Within its boundaries, the West Greenville neighborhood has the potential to become the ideal mixed-income and mixed-use community, embracing renters and homeowners alike as well as a vibrant neighborhood commercial corridor. *Much effort by the City of Greenville, the neighborhood associations and their partners continues to be given in revitalizing parts of the neighborhood to achieve this vision.* The West Greenville Design Guidelines are yet another avenue to ensure quality design and aesthetics continue to exist in the neighborhood.

To be consistent with the Master Plan, the West Greenville Design Guidelines present innovative, but contextual solutions regarding:

- Requirements for Zoning Standards (updated as changes are applied to the Land Use Development Ordinance or LUDO)
- Building types and characteristics
- Architectural Details

*These guidelines also serve as a showcase of the design framework desired for the West Greenville neighborhood, which can be referenced by developers, potential investors, stakeholders and builders alike.*
# West Greenville Design Guidelines

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I. Study Area Maps

Neighborhood Area
Neighborhood Sub-Area
II. Zoning Standards

Detached Dwellings
Attached Dwellings
Commercial
All development within the City of Greenville is subject to approval and therefore must adhere to the Land Use Development Ordinance (LUDO). These guidelines are intended to work within the ordinance to provide additional aesthetic standards that protect existing neighborhood character and contribute to the greater vision for the area. Those developing or altering property in the West Greenville neighborhood should consult employees in the Engineering Division for assistance in this area.

The following pages will be updated as changes are applied to the ordinance.
Standard Lots - Commercial
III. Project Description

By Area
By Style
West Greenville Design Guidelines

## Projects Description: by Area

### Joe-Louis Area
- **Endel Homes:** Craftsman Style Single Family + 6 duplex units and 1 triplex unit
- **Walker Place II:** Ranch Style Multi-Family houses
- **Infill Throughout:** Craftsman and Prairie Style Bungalows
- **Rehabilitation:** Respectful of existing style

### Julian-Doe Area
- **The Place at Perry:** Craftsman Style Garden Apartments/Rowhouses (2-story)
- **Branwood Townhomes:** Prairie Style Townhouses
- **Queen Commons I:** Craftsman Style Townhouses (2-story)
- **Queen Commons II:** Prairie Style Quadruplex, L-Shaped (2-story)
- **Infill Throughout:** Craftsman and Prairie Style Bungalows
- **Rehabilitation:** Respectful of existing style
  - Specifically, repair historic house at 511 Perry Avenue

### Firehouse Area
[Developed as Market or just-below-Market Rate Housing]
- **Union Court:** Craftsman Style Single Family + 1 triplex unit at 4 Douthit Street
- **Alvins Alley:** Craftsman Style Garden Apartments (2-story)
- **Markley Manor:** Prairie Style Townhouses (2-story)
- **Infill Throughout:** Craftsman and Prairie Style Bungalows
- **Rehabilitation:** Respectful of existing style
  - Specifically, repair historic homes at 9 & 18 Lawton Avenue

### Harlem Square Area
- **Harlem Square:** Craftsman Style Multi-Family Cottages (shotgun)
- **Gower Grove:** Craftsman Style Single Family
- **Birnie Point:** Prairie Style Rowhouses (2-story)
- **Infill Throughout:** Craftsman and Prairie Style Bungalows
- **Rehabilitation:** Respectful of existing style

### Pendleton Area
- **Mason Court:** Craftsman Style Garden Apartments, with Studio Units (2-story)
- **Aiken Village:** Craftsman and Prairie Style Townhouses (2-story)
- **Pendleton Heights:** Italianate Craftsman Townhouses (3-story)
- **Burdette Place:** Prairie Style Townhouses (2-story)
- **Textile Square:** Craftsman Style Garden Apartments (3-story)
- **Irvine Oaks:** Prairie Style Rowhouses
# Project Description: by Style

