



The City of Travelers Rest

125 Trailblazer Drive
Travelers Rest, SC 29690
(864) 834-8740

Public Notice: March 7, 2022
Public Hearing: March 22, 2022

***PLANNING
COMMISSION***

REGULAR MEETING

AGENDA

DATE OF MEETING: **March 22, 2022**

TIME OF MEETING: 6 PM

LOCATION: Council Chambers

1. OPENING

- a. Call to Order & Opening Remarks
- b. Roll Call
- c. Approval of Minutes – February 22, 2022

2. NEW BUSINESS

- a. Request to Rezone from C-1, Commercial District, R-M Residential, Multiple Family District & I-1, Industrial District to PD, Planned Development District (Pinestone – State Park Road Commercial Property) **(HOLD UNTIL APRIL AS PER APPLICANT)**

Docket: TR 21-16
Applicant: Jeffrey B. Randolph for Pinestone Opportunity Fund LLC & Pinestone South End Circle LLC
Property Location: State Park Road
Tax Map #: 0485000101203, 0485000100200 & 048500100201
Zoning: C-1, Commercial District, R-M Residential, Multiple Family District & I-1, Industrial District
Requested Zoning PD, Planned Development District

- b. Text Amendment for Allowed Uses Table: The City of Travelers Rest Planning Commission is proposing to revise certain sections of the City of Travelers Rest zoning ordinance, specifically Articles 4, 5, and 7.

Docket: TR 22-01
Applicant: City of Travelers Rest - Planning Commission
Property Location: N/A
Tax Map #: N/A
Zoning: N/A
Requested Zoning: N/A

3. OTHER BUSINESS

None

4. ADJOURN

**MINUTES
TRAVELERS REST PLANNING COMMISSION
2/22/2022
6:00 PM City Hall**

MEMBERS PRESENT: Chair Rebecca Cooper, Vice-Chair Tony Rackley, Evan Cantrell, Michelle Garrison, Diane Maxwell, and Tom Low

MEMBERS ABSENT: Don Watson

STAFF PRESENT: Planning Director Mike Forman, City Administrator Eric Vinson

PUBLIC PRESENT: None

1. OPENING

- a. **Call to Order/Opening Remarks:** Chair Cooper called the meeting to order at 6:04 PM.
- b. **Roll Call:** Present members stated their names.
- c. **Approval of Minutes:** Minutes for the January 26, 2022, meeting was motioned for approval by Commissioner Garrison, and seconded by Commissioner Rackley. No discussion. Motion passed 6-0.

2. NEW BUSINESS

- a. Request to Rezone from C-1, Commercial District, R-M Residential, Multiple Family District & I-1, Industrial District to PD-R, Planned Development District (Pinestone – State Park Road Commercial Property)

Docket:	TR 21-16
Applicant:	Jeffrey B. Randolph for Pinestone Opportunity Fund LLC & Pinestone South End Circle LLC
Property Location:	State Park Road
Tax Map #:	0485000101203, 0485000100200 & 048500100201
Zoning:	C-1, Commercial District, R-M Residential, Multiple Family District & I-1, Industrial District

Motion to defer to March PC meeting made by Commissioner Maxwell and seconded by Commissioner Low. No discussion. Motion passed 6-0.

3. OTHER BUSINESS

- a. **Zoning Text Amendment – Use Table Update:** Chair deferred discussion to staff. Staff indicated this topic should be back before the Planning Commission at their March meeting in the form of a zoning ordinance text amendment. Staff is currently looking at ways to simplify the allowed use section(s) of the existing zoning ordinance by creating one table that will house all the zoning

classifications and uses. This topic was brought forward tonight to make the Planning Commission aware of the project.

4. **ADJOURN**: Motion to adjourn was made by Commissioner Maxwell and seconded by Commissioner Rackley. No discussion. Motion passed 6-0 at 6:31PM.

DRAFT



Office Use Only:

Application# 22-01 Fees Paid N/A
Date Received 3/2/22 Accepted By MF
Date Complete _____ App Deny Conditions _____

**APPLICATION FOR
ORDINANCE TEXT AMENDMENT**

Contact Planning & Zoning (864) 834-8740

APPLICANT/OWNER INFORMATION

Name:	City of Travelers Rest - Zoning Ordinance Use Table
Title:	Planning Commission
Address:	125 Trailblazer Drive
City/State/Zip:	Travelers Rest, SC 29690
Phone:	(864) 834-8740
Email:	mike@travelersrestsc.com

PERTINENT CODE SECTION(S): Articles 4, 5, and 7

NARRATIVE DESCRIPTION/PROPOSED REVISION(S):

The City of Travelers Rest Planning Commission is proposing to revise certain sections of the City of Travelers Rest zoning ordinance, specifically definitions as well as the uses permitted sections for all non-PD and FRD zoning districts.

