

LANDSCAPE ORDINANCE COMPARISON OVERVIEW

APPLICATION OF STANDARDS	GREENVILLE	SIMPSONVILLE	FOUNTAIN INN	GREER	TRAVELER'S REST
New Development	Construction and Reconstruction	Yes: Including Redevelopment, Alteration of a structure, Expansions	New uses or Construction requiring a permit	New development and Redevelopment	New uses or New Construction with Structural alterations
Change of Use	Yes: One land use to another	Yes: one land use to another, additional parking required, increase in land intensity	New uses or Construction requiring a permit	Yes	Yes
Nonconforming Situations	Yes: vacant 180 days +	Yes: Gradual Improvement over time	180 day Cessation of Use	90 day cessation of use	90 day Cessation of Use
Cost of Renovation	Yes: Design Standards and landscaping If cost exceeds 25% of the current fair market value; Parking lot landscaping, buffer, foundation plantings	Alterations to an existing building requires compliance regardless of cost - change or rearrangement of existing building- definition(excludes roofing, painting, normal repair work).	Does not provide a cost threshold, regulations apply to any new construction.	Does not provide a cost threshold, apply to any new construction.	New construction, no specific cost of renovation
STANDARDS					
Street Trees	Yes: 1/40 feet; can not count towards other requirements, planting strip width = to setback, minimum 5 feet; evergreen materials	Yes: 1 tree/ 50 feet, not less than 8 feet wide	Yes: Roadside Buffer required where off-street parking abuts a ROW, includes 1 tree/40 feet, shrubs also required.	Yes: Road side Buffer where parking abuts ROW- 1 tree/60 feet; Corridor Overlay areas require street trees regardless of parking lot location.	Roadside buffers required when 10 or more spaces abut ROW: includes trees and shrubs
Street Buffer shrubs	Yes: incorporated into planting strip where parking is adjacent to ROW	Yes: with street trees where parking is adjacent	Yes: part of Roadside Buffer	Yes, part of road side buffer and street buffer in overlay district	No
Screening of Mechanical Areas / loading bays, outdoor storage	Yes: Loading / Service Areas, refuse collection points, ground level utility areas, storage areas	Yes: mechanical equipment, garbage containers,	Yes: evergreen landscaping and fencing	Yes: evergreen landscaping and fencing	Yes, evergreen landscaping and fencing

MAULDIN CURRENT	MAULDIN PROPOSED
Yes	Yes, same
Yes	Yes; vacant 180 days+, multi-tenant 50% of more vacant for 180 days+
Yes, Vacant for 180 days +	Yes, same
Yes, Parking and Landscaping Compliance required when cost of renovation exceeds 50% of the "taxed assessed value" of the structure.	Yes, CHANGE: Required for project costs that exceed 25% of the "taxable marketable value" over a 3 year period.
STANDARDS	
Yes: 1/40 feet; can not count towards other requirements, planting strip width of 8-10 feet	Same
Yes: When parking is located within 50 feet of street; 1 shrub per 5 feet	Same
Yes: As recently adopted - includes fencing and vegetation - flexibility by Director	Same

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Parking Lot	Interior requirements; 1 tree / 8 shrubs per 2000 sf of vua; each space 60 ft of tree; every 10 spaces separated by planting island	One tree at end of each parking aisle, interior required every 15 spaces	Interior plantings required in lots with more than 20 spaces; 1 per 2000 sqft vehicular use area; no spaces further than 60 feet from a tree.	Interior planting required in lot with 60 or more spaces, 1 tree, 5 shrubs / 15 spaces, no tree located farther than 90 feet from tree; additional VUA landscape requirements in overlay districts.	Interior planting required in lots with 60+spaces
Tree Preservation	Not required: Must maintain 15 tree credit units per acre, met by existing or new vegetation	Tree Credits for Trees Preserved, replacement trees required	Tree Density requirement based on acreage of parcels: 50 / gross acre.	Encouraged; given credit when preserved	Encouraged; given credit when preserved
Landscape Buffer between incompatible uses	Yes:	Adjacent to residential, not less than 10-feet wide; includes evergreen trees, fencing; Common buffers: 5 foot planting strip with shrubs required between adjacent properties	Buffer Transition yards based on impact of use: 10-30 feet in width	Fence / Wall with evergreen hedge when adjacent to residential district; overlay districts require 15 foot buffer with vegetation	Berm and evergreen plantings; stricter standards required in scenic overlay district
Foundation Plantings	Yes: around perimeter of building	No	No	Required in overlay districts	No
Alternative Compliance	Yes: by administrator, Reduction in number only permitted when existing vegetation is preserved.	Yes: by Director	No; Board of Appeals	Available if located in an overlay district	No; Board of Appeals
Special Provisions for existing parking lots	No	No	Yes: Existing parking lots can receive a 25% off-site parking reduction in order to meet landscape requirements.	Yes: Expansions or addition to Existing parking lots can receive a 25% off-site parking reduction in order to meet landscape requirements.	No

MAULDIN CURRENT	MAULDIN PROPOSED
One tree for every ten spaces required.	Applicable to parking lots with six or more spaces: One tree/ 3 shrubs for every 2,500 square feet of VUA; when 4 + trees are required and when there are interior rows, 50% must be located interior.
Required to preserve or install up to 24 trees / acre; tree preservation can not count towards any other landscape requirements; 50% of trees must be located in and around the parking area	Canopy coverage requirement of x trees per acre; both existing and new landscaping can count towards this requirement; tree credits can also count towards overall landscaping
None	Proposed between non-residential and commercial uses - landscape buffer 20-30 feet wide - 50% of trees can count towards parking lot tree requirements
None	None
None	Director authorized to reduce requirements up to 25%; reduction in buffer width and materials, street tree planting strip reduction
None	Thirty (30%) reduction in landscaping when site is 90 percent or more impervious