



# Infill Concept Report

## **Driveways/Garages/Carports**

Purpose: Location of driveways and garages/carports, and the orientation of garage openings relative to the street can have a negative impact on the character of established residential areas. Greenville's neighborhoods are largely walkable and pedestrian oriented.

To minimize the impact of the above facilities, they shall be constructed in a way to be consistent with the predominant development pattern and rhythm of the block in the respective neighborhood. Houses constructed on a new street, public or private, can establish a new character for that particular street, if it does not alter the character of the surrounding neighborhood.

(1) Attached garages/carports shall not open onto a front or side yard, unless (a) 60 percent of existing dwellings in the block have attached garages/carports which open onto a front yard; or (b) The garage is integrated into the house design and is set back at least 10 feet from the front of the structure, including porches.

(2) Detached garages/carports shall comply with the provisions of Section 19-4.4, Accessory Uses and Structures.

(3) In blocks where the existing dwellings have no garages/carports, garages are allowed per subsections (1) and (2) above.

(4) If a garage/carport is not provided, driveways shall be located to the side and/or rear of the dwelling, and shall not exceed 10 feet wide, except in the rear yard.

(5) Parking shall not be allowed in the front yards, except for access to front-loaded garages that are permitted. The administrator may allow wider driveways and or parking pads in the front yard based on consistency with existing character of the block and compliance with stated purpose and intent of this section and also meet (6) below.

(6) Ribbon strip driveways or other alternative pavement, including brick or grasscrete are required in front yards to reduce the visual impact of the driveway. Minimum grassed or bricked area shall be no less than 2 feet. Ribbon shall continue until the main front plane of the house or, if front-loaded, 4 feet in front of the door.

## **Stormwater Detention/Retention Standards**

Purpose: To minimize the visual impact of a stormwater detention/retention facility in existing within a single family residential neighborhood in order to maintain the predominant characteristics of the neighborhood to the greatest extent possible.

(1) Where stormwater quantity requirements of the Stormwater Ordinance apply to infill subdivisions, the following requirements shall apply:

A. Where above-ground detention/retention facilities are proposed, they shall:

1. Be located at least twenty feet (20') from an exterior property line; and
2. Be sloped in a manner such that fencing is not needed; and
3. Be landscaped in a manner acceptable to the administrator; and
4. Be designed as an amenity to the development, when deemed feasible by the administrator. Amenity features may include additional landscaping, fountains, trails or other features acceptable to the administrator.

B. Where below-ground detention facilities are proposed, they shall comply with maintenance and access requirements as deemed necessary by administrator.

(2) The above performance standards apply to infill subdivisions which require stormwater quantity and create a subdivision of 2 to 15 lots in an "R" zoned neighborhood (single-family residential).

#### **Stormwater Runoff Standards.**

Purpose: To limit stormwater runoff impact on adjoining properties created by new construction and additions, measures shall be implemented to address stormwater quantity requirements for single-family residential construction properties that are not part of a larger common plan that would be otherwise exempt from such requirements.

(1) Single family home construction shall not exceed 50% impervious coverage over the total lot area and shall provide a 10 (ten) foot or greater setback along any property line that is adjacent to another single family property. In addition, setback slopes shall not exceed four (4) foot horizontal to one (1) vertical. For those situation where a 10 (ten) foot or greater setback is provided, stormwater discharges, such as downspouts, shall have the water dissipated prior to leaving the property.

(2) In situations that item (1) above cannot be met, the following requirements shall apply:

A. Low Impact Development (LID) practices shall be utilized to delay the release of water to reduce erosive velocities on adjacent properties. These methods shall include, but not be limited to: the provision vegetative filter strips along property lines; the sloping of parking areas and drives to landscaped areas versus directly to adjacent properties; the guttering or catchment of building runoff to rain barrels or landscaped open areas where setbacks limit the amount of pervious; and other such methods which provide opportunities for the

percolation of stormwater on site. The use of LID's shall be appropriate based on the unique site conditions of each property; or

- B. Stormwater Best Management Practices shall be used to convey and dissipate stormwater runoff as approved by the administrator.

(3) The above performance standards shall apply to the all single-family residential buildings that are not located within a larger common plan with an approved stormwater management system, including single-family projects on vacant land, or land made vacant after the demolition of existing structures. These requirements shall also apply to all building projects whose construction value exceeds 50 percent (50%) of the assessed value of the improvements detailed on the most current property tax assessment role, or projects that increase the building footprint square footage by more than forty percent (40%). Building renovations phased over a five-year period shall be combined to determine applicability of the percent threshold criteria.

### **Trees.**

Purpose. Protection of existing tree cover is intended to preserve the visual and aesthetic qualities of Greenville; to encourage site design techniques that preserve the natural environment and enhance the developed environment; to control erosion, slippage, and sediment runoff into streams and waterways; to increase slope stability; and, to protect wildlife habitat and migration corridors. Preservation or provision of trees near structures also serves to conserve energy by reducing heating and cooling costs.

- (1) Tree surveys are not required for single-family lots or single-family subdivisions.
- (2) Including any required street trees, two (2) canopy trees are required per single-family lot in R-6 and three (3) canopy trees per lot in R-9. Existing trees that are preserved and protected and meet the minimum size can be counted. Trees shall be an approved species and shall be a minimum of 2 1/2-inch caliper measured at six inches above the top of the root flare.
- (3) Efforts should be made to the extent practicable to preserve tree(s) that if removed, could alter the character of the neighborhood.