Procedures for those uses not specifically allowed will be created.

INSTRUCTIONS

1. The application and fee, **made payable to the City of Travelers Rest**, must be submitted to the no later than 2:00 on the date reflected on the attached schedule for Planning Commission.
2. You must attach the required application fee: \$150.

*Signatures	
Print	Michael Forman
Sign	
Date	3/2/2022



**CITY OF TRAVELERS REST
PLANNING & ZONING DEPARTMENT
PLANNING COMMISSION**

AGENDA ITEM

March 22, 2022

CASE NUMBER: TR-22-01 (TA)
SUBJECT: Text Amendment for Allowed Uses Table
TO: Planning Commission – City of Travelers Rest
FROM: Michael Forman, AICP – City of Travelers Rest Planning Director

REQUEST:

The City of Travelers Rest Planning Commission is proposing to revise certain sections of Articles 4, 5, and 7 of the City of Travelers Rest Zoning Ordinance, specifically the "Uses Permitted" sections of all non-PD or FRD zoning districts. These sections will be replaced by a new Use Table which will specify all allowable uses and specially excepted uses for each zoning district into one easily readable table.

This proposed Zoning Ordinance text amendment is being presented for public hearing.

BACKGROUND:

The original City of Travelers Rest Zoning Ordinance was adopted by City Council in 1981, with amendments made periodically since then. In that time, many sections of the zoning ordinance have become outdated or obsolete.

Over the past few years Travelers Rest has built a vision for new and improved development within the city. However, certain aspects of the zoning ordinance have not been updated to meet this vision. One aspect of the Zoning Ordinance that has not been updated and does not meet the vision for Travelers Rest are the lists of allowable uses embedded within the 12 non-review (PD and FRD) zoning district classifications. In addition, many of the allowed uses in the current zoning ordinance are not properly defined or not defined at all.

STAFF ANALYSIS:

The proposed text amendment is designed to introduce a consolidated table of allowed uses, defines each of the use categories listed in the table, and provides staff direction for the review of uses not listed in the table.

The proposed text amendment directly addresses two of the City of Travelers Rest 2018 Comprehensive Plan's core challenges: "#2 – Improving Land Use Form & Character" and "#4 - Managing Growth" (p. 6). These two core challenges are reiterated in the Recommendations section of the Land Use Chapter (p. 11). Revising the zoning ordinance in the manner prescribed by this text amendment will directly benefit the City's ability to meet those Recommendations set out in the Land Use Chapter.

SUMMARY:

The proposed text amendments can be summarized with five Exhibits:

EXHIBIT A: Update and create definitions of all Allowed Uses located in ARTICLE 4 – DEFINITIONS, of the Travelers Rest Zoning Ordinance.

EXHIBIT B: Repeal the Uses Permitted sections for all of the 12 (non-PD or FRD) Zoning Districts located in ARTICLE 5, ZONING DISTRICT REGULATIONS of the Travelers Rest Zoning Ordinance.

EXHIBIT C: New Sec. 5:1.3 - Create a Table of Allowed Uses for the 12 (non-PD or FRD) Zoning Districts in ARTICLE 5, ZONING DISTRICT REGULATIONS of the Travelers Rest Zoning Ordinance.

EXHIBIT D: New Sec. 5:1.4 - Create a structure for staff review of uses not specifically listed in the Allowed Uses Table located in ARTICLE 5, ZONING DISTRICT REGULATIONS of the Travelers Rest Zoning Ordinance.

EXHIBIT E: Clarify ARTICLE 7 - PROVISIONS FOR SPECIAL EXCEPTIONS, specifically Section 7:1 – General Provisions of the Travelers Rest Zoning Ordinance.

EXHIBITS A, B, C, D, and E encompass the extent of the proposed Zoning Ordinance Text Amendment #TR-22-01 and are submitted as attachments A, B, C, D, and E accordingly.

CONCLUSION AND STAFF RECOMMENDATION:

Staff finds the text amendment furthers the stated goals and recommendations of the 2018 Comprehensive Plan and requests that the Planning Commission consider forwarding this matter to the City Council with a recommendation to approve.

APPENDIX A - ZONING
ARTICLE 4 DEFINITIONS

New Language = Green

Existing Use definitions = Yellow

Language for Removal = Red Strike Through

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.