## Craftsman
- **Townhomes:**
  - Queen Commons I: Julian-Doe Area
    - 2-story
  - Aiken Village: Pendleton Area
    - 2-story, possible rear courtyard,
- **Rowhouses:**
  - The Place at Perry: Julian-Doe Area
    - 2-story
- **Garden Apts.:**
  - Alvins Alley: Firehouse Area
    - 2-story
  - Mason Court: Pendleton Area
    - 2-story, including some studio units,
  - Textile Square: Pendleton Area
    - 3-story, possible rear courtyard,
- **Single Fam.:**
  - Endel Homes: Joe-Louis Area [+6 duplex units + 1 triplex unit]
    - 1-1.5 story
  - Union Court: Firehouse Area
    - 1.5 story, deep lots
  - Gower Grove: Harlem Square
    - 1-1.5 story,
  - Harlem Square: Harlem Square
    - Shotgun cottages for seniors
- **Infill:**
  - Infill Throughout

## Prairie
- **Townhomes:**
  - Branwood Townhomes: Julian-Doe Area
  - Markley Manor: Firehouse Area
    - 2-story
  - Burdette Place: Pendleton Area
    - 2-story
- **Rowhouses:**
  - Birnie Point: Harlem Square Area
    - 2-story
  - Irvine Oaks: Pendleton Area
- **Quadraplex:**
  - Queen Commons II: Julian-Doe Area
    - 2-story, L-shaped
- **Single Fam.:**
  - Infill Throughout
- **Infill:**
  - Throughout

## Italianate
- **Townhomes:**
  - Pendleton Heights: Pendleton Area
    - 3-story walk-ups
IV. Design Recommendations

Existing neighborhood style

Investigation of Style
  a) Prairie Style
  b) Craftsman Style
  c) Italianate Style
  d) The Front Porch
  e) Shared Elements

Projects by Type
  1) Single-Family
     a. Bungalow
     b. Shotgun Cottages
        c. Ranch
  2) Multi-Family
     a. Townhouses and Rowhouses
     b. Duplex, Triplex, Quadruplex
        c. Garden Apartments
The existing character of the neighborhood provides a framework for the aesthetics of new construction. Most of the structures are bungalow or shotgun forms, interspersed with new ranch developments. Craftsman style dominates the area.

These guidelines are intended to prevent the erosion of neighborhood character by inappropriate new construction. If the neighborhood is to reclaim its position as a vibrant, desirable community, quality design and aesthetics are essential.
Notice the traditional pattern of development in the adjacent picture. Houses sit on small lots with shallow street setbacks and front porches. The narrow or gable end faces the street. Where driveways are present, they are approximately 8 feet wide, with garages in the rear of the lot. All houses are similar in mass, shape, size, and setback, making the street appear calm and cohesive.
West Greenville Design Guidelines

Investigation of Style: Prairie Style

Façade & Fenestration:
- Clean materials, especially brick or stucco
- Windows should be located in groups or bands. Casement windows are appropriate.

Roof:
- Low-pitched, hipped or gabled
- Deep, overhanging eaves, smooth soffit

Porch:
- Integrated into the design, oriented to the street.
- Substantial columns

Other:
- Emphasis on horizontality
- Mix of building materials kept to a minimum
- Often, a band is created at approximately 3/4 height to make the structure appear heavier at the bottom. Many times, materials change at this point, usually a more textural, heavy-looking material below and a smoother, lighter material above.
- Planter boxes and porches are used to anchor structure to ground, making the base appear wider.

Developed by the Chicago School (a group of architects led by Frank Lloyd Wright) at the beginning of the 20th century, the Prairie Style was a rejection of fanciful Victorian and historic revival styles. The style is characterized by open floor plans, low-pitched roofs, overhanging eaves and bands of windows. The designs were intended to bring the outside in and typically incorporated stained glass, mill work, hardware, and light fixtures that were inspired by nature. To follow true Prairie fashion, each structure or unit should be slightly different and follow a particular theme throughout.

