

Development Code Annual Review



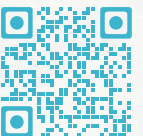
When City Council adopted the Greenville Development Code in 2023, they wanted a code that would be responsive to the community's needs. So they mandated an annual review. Based on practical use and feedback from residents, developers and stakeholders, City staff proposes a series of amendments for public review and comment.

Highlights are below:

- 1. Change of Use Standards** — Adjust requirements for “Change of Use” projects to reduce the burden on businesses moving into existing buildings.
- 2. Residential Driveways** — Clarify parking setbacks and driveway tapers. The maximum residential driveway width will increase from 10 to 12 feet.
- 3. Basements** — On sloped lots, exposed rear and walk-out basements would be allowed without counting as a story of building height. The exposed basement would not exceed 50% of the building's perimeter.
- 4. Building Breaks** — A building break provides visual interest and reduces the impact of large buildings. The amendment allows an architectural solution to exceed the maximum building width for the zoning district while also limiting the number of breaks allowed.
- 5. Smoke and Vape Shops** — New businesses that primarily sell vaping and tobacco products would only be permitted in the Business Heavy (BH) and Industrial (ID) districts. Shops would not be located within 1,500 of another smoke or vape shop, school, church, park, trail or community center, and would not abut a residential district.
- 6. Outdoor TV Screens** — Introduce new standards for large outdoor video screens including requirements for orientation, screening and sound control.
- 7. Sign Ordinance** — In response to concerns from businesses and sign contractors, numerous improvements have been made to the City's sign regulations. Signage during elections will also be addressed.
- 8. Residential Building Setbacks** — Most neighborhoods in Greenville were developed with a five-foot side setback. The existing code increased side setbacks for wider lots, but this has created conflicts for new homes and additions attempting to fit the existing neighborhood character. This amendment attempts to right-size setbacks in the residential (RH) districts to reflect Greenville's historic development patterns.
- 9. Zoning Text and Map Amendments** — Simplify the criteria for review of zoning map and text amendments.
- 10. Minor Subdivisions** — Update the review process to provide clarity for engineers, surveyors and property owners going through the subdivision process.



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