Amusement or Games Facility — An establishment primarily engaged in games or amusement activities, either indoor or outdoor. Such establishments include arcades, bowling centers, billiard parlors, go-cart tracks, miniature golf, indoor shooting range, skating rinks, trampoline parks, theme parks, water parks, and family fun centers. This classification excludes hunting or game preserves, outdoor shooting ranges, campgrounds, and related establishments. This classification also excludes establishments that are engaged in or resemble gambling activities.

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.

Assembly Hall - An establishment ordinarily used for gatherings or meetings of organizations that (1) advocate various social or political causes, or (2) promotes and defends the interests of its members. Such organizations may include civic organizations, human rights organizations, environmental organizations, wildlife organizations, business associations, labor unions, other similar social, professional, or political organizations.

Bar, Brew Pub, Drinking Place — 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.

Bed and Breakfast - A residential-type lodging facility having no more than 10 guestrooms and that serves breakfast to registered guests. The facility is primarily residential in style regarding design and the amenities provided to guests. The facility serves as both the facility proprietor's residence and a place of lodging for transient guests.

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

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ARTICLE 4 DEFINITIONS

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 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.

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

Building Services — An establishment primarily engaged in providing services such as pest control, janitorial activities, locksmith, landscaping, carpet and upholstery cleaning, packing and crating services, and other services for buildings and dwellings.

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.

Catering Services — An establishment primarily engaged in providing single event-based food services. These establishments generally have equipment and vehicles to transport meals and snacks to events and/or prepare food at an off-premise site.

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.

Clubhouse or Country Club — A recreational facility consisting of a clubhouse or similar indoor activity area, which is usually restricted to members and their guests, or guests by invitation. This facility is typically used for leisure activities but may also be used for private gatherings.

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 or Information Services — An establishment engaged in these general operations: (1) producing and distributing information and cultural products, (2) providing the means to transmit or distribute these products as well as data or communications, and (3) processing data. Examples include data processing industries, motion picture recording studios, and internet publishing companies. Excludes large data centers.

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

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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.

Construction or Contractor Services — An establishment primarily engaged in the construction of buildings or engineering projects. Establishments primarily engaged in the preparation of sites for new construction and establishments primarily engaged in preparing and subdividing land for sale as building sites are also included in this classification. This classification also includes establishments of specialized construction activities, such as plumbing, painting, and electrical work.

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.

Dry Cleaning and Laundromat — Includes dry cleaners, laundromats, and cleaning services for specific types of garments and other textile items (except carpet and upholstery).

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

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

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

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~~**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.

Event Center — A recreational facility consisting of an indoor event space generally available for lease by private parties. This facility is typically used for dining and dancing activities associated with weddings, banquets, parties, and similar activities.

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.

Financial Services (traditional) - An establishment that primarily engages in financial transactions (transactions involving the creation, liquidation, or change in ownership of financial assets) and/or facilitating financial transactions.

Financial Services (non-traditional) - An establishment that provides financial services outside of a traditional bank, examples of which are payday loan businesses, title loan businesses, and check cashing businesses.

Fitness Club, Sports Club, or Studio — An establishment primarily engaged in operating indoor fitness, instructional, and recreational sports facilities featuring exercise and other active physical fitness conditioning or recreational sports activities, such as swimming, yoga, dance, skating, or racquet sports. This classification includes gymnasiums.

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.

Health Care Service (Assisted Living) - An establishment that provides housing for persons that require some assistance with day-to-day living. These establishments may also provide food services and common recreational, social, and service facilities for the exclusive use of residents. Custodial and personal care is provided in a home-like, social setting.

Health Care Service (Hospital) — An establishment that provides medical, diagnostic, and treatment services. These establishments often provide physician, nursing, and specialized accommodation services for inpatient care.

Health Care Service (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.

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Health Care Service (Outpatient) - An establishment that provides medical and personal care in a clinical setting.

Health Care Service (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.

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, scrap processors and including storage of vehicles and machinery and/or dismantling of such vehicles or machinery~~ **auto wreckers.**

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

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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.

Manufacturing — An establishment that is engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products. The assembly of component parts of manufactured products is considered light manufacturing. This classification excludes the manufacture of explosives, agricultural industries, petroleum refineries, smelting, fertilizer manufacturing, sanitary landfills, waste to energy facilities, solid waste transfer stations, sewage treatment plants, lumber or paper mills, or other manufacturing uses with potentially noxious impacts, as determined by the Planning Director.

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.

Motor Vehicle Sales — an establishment that retails or rents motor vehicles from fixed point-of-sale locations.

Motor Vehicle Service (Light) - 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.