Source: Foster 2004
Investigation of Style: Prairie Style

Summary:
• Art Glass Optional
• Horizontal Emphasis
• Bands of Windows
• Optional exterior material change at 3/4 height, from a more textured material to a smoother material
• Smooth soffit
• Facades finished in horizontal lap siding, stucco, board & batten and brick.
• Geometric forms

Front Door

Details

Windows

Queen Street

Perry Avenue
West Greenville Design Guidelines

Investigation of Style: Craftsman Style

Façade & Fenestration:
• A variety of materials can be used: wood shingle, lap or interlocking siding, brick and others
• Windows are typically single or paired, though a picture window is common on the front façade. Double-Hung or Single-Hung windows with grilles are appropriate

Roof:
• Typically regular or low-pitched gable
• Material may change under the gable (possibly a shingle, plywood & batten, etc.)
• Overhanging eaves, exposed rafters

Porch:
• Oriented to the street, usually a separate roof structure protruding forward from the main body.

Other:
• Mix of building materials, usually 2 to 3: ex. brick, wood siding, wood shingle
• Often, a band is created at approximately 3/4 height to make the structure appear heavier at the bottom. Many times, materials change at this point, usually a more textural, heavy-looking material below and a smoother, lighter material above.

Craftsman style flourished across America, beginning in the early 1900’s and lasting into the 1930’s. Originally conceived by furniture maker Gustav Stickley, Craftsman style utilizes natural materials, especially wood, stone and brick with somewhat “rustic” detailing. Eaves with exposed rafter ends and an exposed gable beam are characteristic, as well as deep porches that extend into the outdoors. Porches face the street with stout tapered supports. The style is typically found on bungalows, or small, one to one and a half story houses commonly associated with neo-traditional development.

Source: Foster 2004
Investigation of Style: Craftsman Style

Summary:
- Clean, rectilinear forms
- Wide trim on corners, around doors and windows
- Cornice beneath eaves, also defines gable
- Substantial porch columns, possibly tapered
- Facades in lap or interlocking siding, shakes, board & batten, brick and stone.
- Unboxed eaves
- Exposed beams in the gables or brackets
- Materials may change in gables

Front Door

Windows

Details
Investigation of Style: Italianate Style

Façade & Fenestration:
• A variety of materials can be used: lap or interlocking siding, brick, stucco and stone.
• Windows are typically single or paired, though bay windows are common. Double-Hung or single-hung windows with or without grilles. Arches are also common.

Roof:
• Always low-pitch hipped roof, cupola possible
• Decorative brackets supporting eaves essential

Porch:
• Oriented to the street, usually a separate roof structure protruding forward from the main body.
• Columns are usually thin and grouped with highly articulated brackets and cornice.

Other:
This style is very formal and highly detailed
• Emphasis on verticality
• Solid, rectilinear forms; porches, bump-outs appear to be “tacked-on.”

Popular in the middle to late 1800’s the Italianate style was inspired by Italian country houses. Homes are two to three full stories with tall narrow windows, emphasizing verticality. Window bump-outs or bay windows are also included. The roof is always hipped and has a very low pitch, typically topped by a cupola or widow’s walk. The roof is characterized by deep overhangs supported by decorative brackets, which rest of a wide cornice just under the roof line. Porches are usually small and protrude from the main volume of the structure, with smaller decorative brackets supporting the roof.

Recommended for:
Pendleton Area: Pendleton Heights
3-story walk-ups, modeled after brownstones, with covered front stoops.

