



## REQUEST FOR COUNCIL ACTION

### City of Greenville, South Carolina

**TO:** Honorable Mayor and Members of City Council  
**FROM:** John F. McDonough, City Manager

Agenda Item No.

15e

Ordinance/First Reading  Ordinance/Second & Final Reading  Resolution/First & Final Reading  Information Only

**AGENDA DATE REQUESTED:** April 27, 2020

**ORDINANCE/RESOLUTION CAPTION:**

ORDINANCE TO AMEND SECTION 19-3.2.2(Q) AND ADOPT SECTION 19-6.12 OF THE CODE OF ORDINANCES OF THE CITY OF GREENVILLE TO MODIFY AND ADD DESIGN STANDARDS TO THE NRO, NEIGHBORHOOD REVITALIZATION OVERLAY DISTRICT (Z-22-2019)

**SUMMARY BACKGROUND:**

Planning and Community Development staff worked with four neighborhoods that are designated as Neighborhood Revitalization Overlay districts in order to update the design guidelines for those particular neighborhood districts. The four neighborhood districts are West End, Greater Sullivan, Green Avenue and Nicholatown. Currently, there is a discrepancy between the Land Management Ordinance and the neighborhood district plans with respect to enforcement of the design guidelines. City staff conducted numerous public involvement workshops and neighborhood meetings to obtain public input and feedback about the proposed changes. Below is a summary of those events.

- Nicholatown Neighborhood Executive Board Presentation - August 19, 2019
- Nicholatown Neighborhood Assoc. Presentation - August 22, 2019
- Greater Sullivan Neighborhood Meeting Presentation - September 10, 2019
- Sterling Neighborhood Assoc. Meeting Presentation - September 12, 2019
- Public Meeting- Log Cabin, McPherson Park - September 24, 2019
- West End Neighborhood Assoc. Presentation - October 1, 2019
- West Greenville Neighborhood Assoc. Presentation - October 8, 2019
- City Council Work Session - January 13, 2020

Planning Staff Recommendation: Approval  
 Planning Commission Recommendation: Approval by a vote of 7-0.

**IMPACT IF DENIED:**

The text of the Code of Ordinances will remain the same and the discrepancies for how to enforce the design guidelines within NRO areas will remain.

**FINANCIAL IMPACT:**

None

#### REQUIRED SIGNATURES

Department Director Jonathan B. Graham  
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City Attorney Michael Pitts  
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OMB Director \_\_\_\_\_

City Manager John McDonough  
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A N O R D I N A N C E

TO AMEND SECTION 19-3.2.2(Q) AND TO ADOPT SECTION 19-6.12 OF THE CODE OF ORDINANCES OF THE CITY OF GREENVILLE TO MODIFY AND ADD DESIGN STANDARDS TO THE NRO: NEIGHBORHOOD REVITALIZATION OVERLAY DISTRICT (Z-22-2019)

WHEREAS, the city of Greenville (the “City”) desires to modify and establish design standards for the established Neighborhood Revitalization Overlay District; and

WHEREAS, the Planning and Community Development staff worked with four Neighborhood Revitalization areas: West End, Greater Sullivan, Green Avenue, and Nicholtown; and

WHEREAS, the text amendment changes a discrepancy between the Land Management Ordinance and the neighborhood district plans with respect to enforcement of the design guidelines within these neighborhood areas; and

WHEREAS, these regulations shall apply to those lands located within the designated Neighborhood Revitalization Overlay districts located within the City; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on March 19, 2020, to consider the proposed text amendment, and the Commission recommended approval of the proposed text amendment; and

WHEREAS, City Council finds the text amendment to be compatible with the City’s Comprehensive Development Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, Section 19-3.2.2(Q) is amended and Section 19-6.12 is adopted into the Code of Ordinances of the City of Greenville as set forth in Exhibit, A attached hereto and incorporated herein by reference. This Ordinance shall be effective upon second and final reading.