Motor Vehicle Service (Heavy) — an establishment that services motor vehicles from fixed point-of-sale locations. Includes auto repair shops, tow shops, and auto paint shops. Excludes truck stops and salvage yards.

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.

Museum — an establishment that engages in the preservation and/or exhibition of objects, sites, and natural wonders of historical, cultural, and/or educational value.

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 use 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 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.~~

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ARTICLE 4 DEFINITIONS

Office and Professional Services – An establishment that specializes in performing professional, scientific, and technical activities for others. These activities often involve specialized expertise. This definition excludes debt relief businesses, check cashing businesses, payday lenders, title loan businesses, precious metal businesses, other deferred presentment lenders, and like businesses.

Package Delivery Services – An establishment that provides intercity and/or local delivery of parcels. These articles can be described as those that may be handled by one person without using special equipment.

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.

Passenger Transportation Services – An establishment that provides passenger transportation by automobile, bus or van. Taxicab owner/operators, taxicab fleet operators, and taxicab organizations are included. Also included are limousine and luxury sedan passenger services and scenic or sightseeing passenger services.

Personal Care Services - An establishment that provides health and personal care services from a fixed point-of-sale location. Examples include hair and nail salons, barber and beauty shops, day spas, tanning salons. Excludes tattoo parlors and body piercing establishments.

Pet and Animal Care – An establishment that is primarily engaged in providing pet care services, such as veterinary, boarding, grooming, sitting, and training pets and animals.

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).

Public Safety – A government-occupied establishment that provides fire and rescue, police, or emergency medical services. Excludes correctional facilities.

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.

Recreation (Outdoor) – An outdoor recreational area commonly open to the public and which may serve a variety of outdoor leisure activities. These facilities may include outdoor amenities such as parks, playgrounds, ball fields, game courts, swimming pools, and picnic tables.

Religious Institution - An establishment primarily engaged in operating religious organizations, such as churches.

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ARTICLE 4 DEFINITIONS

temples, monasteries, synagogues, etc., and/or an establishment primarily engaged in administering an organized religion or promoting religious activities.

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.

Sales (Alcohol Packaged) — An establishment primarily engaged in retailing packaged alcoholic beverages, such as ale, beer, wine, and liquor.

Sales (Alternative nicotine) — An establishment engaging primarily in the sales of vaping products, whether or not it includes nicotine, including electronic smoking devices, that can be ingested into the body by chewing, smoking, absorbing, dissolving, inhaling, or by any other means.

Sales (Tobacco Products) — a product that contains tobacco and is intended for human consumption. "Tobacco product" excludes alternative nicotine products.

Sales (Retail under 25,000 square feet) - Establishments engaged in the selling or rental of goods or merchandise, generally to the general public for personal use or household consumption, and in rendering services incidental to the sale of such goods. This definition excludes other retail uses that are specifically referenced or described in other definitions provided in this Ordinance.

Sales (Retail over 25,000 square feet) - Establishments engaged in the selling or rental of goods or merchandise, generally to the general public for personal use or household consumption, and in rendering services incidental to the sale of such goods.

School (Grade) - An establishment primarily engaged in furnishing academic courses and associated work that comprise a basic preparatory education. A basic preparatory education ordinarily includes pre-kindergarten through 12th grade.

School (Higher Education) - An establishment that furnishes academic or technical courses and grants degrees, certificates, or diplomas at the associate, baccalaureate, or graduate levels. These include junior colleges, colleges, universities, and professional schools. The requirement for admission is typically at least a high school diploma or equivalent general academic training.

School (Technical or Trade) - An establishment that offers vocational and technical training among a variety of technical subjects and trades. The training often leads to job-specific certification.

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.

Self-Storage or Mini-Warehouse — An establishment primarily engaged in renting or leasing space for self-storage. These establishments provide secure space (i.e., rooms, compartments, lockers, containers, or outdoor space) where clients can store and retrieve their goods and possessions.

~~**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.

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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.

Short Term Rental — see Ordinance No. O-18-20

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.

Stadium or Arena — An establishment involving sports teams or clubs or independent athletes participating in live sporting events before a paying audience.

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.

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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.

Tattoo and Body Piercing — An establishment that provides tattoo or body piercing services from a fixed point-of-sale location.

Theatre — An establishment that is primarily engaged in showing movies or motion pictures or producing live presentations involving the performances of actors and actresses, singers, dancers, musical groups and artists, comedians, and other performing artists.

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.