Source: www.thehomeroom.net
Investigation of Style: The Front Porch

The front porch is intended to be the most recognizable component of the structures in the West Greenville neighborhood. Because porches will be oriented to the street with minimal setbacks, their design will have a major impact on the streetscape. Builders should strive to maintain consistency in style, but variety in detail, in order to prevent monotony and imbue each home with a sense of individual character. Fortunately, stock lumber can be configured in a variety of ways to achieve the Craftsman or Prairie look. When cost is an issue, detailing should be concentrated on the porch and front façade.
The West Greenville Master Plan suggests that this style only be used in construction of the Pendleton Heights townhomes, which are to be modeled after brownstones. In the Italianate style, the bracketed cornice and detailed covered stoops are essential, because the façade and fenestration is generally simple. The articulation of these details should be carefully considered.
Because the Craftsman and Prairie styles were both inspired by the Arts and Crafts movement of the 1900’s, they share fundamental elements. However, as stylistic details are applied, the resulting structures can look very different.

**Investigation of Style: Shared Elements**

All new construction and rehabilitation in West Greenville will incorporate the following:
- Street Facing Front Porches
- Massing & Scale Appropriate to the Surrounding Neighborhood
- Minimum Street Setbacks

*Refer to the West Greenville Master Plan for regulations on specific projects*

Additionally, most homes in West Greenville will be finished with vinyl siding. Vinyl siding is a cost-effective product, but special care must be taken to prevent it from looking ‘too new.’ The following details should be included:
- Wide Corner Boards
- Wide Cornice or Trim Boards Under the Eaves
- Width No Smaller than 6 inches and No Larger than 8 inches

*Refer to the Architectural Guidelines section*

Because the Craftsman and Prairie styles were both inspired by the Arts and Crafts movement of the 1900’s, they share fundamental elements. However, as stylistic details are applied, the resulting structures can look very different.

**Both Craftsman & Prairie Styles Incorporate:**
- Clean, Geometric Forms
- Earth-Toned Color Palette,
- Low-Pitched Roof Lines
- Overhanging Eaves
- Similar Lighting fixtures

**Color Palette**
The bungalow or shotgun has been recommended for most single family infill structures throughout the West Greenville neighborhood. These are typically smaller houses, with simple roof lines and front facing porches, characteristic of the existing structures in the neighborhood. A good mix of Prairie and Craftsman style bungalows should be developed, which follow the character of the surrounding area. In an effort to respond to recent construction, ranch type houses have been suggested in very specific locations, namely Walker Place II. These ranch houses should incorporate stylistic details of the Prairie and Craftsman styles in order to bridge the gap between new and older construction.

Homes should be set close to the street in order to promote neighborly interaction. Front porches also promote interaction among residents, and should be massed in such a way as to maintain a human scale, and a welcoming appearance. This can be achieved by developing the size, massing and detailing of the porch in such a way that it is the most engaging feature of the street façade. When cost is an issue, the porch should receive the most ornamentation.

**Existing Neighborhood Examples**

This house on Pendleton would be a good inspiration for some of the structures in Union Court or possibly grouped as townhouses in Queen Commons I. Notice its shape, proportions, massing and trim details.

**Recommended For:**
- Joe-Louis Area: Endel Homes
- Firehouse Area: Union Court
- Harlem Square: Harlem Square
- Throughout: Infill

**Projects by Type: Single Family**

**Http://www.thebungalowcompany.com**

Square Footage: 1504sq.’
Projects by Type: Bungalow

This term encompasses a variety of styles spanning many years of American architecture. Bungalows are typically compact in form, giving the illusion of a smaller, quaint house, though their exterior massing can mask large square footages. The style is usually one to one and one half stories in height. If the structure is a full two-stories, it is no longer considered a bungalow.

Most of the housing in West Greenville is one to one and one half stories, though pockets of larger, two-story homes exist. It is vitally important to consider the massing and scale of surrounding structures. Constructing housing inappropriate in size, scale and form will only contribute to the erosion of the neighborhood and its unique character.

The term bungalow refers only to the massing and general form of the structure. The style is created by the details: windows, trim, exterior finishes, soffit, porch details, etc.

Recommended For:

Joe-Louis Area: Endel Homes
Firehouse Area: Union Court
Market rate dev’t. with deep lots and deeply set garages. Shared driveways are recommended.

