to the powers conferred upon the Board of Zoning Appeals, the Board shall have authority to interpret district boundaries where boundaries on the ground are at variance with those shown on the Official Zoning Map.

In granting any variance, the Board of Zoning Appeals may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violation of such conditions and safeguards shall be a violation of this Ordinance and punishable under Article 14.

Under no circumstances shall the Board of Zoning Appeals grant a variance to allow a use not permissible under the terms of this Ordinance, or any use expressly or by implication prohibited by the terms of this Ordinance in the district involved.

Section 9:6 Decisions

The concurring vote of four (4) members of the Board of Zoning Appeals shall be necessary to reverse any order, requirement, decision or determination of the building inspector charged with the enforcement of this Ordinance, or to decide in favor of the applicant any matter upon which it is required to pass under this Ordinance, or to grant a variance from the provisions of this Ordinance.

Section 9:7 Appeals

Every decision of the Board of Zoning Appeals shall be subject to review by a court of record, in the manner provided by the laws of the State of South Carolina and particularly by the Code of Laws of South Carolina, Title 6, Chapter 29, and the South Carolina Local Government Comprehensive Planning Enabling Act of 1994.

Section 9:8 Fee

A fee of one-hundred (100) dollars shall be paid to the City Clerk for each application for a variance or appeal to cover the necessary administrative costs.

Section 9:9 Duties of Administrative Official, Board of Zoning Appeals, City Council, and Courts on Matters of Appeals

It is the intent of this Ordinance that all questions of interpretation and enforcement shall be first presented to the building inspector, and that such questions shall be presented to the Board of Zoning Appeals only on appeal from the decision of the building inspector, and that recourse from the decision of the Board of Zoning Appeals shall be to the Circuit Court and the Supreme Court of the State of South Carolina, as provided by the laws of the State of South Carolina and particularly by the Code of Laws of South Carolina, Title 6, Chapter 29 and the South Carolina Local Government Comprehensive Planning Enabling Act of 1994.

It is further the intent of this Ordinance that the duties of the City Council in connection with this Ordinance shall not include hearing and deciding questions of interpretation and enforcement that may arise. The procedure for deciding such questions shall be as stated in this section and this Ordinance. Under this Ordinance the City Council shall have only the duty of considering and adopting or rejecting proposed amendments or the repeal of this Ordinance, as provided by law.

ARTICLE 10 AMENDMENTS

The regulations, restrictions, and boundaries set forth in this Ordinance may from time to time be amended, supplemented, changed, or repealed by the City Council, after study by the Planning Commission, and in accordance with the following procedures.

Section 10:1 Action by the Applicant

The following action shall be taken by the applicant for an amendment to this Ordinance.

10:1.1 Initiation of Amendment

Proposed changes or amendments may be initiated by the City Council, Planning Commission, and in accordance with the following procedures.

10:1.2 Application

An application for any change or amendment shall contain a description and/or statement of the present and proposed zoning regulation or district boundary to be changed, and the names and addresses of the owner or owners of the property. Such application shall be filed with the City Clerk not later than thirty-five (35) days prior to the Planning Commission meeting at which the application is to be considered.

10:1.3 Fee

When a proposed amendment is initiated by an individual or parties other than the City Council, Planning Commission, or Board of Zoning Appeals, a fee shall be paid for each application for administrative and advertising expenses as set forth in the following table.

REZONING FEE SCHEDULE											
Category Requested	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**Greater than 10**
Single-Family Residential Districts R-15, R-10, R-7.5	$100	$110	$120	$130	$140	$150	$160	$170	$180	$190	**$200**
Multifamily Residential Districts R-D, R-M, R-MHP	$200	$210	$220	$230	$240	$250	$260	$270	$280	$290	**$300**
Nonresidential Districts C-1N, C-1, C-2, S-1, I-1	$250	$260	$270	$280	$290	$300	$310	$320	$330	$340	**$350**
Special Districts PD, FRD		$250					$350				
Text Amendments	$150										

Section 10:2 Action by the Planning Commission

In conjunction with holding the public hearing, the Planning Commission shall consider the recommendation of the Greenville County Planning Commission staff as well as other factors and make written recommendations to the City Council concerning each proposed zoning amendment.