Warehousing — An establishment primarily engaged in operating warehousing and storage facilities for general merchandise, refrigerated goods, and other warehouse products. These establishments provide facilities to store goods. They may also provide a range of services, often referred to as logistic services, related to the distribution of goods. This definition excludes lessors of mini-warehouses and self-storage units.

Wholesaling — An establishment engaged in wholesaling merchandise, generally without transformation, and rendering services incidental to the sale of merchandise.

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.

New Language = Green underline
Language for Removal = ~~Red Strike Through~~

ARTICLE 5 ZONING DISTRICT REGULATIONS

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.

5:1.3 Table of Allowed Uses (EXHIBIT C)

The Table of Allowed Uses established in this section sets forth the uses allowed within the base zoning districts of this Ordinance. The following shall serve as a key to this table and shall direct whether each type of use is allowed or not in any given district.

Permitted (P): Permitted by right subject to general district standards, site development standards, and other applicable standards provided in this Ordinance and related codes.

Conditional (C): Permitted subject to specific conditions and specific use standards in addition to general district standards, site development standards, and other applicable standards provided in this Ordinance and related codes.

Special Exception (S): Permitted only as a special exception through a discretionary review process and in accordance with the review criteria established in Article 7 of this Ordinance in addition to general district standards, site development standards, and other applicable standards provided in this Ordinance and related codes.

Not Permitted (-): The use is not permitted in the district.

(INSERT TABLE 5:1.3)

5:1.4 Uses Not Listed (EXHIBIT D)

If a particular use is not listed in Table 5:1.3, the Planning Director shall determine if that use can reasonably be interpreted to fit into a use category where similar uses are described. The Planning Director shall give due consideration to the purpose of this Ordinance and the zoning district(s) involved and the nature of the use(s) in question.

In order to determine if the proposed use(s) is similar in nature and function to a listed use category, the Planning Director may assess relevant characteristics of the proposed use, including, but not limited to, the following:

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1. The volume and type of sales;
 2. Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, and distribution;
 3. Hours of operation;
 4. Traffic generation and parking turnover;
 5. The amount and nature of any nuisances generated by the potential use(s), including but not limited to noise, smoke, odor, glare, vibration, radiation, and fumes; and
 6. Other impacts related to health, safety, and general welfare.

The Planning Director may also utilize the most current edition of the North American Industrial Classification System (NAICS) to assist in this determination.

If the Planning Director determines that a proposed use is sufficiently similar in nature and impact to a listed use, the proposed use shall comply with the standards for the chosen listed use.

Where the proposed use is not sufficiently similar in nature and impact to a listed use, then the Planning Director shall deny the proposed use and notify the applicant in writing.

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.

See Section 5:1.3 for list of allowed uses

~~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[a] 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.

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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 3-inch 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.

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.

[See Section 5:1.3 for list of allowed uses](#)

~~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

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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.

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.

See Section 5:1.3 for list of allowed uses

~~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.

5:5 C-1 Commercial District.

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

See Section 5:1.3 for list of allowed uses

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.~~
~~Radio 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.

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.

See Section 5:1.3 for list of allowed uses

~~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.

5:7 S-1 Service 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.

[See Section 5:1.3 for list of allowed uses](#)

~~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 upholstery.~~

~~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.~~

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~~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.

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.

[See Section 5:1.3 for list of allowed uses](#)

~~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.

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 less 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.).

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- 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.

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- 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.