Harlem Square: Gower Grove
Throughout: Infill

Square Footage
First Floor: 1,220
The rooms in this type of house are typically aligned by a linear corridor that runs from the front to the back doors. Because of this, they became known as “shotgun” houses, due to the belief that a person could fire a shotgun through the front door and the bullet would pass out the back door without hitting anyone. Shotguns are usually a single story, wood-frame structure, one or two rooms wide (as in the double shotgun).

**Recommended For:**

<table>
<thead>
<tr>
<th>Harlem Square</th>
<th>Harlem Square</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cottages for senior housing with shared open space. One-level essential, handicap accessible, 1-2 bedrooms</td>
<td></td>
</tr>
</tbody>
</table>

| Throughout | Infill |

**Existing Neighborhood Examples**

These shotguns are located in the Joe-Louis Area.

They could be considered Craftsman style with their wide trim and un-boxed eaves.

[Existing Neighborhood Examples](http://features.aroundcarolina.com/architecture/shotgun.asp)
Projects by Type: Single Family Ranch

Ranch style houses are prolific in the United States, and are typically nondescript. Traditionally, ranches are situated on wide lots with the long axis facing the street. This is generally in contrast to the traditional pattern of development in West Greenville.

*Walker Place I, a newer development adjacent to the site, was developed with ranch houses. Walker Place II provides the opportunity to bridge the gap between historically characteristic development and more recent choices.*

In order to better incorporate ranches into the neighborhood, the following should be included:

- Street facing gable over the front porch
- Porch should be at least 1/3 the length of the front façade for proportion
- Placing the porch near the center of the front façade will help break up the length.
- Addition of Craftsman or Prairie details

**Existing Neighborhood Examples**

This house on Perry is not a true ranch, it has elements that can be used to dress up a true ranch. The center, front-facing gable and smaller front-facing gable over the porch break up the long axis and blank roof. It provides a resting point for the eye, and announces the entry.
A townhouse, which may also be known as a row house, is a residential unit attached to other similar units with at least one exterior wall. Typically, the structure is 2 or 3 stories, with the main living spaces (living, dining and kitchen), on the ground level and bedrooms above. The short axis usually faces the street, translating into a fairly narrow street façade.

Townhouses should include the following:

- Front porches should be used whenever possible, covered stoops at minimum.

- To provide visual interest, units should be staggered or certain elements, like window bays and porches, can be recessed or bumped out.

- In developments comprised of smaller, scattered structures, it is appropriate to detail each as if it were a large single-family home.

Projects by Type: Townhouses or Rowhouses

Recommended For:

Julian-Doe Area: Queen Commons I (2-story)
               The Place at Perry (2-story Garden Apartments, designed to look like Townhouses)
               Branwood Townhomes

Pendleton Area: Aiken Village (2-story)
                Burdette Place (2-story)
                Irvine Oaks (2-story)

Firehouse Area: Markley Manor (2-story)

Harlem Square: Birnie Point (2-story)

Square Footage:

Upstairs 771
Downstairs 787
Total: 1558
Projects by Type: Garden Apartments

Garden Apartments are becoming a more popular choice for young adults without children, small families, and the elderly. A garden apartment is simply an apartment with access or proximity to outdoor space.

Garden apartments should include the following:

- Private or Semi-private outdoor space: patio, balcony or porch.
- Courtyard or green space that includes play equipment for children.
- Ground level units should be handicap accessible, in order to accommodate a variety of user groups.
- The apartment projects should minimize small corridors and dark corners, which can be unsafe. It may be wise to build public stairs with open risers.

