

	<h2 style="color: green; margin: 0;">REQUEST FOR COUNCIL ACTION</h2> <h3 style="color: green; margin: 0;">City of Greenville, South Carolina</h3> <p style="color: green; margin: 5px 0 0 20px;">TO: Honorable Mayor and Members of City Council</p> <p style="color: green; margin: 0 0 0 20px;">FROM: John F. McDonough, City Manager</p>	<p style="color: green; font-weight: bold; margin: 0;">Agenda Item No.</p> <div style="border: 1px solid black; width: 60px; height: 30px; margin: 10px auto; text-align: center; line-height: 30px;">111</div>
---	---	---

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

AGENDA DATE REQUESTED: June 28, 2021

ORDINANCE/RESOLUTION CAPTION:

ORDINANCE TO AMEND CERTAIN PORTIONS OF THE UNITY PARK NEIGHBORHOOD DISTRICT CODE TO REMOVE MAXIMUM LOT WIDTH AND DEPTH REQUIREMENTS AND TO PROVIDE FOR DEVELOPMENT FLEXIBILITY INCENTIVES FOR AFFORDABLE HOUSING (Z-19-2021)

SUMMARY BACKGROUND:

Staff submits this text amendment to amend Tables 2.60; 2.70; 2.80; 2.90; and Section 5.60(C) of the Unity Park Neighborhood District Code to eliminate maximum lot width and lot depth measurements and revise the title reference to the table in Section 5.60.

This amendment is intended to allow flexibility to better approach the three priority areas of GVL2040 – Open space and the environment; Affordable housing opportunities; and Transportation and mobility. Allowance of larger lot sizes would make projects that include large swaths of open space, more affordable units, and increased transportation and mobility options more economical for developers.

The City Planning Commission, pursuant to public notice, held a public hearing on June 9, 2021, to consider the proposed text amendment. The application was recommended for approval by a vote of 5-0 (Meg Terry recused).

Planning Staff Recommendation: Approve

Planning Commission Recommendation: Approval by a vote of 5-0 (Meg Terry recused)

IMPACT IF DENIED:

The text amendment will not be approved, and the maximum lot size dimensions and affordable housing incentives will remain regulated by the existing standards of the Unity Park Neighborhood District Code.

FINANCIAL IMPACT:

None

REQUIRED SIGNATURES

Department Director Jonathan B. Graham
DocuSigned by: 219319F5AC3C445...

City Attorney Michael Pitts
DocuSigned by: 5E0F2A267E2D413...

OMB Director _____

City Manager John McDonough
DocuSigned by: FDC2AC15040F440...

A N O R D I N A N C E

TO AMEND CERTAIN PORTIONS OF THE UNITY PARK NEIGHBORHOOD DISTRICT CODE TO REMOVE MAXIMUM LOT WIDTH AND DEPTH REQUIREMENTS AND TO PROVIDE FOR DEVELOPMENT FLEXIBILITY INCENTIVES FOR AFFORDABLE HOUSING (Z-19-2021)

WHEREAS, the Unity Park Neighborhood District Code of the city of Greenville (the “UPNDC”) contains regulations to ensure new development in the area advances the character of the community and properly complements and transitions between Downtown Greenville, Unity Park, and its surrounding neighborhoods;

WHEREAS, the UPNDC further establishes appropriate district design and character regulatory tools to accomplish the foregoing and further creates new zoning requirements that take the form of this “Community Character Code” for the Unity Park planning area; and

WHEREAS, the city of Greenville (the “City”) provides municipal planning and land use services including, but not limited to, land development regulation, zoning, land use planning, permitting, and licensing of businesses and properties, which are vital to the public health, safety, welfare, and quality of life in the City; and

WHEREAS, the City recently adopted its decennial comprehensive plan, entitled GVL2040 (the “GVL2040”); and

WHEREAS, open space and the environment, affordable housing opportunities, transportation, and mobility are top priorities in GVL2040; and