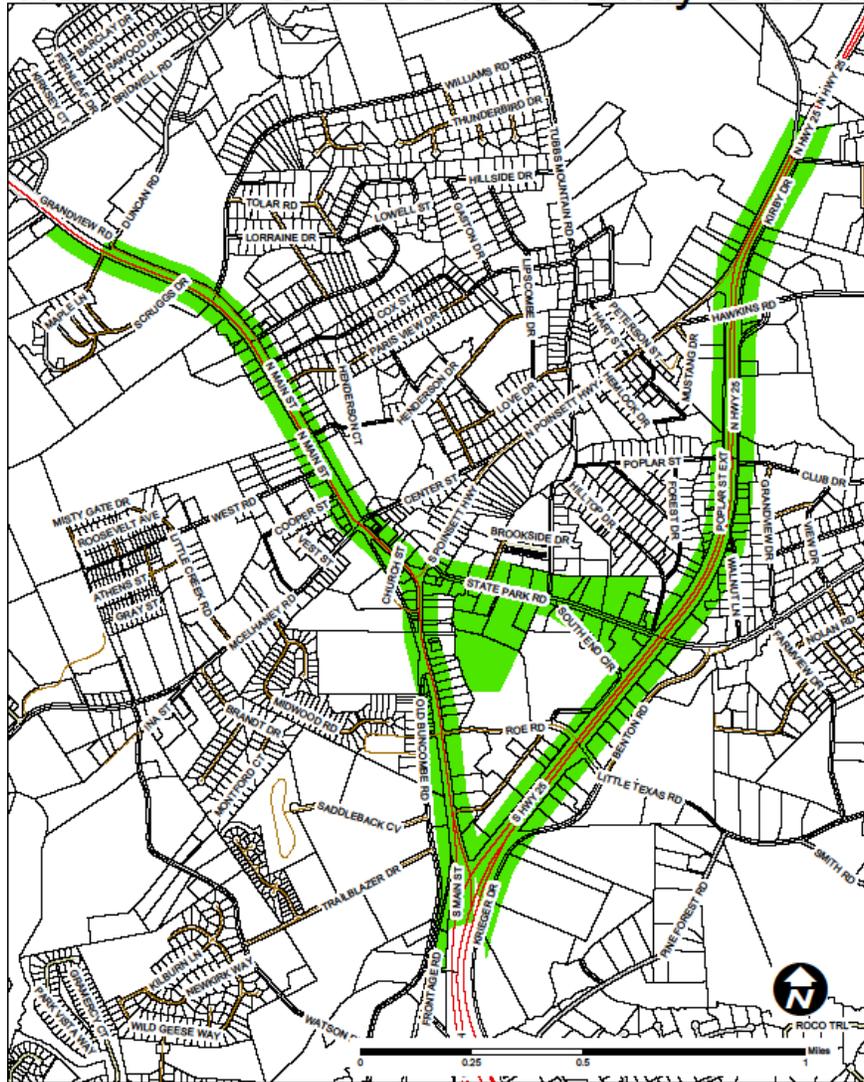
In case of any conflict of the terms of Section 5:9 with terms of other sections of this Ordinance, the terms of Section 5:9 shall prevail.

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 15-foot 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 palustris	Pin Oak
Large Trees	
Acer rubrum	Red Maple
Acer saccharum	Sugar Maple
Betula nigra	River Birch

<i>Liriodendron tulipifera</i>	Tulip Poplar
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Pinus thunbergiana</i>	Japanese Black Pine
<i>Platanus occidentalis</i>	Sycamore
<i>Pyrus calleryana</i>	Bradford Pear
<i>Quercus phellos</i>	Willow Oak
<i>Tilia cordata</i>	Littleleaf Linden
<i>Tsuga canadensis</i>	Canadian Hemlock
Small Trees	
<i>Acer palmatum</i>	Japanese Maple
<i>Cornus florida</i>	Flowering Dogwood
<i>Ilex opaca</i>	American Holly
<i>Lagerstroemia indica</i>	Crepe Myrtle
<i>Magnolia stellata</i>	Star Magnolia
<i>Malus floribunda</i>	Japanese Flowering Crabapple
Shrubs	
* <i>Abelia grandiflora</i>	Glossy Abelia
<i>Azalea hybrida</i>	Satsuki Azalea
<i>Azalea obtusum</i>	Kurume Azalea
* <i>Berberis julianae</i>	Wintergreen Barberry
<i>Chaenomeles speciosa</i>	Flowering Quince
<i>Cleyera japonica</i>	Cleyera
<i>Euonymus alatus "Compactus"</i>	Dwarf Winged Euonymus
* <i>Ilex cornuta "Rotunda"</i>	Dwarf Horned Holly
<i>Ilex cornuta "Burfordii"</i>	Burford Holly
* <i>Ilex crenata "Repandens"</i>	Repanden Japanese Holly
* <i>Ilex crenata "Rotundifolia"</i>	Roundleaf Japanese Holly
* <i>Ilex cornuta "Carissa"</i>	Carissa Holly
<i>Ilex latifolia</i>	Lusterleaf Holly
<i>Ilex vomitoria "Nana"</i>	Dwarf Yaupon Holly
* <i>Juniperus chinensis Pfitzeriana</i>	Pfitzer Juniper
<i>Kalmia latifolia</i>	Mountain Laurel
<i>Loropetalom chinense</i>	Loropetalum
<i>Nandina domestica</i>	Nandina
<i>Pinus mugo "Compacta"</i>	Dwarf Mugo Pine
<i>Prunus laurocerasus schipkaensis</i>	Schip Laurel
* <i>Pyracantha coccinea "Lodense"</i>	Lodense Pyracantha
<i>Rhododendron hybrida</i>	Hybrid Rhododendron
* — shrubs that can also be used as hedge to screen vehicular parking	
Groundcover	
<i>Cotoneaster dammeri</i>	Bearberry cotoneaster
<i>Juniperus chinensis</i>	Chinese Juniper
<i>Juniperus conferata</i>	Shore Juniper
<i>Liriope muscarii</i>	Lily turf
<i>Ophiopogon japonicus</i>	Mondo grass
<i>Pachysandra terminalis</i>	Japanese Spurge
<i>Vina minor</i>	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.