Recommended for:

- Pendleton: Pendleton Heights
  3-story walk-ups, modeled after brownstones, with covered front stoops.
- Julian-Doe: The Place at Perry
  2-story apartments, designed to look like row houses (refer to Town houses and Rowhouses)

Stony Creek Apartments, Livermore, CA
www.designadvisor.org
Duplex, Triplex and Quadraplex units will rarely have one housing unit above or below another housing unit. When tenants begin to ‘stack’ on top of one another, the units are then known as apartments.

**Recommended for:**

Joe–Louis: Endel Homes  
6 duplex, 1 triplex  
Craftsman style, designed to look like large single family homes

Julian-Doe: Queen Commons II  
2-story quadraplex in Prairie style

Firehouse: Union Court  
1 triplex @ 4 Douthit St.  
Craftsman style, designed to look like large single family home

**Existing Neighborhood Examples**

This simple, one-story duplex south of Academy Street is a good example of an infill duplex. The dual porches provide privacy for residents and break up street façade. Simple porch and trim details add powerful character to an otherwise plain building.
Projects by Type: Duplex, Triplex, Quadruplex

Often duplex, triplex and quadruplex structures can be designed to look like a large, single family home. This technique is helpful when blending an infill multi-family development with an existing single family neighborhood. The new development should blend seamlessly into the old. The American Four-Square, named because the floor plan is basically four squares arranged around a central stair, is easily adapted to the duplex or quadruplex form.

Existing Neighborhood Examples

Although these classic American Four-Squares South of Academy are rough, their proportions and details could act as a model for quadruplex or duplex development. A double level porch, articulated in the Craftsman, Prairie or Italianate styles could be added.
V. Commercial Development
The West Greenville Master Plan establishes the importance of commercial development along Pendleton Street. In the existing pattern, commercial establishments in this area are pulled up to the sidewalk with small shops built side by side and strong pedestrian orientation. The plan recommends using this location as the ‘town center,’ being the area of highest development density for the neighborhood. Utilizing the town center approach, density will decrease as it radiates from the town center, and the area will offer retail and service providers in close proximity to dwelling units. The area is walkable and pleasant to use, drawing customers from within the neighborhood as well as the surrounding area.

Policies and programs that are favorable to these commercial businesses is of particular importance to the residents of this neighborhood. Many of the residents are of low to moderate income, and have limited transportation to commercial establishments necessary to everyday life. Additionally, proximity to service providers creates an added amenity for the neighborhood and contributes to the location of market rate buyers within the area.

- New construction should respect the traditional scale and massing of existing structures and utilize similar features.
- Storefronts should include large display windows.
- Cornice height should be determined by adjacent buildings.
- Parking should be in rear or side parking lots or along the street.
- Signage may be applied to window fronts, placed on the cornice between the first and second floors, or hung from sign arms perpendicular to the building.

*The new Land Use and Development Ordinance will address the design of commercial development in the entire city, including the Pendleton Street Corridor.*
VI. Architectural Guidelines

Exterior Building Walls and Foundations
Roofs and Accessories
Shutters and Awnings
Fences
Decorative Elements
Additional Items
Additional Guidelines

- Street facing facades should be finished in a variety of colors and materials in order to prevent monotony, HOWEVER, these colors and finishes should be compatible
- Entryways, windows, and exterior features should have strong street orientation
- Layout of building materials should be consistent with horizontal or vertical articulation
- Exterior colors should be similar to that of current neighborhood (e.g. earth tones, etc.)
- Changes in exterior building wall materials should occur only in changes of plane, unless a belt-course or trim line is added to differentiate the two horizontal zones, OR in gables.
- Foundations must be finished in brick, stone or stucco. Small windows or vents are allowed for ventilation if basement or crawlspace.

www.micamountain.com
www.quadrwood.co/invertor.htm
www.abhri.com/siding/pages/styles.html
www.coastville.com/nc/lilac
www.cmhp.org/Surveys&RBethesda.htm
### Additional Guidelines

- Roof pitches between 6:12 and 10:12
- Large roof overhangs are encouraged for window and surface protection.
- Roof colors must be reflective of surrounding neighborhood.
- Virtually all roof materials are appropriate. Asphalt shingle and metal are dominant.
Roofs and Accessories