WHEREAS, the City seeks to encourage development projects in the Unity Park area to include greater open space, an increase in affordable housing units, as well as more economical transportation and mobility options; and

WHEREAS, the City desires to modify the dimensional standards of the Unity Park zoning districts to remove maximum lot and width requirements as set forth in Table 2.60, Table 2.70, Table 2.80, Table 2.90, and Table 5.60 (the latter of which necessitates a change to the table reference set forth in Section 5.60) of the UPNDC—all as shown in Exhibit A attached hereto; and

WHEREAS, the City Planning Commission, pursuant to public notice, held a public hearing on June 9, 2021, to consider the proposed text amendments, and

WHEREAS, the Planning Commission voted unanimously to recommend approval of the proposed text amendments as proposed; and

WHEREAS, City Council finds the text amendments 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, Table 2.60, Table 2.70, Table 2.80, Table 2.90, and Table 5.60 of the Neighborhood Code are hereby amended as set forth in Exhibit A, which is 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 _____, 2021.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED:

CITY MANAGER

EXHIBIT A

TABLE 2.60. UNITY PARK FRONTAGE (UP-F)

BUILDING PLACEMENT	
SETBACK (DISTANCE FROM THE ROW/PROPERTY LINE)	
Front	0' minimum *
Side Street	10' minimum
Side	0' minimum
Rear	0' minimum *
Accessory Building	5' min. front setback, 5' min. side setback, 0' min. rear setback *
LOT SIZE	
Width	30' minimum, 250' maximum
Depth	80' minimum, 300' maximum
BUILDING FORM	
Building Height	See Height District Regulating Plan
Main Building	100' maximum, 2 stories minimum
Ancillary Building	25' maximum
Maximum Lot Coverage	80%
Density	73 units per acre
ALLOWED USES - see Table 2.20-B	
BUILDING TYPES PERMITTED	
Rowhouse, Multi-plex: Small, Multi-Plex: Large, Stacked Flats, Live/Work, Main Street Mixed-Use, Flex, Mid-Rise	

TABLE 2.70. NEIGHBORHOOD CENTER (UP-NCE)

BUILDING PLACEMENT	
SETBACK (DISTANCE FROM THE ROW/PROPERTY LINE)	
Front	0' minimum
Side Street	5' minimum
Side	0' minimum
Rear	5' minimum
Accessory Building	5' min. front, 5' min. side setback, 5' min. rear setback
LOT SIZE	
Width	30' minimum, 200' maximum
Depth	100' minimum, 180' maximum
BUILDING FORM	
Building Height	See Height District Regulating Plan
Main Building	50' maximum, 2 stories minimum
Ancillary Building	25' maximum
Maximum Lot Coverage	85%
Density	46 units per acre
ALLOWED USES - see Table 2.20-B	
BUILDING TYPES PERMITTED	

Carriage House, Detached Home: Medium, Detached Home: Compact, Duplex, Rowhouse, Multi-plex: Small, Multi-Plex: Large, Stacked Flats, Live/Work, Flex, Main Street Mixed-Use
--

TABLE 2.80 NEIGHBORHOOD CORE (UP-NCO)

BUILDING PLACEMENT	
SETBACK (DISTANCE FROM THE ROW/PROPERTY LINE)	
Front	5' minimum, 15' maximum
Side Street	3' minimum, 15' maximum
Side	3' minimum, 9' maximum
Rear	5' minimum
Accessory Building	5' min. front, 5' min. side setback, 5' min. rear setback
LOT SIZE	
Width	40' minimum, 75' maximum
Depth	75' minimum, 100' maximum
BUILDING FORM	
Building Height	See Height District Regulating Plan
Main Building	45' maximum
Ancillary Building	25' maximum
Maximum Lot Coverage	60%
Density	15 units per acre
ALLOWED USES - see Table 2.20-B	
BUILDING TYPES PERMITTED	
Carriage House, Detached Home: Medium, Detached Home: Compact, Duplex, Rowhouse, Multi-plex: Small, Multi-Plex: Large, Stacked Flats, Live/Work	