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.

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- 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.

See Section 5:1.3 for list of allowed uses

~~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. ;o0; 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.~~

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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.

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- 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.

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.

See Section 5:1.3 for list of allowed uses

~~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~~

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~~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.

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.

See Section 5:1.3 for list of allowed uses

~~**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.

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- 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.

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.

[See Section 5:1.3 for list of allowed uses](#)

~~**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.

5:15 FDR, Flexible Review District.

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.

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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:

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- 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.

5:16 TH, Townhouse District.

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.

[See Section 5:1.3 for list of allowed uses](#)

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 [least] one shared parking area that accommodates guest parking shall be provided at a [ratio] 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.

SECTION 5:1.3 - USE TABLE	R-15, R-10, R-7.5	R-D	R-M	TH	R-MHP	O-D	C-1N	C-1	C-2	CBD	S-1	I-1	See Also
Key: "P" = Permitted Use; "C" = Conditional Use; "S" = Special Exception Use; "Dash" = Prohibited Use													
Residential Uses													
Accessory Dwelling Units (ADU)	C	-	-	-	-	-	-	S	S	-	-	-	Art 6, Sec 22; Art 7, Sec 9
Dwelling (Attached Single-Family)	-	C	C	C	-	-	-	-	-	-	-	-	Art 6, Sec 13
Dwelling (Detached Single-Family)	P	P	P	P	-	-	-	-	-	-	-	-	
Dwelling (Multi-Family)	-	-	C	-	-	-	-	-	-	-	-	-	Art 6, Sec 13
Home Occupation	C	C	C	C	-	-	-	-	-	-	-	-	Art 6, Sec 12
Manufactured Home	-	-	-	-	S	-	-	-	-	-	-	-	Art 7, Sec 7
Manufactured Housing Park	-	-	-	-	P	-	-	-	-	-	-	-	
Accommodation Uses													
Bed and Breakfast Inn	-	-	-	-	-	-	P	P	P	P	-	-	
Hotel	-	-	-	-	-	-	-	-	P	P	-	-	
Short-Term Rental (STR)	P	P	P	P	-	-	-	-	-	-	-	-	Ord No. O-18-20
Institutional and Social Uses													
Assembly Hall or Banquet Hall	-	-	-	-	-	-	-	-	P	-	P	-	
Child or Day Care Center	-	-	S	-	-	-	-	-	-	-	-	-	Art 7, Sec 8
Health Care Service (Assisted Living)	-	-	P	-	-	-	-	-	-	-	-	-	
Health Care Service (Hospital)	-	-	-	-	-	-	P	-	P	-	-	-	
Health Care Service (Nursing Care Facility)	-	-	-	-	-	P	-	P	P	-	-	-	
Health Care Service (Outpatient)	-	-	-	-	-	P	P	P	P	-	-	-	
Health Care Service (Residential Continuing Care Retirement Center)	-	-	S	-	-	-	-	-	-	-	-	-	Art 6, Sec 15; Art 7, Sec 10
Public Utility	S	S	S	S	S	S	S	S	S	S	S	S	Art 7, Sec 2
Public Safety	S	S	S	S	P	P	P	P	P	P	P	P	
Religious Institution	S	S	S	S	-	S	-	S	S	S	S	-	Art 7, Sec 5
School (Grade)	S	S	S	S	-	S	-	S	S	-	S	-	
School (Higher Learning)	S	S	S	S	-	S	-	S	S	-	S	-	
School (Technical, Trade, or Other Specialty)	-	-	-	-	-	P	P	P	P	P	P	P	
Commercial and Office Uses													
Bar, Brew Pub, Drinking Place	-	-	-	-	-	-	-	-	P	P	-	-	
Building Services	-	-	-	-	-	-	-	-	P	-	P	-	
Catering Services	-	-	-	-	-	-	-	-	P	-	P	-	
Communication or Information Services	-	-	-	-	-	P	P	P	P	P	-	-	
Dry Cleaning and Laundry Services	-	-	-	-	-	-	-	P	P	-	P	-	
Financial Services	-	-	-	-	-	P	P	P	P	P	-	-	
Financial Services (Non-traditional)	-	-	-	-	-	-	-	-	-	-	-	-	
Motor Vehicle Sales	-	-	-	-	-	-	-	-	P	-	P	-	
Office and Professional Services	-	-	-	-	-	P	P	P	P	P	-	-	
Personal Care Services	-	-	-	-	-	-	P	P	P	P	-	-	
Tattoo and Body Piercing Services	-	-	-	-	-	-	-	-	-	-	-	-	
Pet and Animal Care Services	-	-	-	-	-	-	-	-	P	-	P	-	
Restaurant (No drive-thru)	-	-	-	-	-	-	P	P	P	P	-	-	
Restaurant (With drive-thru)	-	-	-	-	-	-	-	-	P	-	-	-	
Sales (Retail under 25,000 sf)	-	-	-	-	-	-	P	P	P	P	P	-	
Sales (Retail over 25,000 sf)	-	-	-	-	-	-	-	-	P	P	P	-	
Sales (Alcohol packaged)	-	-	-	-	-	-	-	-	P	-	-	-	
Sales (Alternative nicotine)	-	-	-	-	-	-	-	-	-	-	-	-	
Industry, Service, and Transportation Uses													
Construction and Contractor Services	-	-	-	-	-	-	-	-	-	-	P	P	
Junk/Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	S	Art 7, Sec 3
Manufacturing (Light)	-	-	-	-	-	-	-	-	-	-	P	P	
Manufacturing (Heavy)	-	-	-	-	-	-	-	-	-	-	-	P	
Motor Vehicle Services (Light)	-	-	-	-	-	-	-	P	P	-	P	-	
Motor Vehicle Services (Heavy)	-	-	-	-	-	-	-	-	P	-	P	P	
Package Delivery Services	-	-	-	-	-	-	P	P	P	P	-	-	
Parking	-	-	-	-	-	P	P	P	P	P	P	P	Art 6, Sec 9
Passenger Transportation Services	-	-	-	-	-	-	-	-	P	-	P	-	
Self-Storage or Mini-Warehouse Facility	-	-	-	-	-	-	-	-	S	-	-	-	Art 7, Sec 12
Telecommunication Tower	S	S	S	S	S	S	S	S	S	-	S	S	Art 7, Sec 11
Warehousing	-	-	-	-	-	-	-	-	-	-	P	P	
Wholesaling	-	-	-	-	-	-	-	-	-	-	P	P	
Arts, Entertainment, and Recreation Uses													
Amusement or Games Facility	-	-	-	-	-	-	-	-	P	-	P	-	
Clubhouse or Country Club	S	S	S	-	-	-	-	-	-	-	-	-	Art 7, Sec 6
Equine and Livestock	S	-	-	-	-	-	-	-	-	-	-	-	Art 7, Sec 4
Event Center or Banquet Hall	-	-	-	-	-	-	P	P	P	P	-	-	
Fitness/Sports Club, Studio, or Center	-	-	-	-	-	-	P	P	P	P	-	-	
Recreation (Outdoor)	P	P	P	P	P	P	P	P	P	P	-	-	
Stadium or Arena	-	-	-	-	-	-	-	-	-	-	S	-	
Theater	-	-	-	-	-	-	P	P	P	P	P	-	