DONE, RATIFIED AND PASSED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

REVIEWED:

\_\_\_\_\_  
CITY MANAGER

**EXHIBIT A**19-3.2.2 (Q) *NRO: Neighborhood revitalization overlay district.*

- (1) *Purpose.* The purpose of the neighborhood revitalization overlay district (NRO) is to enhance the compatibility of new development with ~~design guidelines~~standards established for each neighborhood master plan approved by city council. Providing for compatible development in NRO districts increases the opportunity for public, nonprofit, and private funds to be invested in these areas and eliminates or reduces the need for continual re-investment of time and funds to maintain or improve the neighborhood's quality of life.
- (2) *Location and applicability.* NRO districts are overlaid upon lands in the city having a base zoning district designation (see subsection 19-3.1.2). The boundaries of the various districts are reflected upon a map to be used in conjunction with the official zoning map; the regulations that apply to the districts, in addition to the underlying zoning district regulations, are contained within the NRO master plans approved by the city council.
- (3) *District-specific development standards.*
  - (a) ~~Compliance with approved design guidelines.~~ No permit for any new construction or expansion of existing structures that results in an increase in building footprint area of 50 percent or more on property within the NRO district may be issued until the administrator determines that the proposal complies with the ~~design guidelines~~ established for the NRO in which the property is located.
  - (b) ~~Design guidelines.~~ Each NRO master plan shall identify the design criteria to be applied to all new construction and expansion of existing structures.

The design standards of section 19-6.12 shall apply to the following developments located within an NRO District:

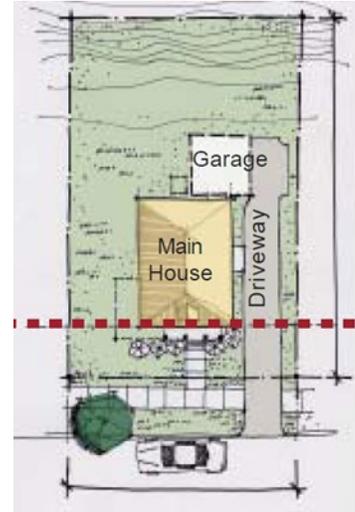
- (A) New lots created by summary plat or major subdivision (subsection 19-2.3.13).
- (B) Construction of a new single-family attached or detached dwelling, duplex dwelling, or garage/carport.
- (C) Addition of an attached garage/carport.
- (D) Installation and/or expansion of a driveway.
- (E) Renovations/additions 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's role. Renovations/additions phased over a five-year period shall be combined to determine applicability of the percent threshold criteria. Renovations/additions which do not alter the site are exempt, but are calculated in the five-year phased period above.
- (F) Additions that increase the principle building footprint square footage by more than 40 percent. Additions phased over a five-year period shall be combined to determine the applicability of the percent threshold criteria.

Sec. 19-6.12. – Design Standards for Neighborhood Revitalization Overlay Districts.

(A) *Single Family Detached and Duplex Dwellings.* New housing should be compatible with the existing fabric of the community and promote a walkable environment.

(1) Lot Width-40 feet minimum

(2) Driveways: Shall at no point be wider than 10 feet (except in rear yard or connecting to an alley) and shall only be located to the side and/or rear of a house. Parking in a front yard may be allowed by zoning administrator when conditions exist that do not allow access to the side or rear yard (i.e. topography, limited space between an existing house and lot line (an area less than ten feet wide). Backup space in a front yard may be allowed by zoning administrator when access to an adjacent street may be difficult due to traffic patterns on the street. The administrator shall determine that the design and landscaping of the parking and or backup space ensures adequate stormwater mitigation and protection of the character of the block.



(3) Walkways: All houses shall have a sidewalk between 3 and 5 feet wide that connects the front porch to the public sidewalk, or the front porch to the driveway if no public sidewalk exists.

(4) Retaining Walls: Must be faced in stone, brick, or stucco, if visible from the public street.

(5) Foundation: Slab foundations shall be elevated a minimum of 16 inches above finished grade on all elevations and shall consist of brick/stone. Crawlspace foundations shall consist of brick/stone veneer at a minimum height of 16 inches above finished grade on all elevations (zoning administrator may make exceptions considered for accessibility requirements).