10:2.1 Notice of Public Hearing

Notice of a public hearing shall be published at least once in a newspaper of general circulation, appearing at least fifteen (15) days prior to the hearing. The notice shall be blocked in, carry an appropriate descriptive title, and shall state the time, date, and place of the hearing. All requests for amendments to the zoning map require that the City provide the applicant or his designated representative with an adequate number of Notice of Public Hearing signs to allow the applicant or his designated representative to properly post and maintain on the property a Notice of Public Hearing at least ten (10) days prior to the date of the Planning Commission public hearing. Only such signs that are provided by the City shall be used, and such signs must be placed in a conspicuous place or places on the affected premises. Failure to comply with the posting requirements will result in removal of the application from the public hearing agenda, and the forfeiture of the application fee. All signs must be removed within thirty (30) days of the public hearing.

Section 10:3 Action by the City Council

10:3.1 City Council Consideration

The City Council shall consider changes and amendments to this Ordinance not more than four (4) times a year at one (1) meeting during the months of February, May, August, and November. The City Council may waive this part of the Ordinance, if it finds that an emergency exists, by a favorable vote of 3/4 of the members of the City Council present and voting.

10:3.2 Public Hearing

No amendment shall be adopted by the City Council until after public notice and hearing.

10:3.3 Action by City Council

Before taking such lawful action as it may deem advisable, the City Council shall consider the recommendation of the Planning Commission on each proposed zoning amendment. If no recommendation is received from the Planning Commission within thirty (30) days from the date of public hearing, it shall be deemed to have approved the proposed amendment.

If the Planning Commission fails to recommend approval of a request for an amendment, the City Council may reject the recommendation of the Planning Commission by a favorable vote of 3/4 of the members of the Council present and voting.

10:3.4 Protests

In case of a protest against any proposed zoning change signed by the owners of twenty (20) percent or more of the lots included in the proposed change, or of those immediately adjacent to, in the rear, or on either side extending one hundred (100) feet, or of those directly opposite extending one hundred (100) feet from the street frontage of such opposite lots, any amendment shall not become effective except by favorable vote of 3/4 of the members of the City Council present and voting.

No protest petition shall be valid unless it is (1) written, (2) bears the actual signatures of the requisite number of property owners and states that they protest the proposed amendment, and (3) is received by the building inspector in time to allow at least two (2) normal work days (excluding weekends and legal holidays) prior to the public hearing on the amendment, so as to allow time for municipal personnel to check the accuracy and sufficiency of the petition.

10:3.5 Reconsideration of Request for Amendment

When City Council shall have denied a request for an amendment, it shall not consider the same reclassification for an amendment affecting the same property until one (1) year from the date of the previous denial.

Furthermore, when an application for an amendment is withdrawn at the request of the applicant after such time as the application has been legally advertised for public hearing, it shall be considered for an amendment affecting the same property for six months from the date of withdrawal.

ARTICLE 11 PROVISIONS OF ORDINANCE DECLARED TO BE MINIMUM REQUIREMENTS

The provisions of this Ordinance shall be minimum requirements, adopted for the promotion of the public health, safety, morals, or general welfare. Whenever the requirements of this Ordinance are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions, or covenants, the most restrictive, or that imposing the higher standards, shall govern.

ARTICLE 12 COMPLAINTS REGARDING VIOLATIONS

Whenever a violation of this Ordinance occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis of the alleged violation shall be filed with the building inspector. He shall record properly the complaint, immediately investigate, and take action as provided by this Ordinance.

ARTICLE 13 REMEDIES

In case any building or structure is erected, constructed, reconstructed, altered, repaired, covered , or maintained; or any building, structure, or land is used in violation of this Ordinance, the building inspector or any appropriate authority of the municipality, or any adjacent, nearby, or neighboring property owner, who would be affected by such violation, in addition to other remedies, may institute injunction or any other appropriate action in proceeding to prevent the occupancy of such building, structure, or land.

ARTICLE 14 PENALTIES FOR VIOLATION

Any person, firm, or corporation violating any provisions of this Ordinance, or who shall violate or fail to comply with any order made thereunder; or who shall continue to work upon any structure after having received written notice from the building inspector to cease work, shall be guilty of a misdemeanor and punishable by a fine not to exceed two hundred (200) dollars or imprisoned for not more than thirty (30) days, or both. Each day such violation shall be permitted to exist shall constitute a separate offense. Notice of violation shall be sufficient if directed to the owner, the agent of the owner, or the contractor and left at his known place of residence or place of business.

ARTICLE 15 SEPARABILITY

If for any reason one or more sections, sentences, clauses, or parts of this Ordinance are held unconstitutional or invalid, such decision shall not affect, impair, or invalidate the remaining provisions of this Ordinance.

ARTICLE 16 EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after its passage and adoption.

ARTICLE 17 SUPERSESSION

ORDINANCE NUMBER 1-75, Adopted 26 February 1975, is hereby superseded.