5:1.4 Uses Not Listed

If a particular use is not listed in Table 5:1.3, the Planning Director shall determine if that use can reasonably be interpreted to fit into a use category where similar uses are described. The Planning Director shall give due consideration to the purpose of this Ordinance and the zoning district(s) involved and the nature of the use(s) in question.

In order to determine if the proposed use(s) is similar in nature and function to a listed use category, the Planning Director may assess relevant characteristics of the proposed use, including, but not limited to, the following:

1. The volume and type of sales;
2. Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, and distribution;
3. Hours of operation;
4. Traffic generation and parking turnover;
5. The amount and nature of any nuisances generated by the potential use(s), including but not limited to noise, smoke, odor, glare, vibration, radiation, and fumes; and
6. Other impacts related to health, safety, and general welfare.

The Planning Director may also utilize the most current edition of the North American Industrial Classification System (NAICS) to assist in this determination.

If the Planning Director determines that a proposed use is sufficiently similar in nature and impact to a listed use, the proposed use shall comply with the standards for the chosen listed use.

Where the proposed use is not sufficiently similar in nature and impact to a listed use, then the Planning Director shall deny the proposed use and notify the applicant in writing.

ARTICLE 7 PROVISIONS FOR SPECIAL EXCEPTIONS

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.~~

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.

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.

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 (2) 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.

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.

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.

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.

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.

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.

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.

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.

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- 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 1¾ 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.

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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.

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.