TABLE 2.90. DOWNTOWN TRANSITIONAL (UP-DT)

BUILDING PLACEMENT	
SETBACK (DISTANCE FROM THE ROW/PROPERTY LINE)	
Front	0' minimum
Side Street	15' minimum
Side	0' minimum
Rear	5' minimum
Accessory Building	5' min. front, 5' min. side setback, 5' min. rear setback
LOT SIZE	
Width	30' minimum, 250' maximum
Depth	80' minimum, 100' maximum
BUILDING FORM	
Building Height	See Height District Regulating Plan
Main Building	100' maximum, 2 stories minimum
Ancillary Building	25' maximum
Maximum Lot Coverage	90%
Density	73 units per acre
ALLOWED USES - see Table 2.20-B	

BUILDING TYPES PERMITTED
Rowhouse, Multi-plex: Small, Multi-Plex: Large, Stacked Flats, Live/ Work, Main Street Mixed-Use, Flex, Mid-Rise

5.60 Affordable & Workforce Housing Incentives

C. Scope of Application. Any affordable housing development or any development that otherwise includes one affordable housing dwelling unit for each four market-rate dwelling units shall be eligible to receive any or all of the Development Flexibility Incentives listed in Table 5.60 ~~5.50~~, that would otherwise be required under Chapter 2.20 of this Code.

TABLE X.XX- DEVELOPMENT FLEXIBILITY INCENTIVES

Building & Lot Standards

UPCD Context Zones

Density (units/acre, max)	110	70	20	110
Building Height (stories, max)	6	5	3	6
Building Height (FT, max)	85	70	50	85
Lot Width (FT, min)	NA	20	30	NA
Lot Depth (FT, max)	100	100	100	100
Lot Coverage (% max)	UL*	UL*	UL*	UL*
Setback - Side (FT, min)	10	10	5	10
Setback - Front (FT, min)	0	0	15	0

	UP-F	UP-NCE	UP-NCO	UP-DT
Density (units/acre, max)	110	70	20	110
Building Height (stories, max)	6	5	3	6
Building Height (FT, max)	85	70	50	85
Lot Width (FT, min)	NA	20	30	NA
Lot Depth (FT, max)	100	100	100	100
Lot Coverage (% max)	UL*	UL*	UL*	UL*
Setback - Side (FT, min)	10	10	5	10
Setback - Front (FT, min)	0	0	15	0

*Unlimited, provided all setbacks, stormwater, open space, and buffer requirements are met

Parking Requirements

Income-Qualified Level for Unit

Parking (spaces/unit)

	Low-Income	Moderate-Income
Parking (spaces/unit)	0	1

TABLE 5.60. DEVELOPMENT FLEXIBILITY INCENTIVES

UPCD CONTEXT ZONES	UP-F	UP-NCE	UP-NCO	UP-DT
BUILDING PLACEMENT				
Front	0' minimum	0' minimum	15' minimum	0' minimum
Side	10' minimum	10' minimum	5' minimum	10' minimum
LOT SIZE				
Width	NA minimum	20' minimum	30' minimum	NA minimum
Depth	100' maximum	100' maximum	100' maximum	100' maximum
BUILDING FORM				
Building Height	6 stories maximum	5 stories maximum	3 stories maximum	6 stories maximum
Main Building	85' maximum	70' maximum	50' maximum	85' maximum
Maximum Lot Coverage	UL*	UL*	UL*	UL*
Density (units/acre, max)	110	70	20	110
*Unlimited, provided all setbacks, stormwater, open space, and buffer requirements are met				
PARKING REQUIREMENTS				
Income-Qualified Level for Unit	Low-Income		Moderate-Income	
Parking (spaces/unit)	0		1	