(6) Building Height: 30 feet maximum, as defined in section 19-5.2.9(A).

(7) Roof: Shall be gable or hipped with pitch between 3/12 and 14/12.

(8) Eave Overhang: 12 inch minimum.

(9) Chimneys: Must be faced in stone or brick.

(10) Attached or Detached Garages: Must be located behind the back wall of the primary structure.

(11) Accessory Structures: See Section 19-4.4.

(12) Front Porches: Must have a front porch at least 6 foot minimum depth and 8 foot minimum width from edge of wall to edge of porch. Porches shall not be enclosed and have at least two columns with a minimum 6 inch nominal diameter each.



(13) Exterior Walls: No concrete block masonry or metal panel is permitted. Stucco may be used as an accent.

- (14) Trim Details: 4 inch nominal width minimum for siding or 2 inch minimum for brick masonry trim shall be used at windows, doors, corners, cornices, eaves, rakes, and fascias.
- (15) Fenestration (Doors and Windows): 25% minimum of the front façade shall be fenestrated and 10% minimum of each of the side and rear façades shall be fenestrated.
- (B) Single-Family Attached- New single-family attached housing should be compatible with the existing fabric of the community and promote a walkable environment.
- (1) Driveways: All driveways/parking areas shall be located to the side and/or rear of a unit. No front yard parking locations are permitted. Parking in a front yard may be allowed by zoning administrator when conditions exist that do not allow access to the side or rear yard (i.e. topography, limited space between an existing house and lot line (an area less than ten feet wide). Backup space in a front yard may be allowed by zoning administrator when access to an adjacent street may be difficult due to traffic patterns on the street. The administrator shall determine that the design and landscaping of the parking and or backup space ensures adequate stormwater mitigation and protection of the character of the block.
- (2) Shared Alleys: All attached developments shall be required to share a rear parking access through the use of a shared alley. To the extent possible, alleys shall be accessed via the side of the block. Where not possible (i.e., infill development in block interiors), alleys shall be accessed via the primary street but shall have no more than 2 curb cuts.
- (3) Walkways: Each individual unit shall have a sidewalk between 3 and 5 feet wide that connects the front porch to the public sidewalk (no shared walkway).
- (4) Retaining Walls: Must be faced in stone, brick, or stucco, if visible from the public street.
- (5) Foundation: Slab foundations shall be elevated a minimum of 16 inches above finished grade on all elevations and shall consist of brick/stone veneer . Crawlspace foundations shall consist of brick/stone veneer at a minimum height of 16 inches above finished grade on all elevations (zoning administrator may make exceptions considered for accessibility requirements).
- (6) Building Height: 30 feet maximum, as defined in section 19-5.2.9(A).
- (7) Roof: Shall be gable or hipped with pitch between 3/12 and 14/12.
- (8) Eave Overhang: 12 inch minimum.
- (9) Roof Massing: All dwelling units shall have at least one gable or dormer facing the public street. Roof massing should be used to delineate each unit from one another.
- (10) Chimneys: Must be faced in stone or brick
- (11) Garages: Shall be provided only along the rear of the main dwelling structure and shall be accessed via a shared alley (no front-facing garages).
- (12) Accessory Structures: See Section 19-4.4.
- (13) Porches: Each dwelling unit shall have a front porch at least 6 foot minimum depth and 8 foot minimum width from edge of wall to edge of porch. Porches shall not be enclosed and have at least two columns with a minimum 6 inch nominal diameter each.
- (14) Doors: Each dwelling unit shall have a front door that faces the public street.
- (15) Exterior Walls: No concrete block masonry or metal panel is permitted. Stucco may be used as an accent.
- (16) Trim Details: 4 inch nominal width minimum for siding or 2 inch minimum for brick masonry trim shall be used at windows, doors, corners, cornices, eaves, rakes, and fascias.

(17) Fenestration: 25% minimum of the front façade and 10% minimum of the rear façade shall be fenestrated. On end units only, 10% minimum of the side façade shall be fenestrated.