Roof Slopes
Slope = rise/run

- Roof Pitch should be between 6:12 and 10:12

Doors and Windows

Closed Open
Casement Window

Closed Open
Double-Hung Window

Closed Open
Single-Hung Window
Additional Guidelines

- Decorative awnings should be of color coinciding with building and street décor.
- Decorative awning tails should be appropriate to existing exterior building décor
Fences

Additional Guidelines

• Fences should serve as asset to property, contributing to street front community
• Fences can be of wrought iron, painted or unpainted wood, vinyl or galvanized steel chain link (only in back yards).
• Front yard fences should be permeable and less than 42” in height.
• Rear yard fences should be between 36” and 72” in height, can be solid, and should not extend beyond front façade of residential structure.
• Picket and post details as shown.

www.fencesbycountryestate.com/.../resclayt.htm
Wide corner boards under eaves in trim color.

Wide trim around windows, in trim color.

Wide corner boards in trim color.

Additional Guidelines
- Ornamentation in repetitive fashion encouraged

Corner Boards
Decorative rail pattern gives added feature to porch
Decorative rail pattern employs simplicity

beams projecting from gable
tusses in gables

Gable Details
Gable Details

Wood bracket as roof support for main structure and porch

www.nachi.org/toc-exterior.htm
www.designadvisor.org/gallery/southside.html
www.woodworkingbarn.com/handy.html
www.usplasticlumber.com/apps/index.php
Additional Items

Service Units

Heating, ventilation, and air-conditioning systems must be visually screened when visible from a public vantage through the use of either fencing or landscaping. Fencing must be of a color and detail that is compatible with the overall design of the home. Mechanical roof systems must not be visible from any public viewpoint and must be screened with materials compatible with the building itself.

Satellite Dishes

Satellite dishes must be hidden from public view, located away from the front yard, front façade, or highly visible roof planes. Use of smaller, low-mounted satellite dishes is recommended.

Mailboxes

Mailboxes shall be of traditional, surface-mounted type, installed adjacent to front door of residence. Mailboxes can be of stainless or galvanized steel or brass and either vertical or horizontal. Decorative, but modest patterns are permitted. Colors should be consistent with the facade. Recommended below are some sample mailboxes. In cases where curbside, free-standing mailboxes are required, the stand should be simple and narrow in order to preserve views of traffic. Large, unsightly plastic boxes are not appropriate.

Sample Wall-Mounted Mailboxes

![Sample Wall-Mounted Mailboxes](image1)

Sample Curbside Mailboxes

![Sample Curbside Mailboxes](image2)

Existing Mailbox
Perry Avenue, below Academy
Notice the perforations
Driveways and garages have an important effect on the rhythm and character of residential development. In many cases, the existing housing does not incorporate driveways, but instead relies on rear alleyways and on-street parking. Recognizing the modern reliance on the automobile, this document accepts that driveways and garages will likely be included in new development. The following standards strike a balance between aesthetics and convenience.

**Driveways**
- Driveways should be no more than nine (9) feet wide at any point, except in the rear yard.
- Driveways will be placed to the side and/or rear of the house, never in the front yard.
- Driveways should be at least two (2) feet inside the property line (unless shared).
- All driveways MUST be paved.
- Shared driveways are allowable on narrow lots. The driveway should be articulated with a fence or plantings to separate parking areas.

**Garages/Accessory Structures**
- Should be recessed no less than 20 feet from the front house façade
- Whenever possible, structures with more than one garage door opening should screen one of those openings from street view.

![Driveway Diagrams]

- Single Driveway
- Shared Driveway
- Corner Driveway
For more information, contact:

City of Greenville
Community Development Division
P.O. Box 2207
Greenville, SC 29602
864-467-4570

Location: 206 S. Main Street, 6th Floor