

## **ARTICLE 5 ZONING DISTRICT REGULATIONS**

### **Section 5:1 General Regulations for all Residential Districts**

#### **5:1.1**

It shall be unlawful to construct or occupy any residential dwelling that is not connected to an approved water supply and sewerage disposal facility. Wherever public or community water and sewerage systems are available, dwellings shall be connected to such systems. In every other case, individual water supply and sewerage disposal facilities must meet the requirements set by the Greenville County Health Department.

#### **5:1.2**

Area requirements for individual lots in all districts are minimum requirements with an approved water and sewerage disposal system accessible to the lot. If a lot of record with less than the minimum area is proposed for use and does not have an approved water and sewerage system available, a certificate from the Greenville County Board of Health approving the proposed facility must accompany a request for a zoning certificate.

## **Section 5:2 R-20, R-15, R-12, and R-10 Residential Districts**

These residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

### **5:2.1 Uses Permitted**

Cluster Housing, Detached (in accordance with Section 6:18)  
Detached single-family dwelling  
Home occupation (Subject to the requirements in Section 6:12)  
Portable, temporary school classroom on an existing school site  
Sign, identification  
Sign, occupancy  
Sign, temporary (Appertaining to the lease or sale of a building or premises)  
Temporary building, incidental to the construction of buildings permitted in this district and which shall be removed when work is completed  
Transportation and utility easement and right-of-way  
Uses and structures customarily accessory to the permitted uses

### **5:2.2 Uses Permitted by Special Exception**

The following uses are permitted on review by the Board of Zoning Appeals in accordance with the provisions of Article 7.

Child care home  
Church  
Fire station  
Golf course, including a clubhouse and other improvements  
Private recreation area  
Public park and playground  
Public utility building and use  
School, public, parochial, and private  
Other public and semi-public uses which are considered to be compatible with the aforementioned uses

### **5:2.3 Accessory Building Setback**

Accessory buildings may be located in the rear yard provided they are set back not less than 5 feet

from any lot line and occupy not more than 20 percent of the rear yard.

**5:2.4 Off-Street Parking**

Off-street parking shall be provided in accordance with the provisions set forth in Section 6:9.

**5:2.5 Minimum Requirements - Residential Lots**

	<b>R-20</b>	<b>R-15</b>	<b>R-12</b>	<b>R-10</b>
Lot Area (Square Feet)	20,000 See No. 1	15,000 See No. 1	12,000 See No. 1	10,000 See No. 1
Lot Width	100 feet	100 feet	80 feet	70 feet
Front Yard Setback	See No. 2	See No. 2	See No. 2	See No. 2
Side Yard Setback	10 feet See No. 3	10 feet See No. 3	10 feet See No. 3	10 feet See No. 3
Rear Yard Setback	25 feet	25 feet	25 feet	25 feet

**5:2.6 Minimum Requirements - Nonresidential Lots**

	<b>R-20</b>	<b>R-15</b>	<b>R-12</b>	<b>R-10</b>
Lot Area (Square Feet)	30,000	30,000	30,000	30,000
Lot Width	200 feet	200 feet	100 feet	100 feet
Front Yard Setback	See No. 2	See No. 2	See No. 2	See No. 2
Side Yard Setback	20 feet See No. 3	20 feet See No. 3	20 feet See No. 3	20 feet See No. 3
Rear Yard Setback	25 feet	25 feet	25 feet	25 feet

**No. 1**

When calculating the minimum lot area within the R-20, R-15, R-12, and R-10, Single-Family

Residential districts, the area adjacent to a lot designated as being city owned right-of-way may be included in the computation and determination of the minimum lot area required under this Section. In the case of multiple lot frontages, only the single lot frontage with the greatest length shall be used in computing the minimum lot area.

This provision does not diminish the city's rights and privileges to use the right-of-way nor does it confer any additional rights or privileges concerning the city owned right-of-way to any adjacent landowner.

## **No. 2**

The minimum depth of the front yard measured from the street right-of-way line shall be 20 feet on a residential service street (any subdivision lots platted before December, 1997 shall be subject to the original 30 foot provision), 40 feet on a collector street, and 50 feet on an arterial street except that, when a right-of-way has not been established or is not known, the setback shall be measured from the centerline of the existing road and each required setback shall be increased by a minimum of 25 feet. In the event an existing right-of-way exceeds 25 feet from the center of the road; the setback shall be measured from the right-of-way.

## **No. 3**

The minimum width of a residential side yard shall be 10 percent of the total lot width or 10 feet, whichever is greater. The minimum width of a nonresidential side yard shall be 20 feet measured from the property line. For residences, accessory buildings, and nonresidential uses located on corner lots, the minimum side yard width measured from the property line shall be 25 feet on a residential service street, 30 feet on a collector street, and 40 feet on an arterial street.

### **Section 5:3 R-M1, Mixed Residential District**

This residential district is established to provide for medium residential density. The principal use of land is for one- and two-family dwellings, and recreational, religious, and educational facilities normally associated with residential development. This district also allows a mixture of residential and professional offices provided design and review conditions are met.

#### **5:3.1 Uses Permitted**

Cluster Housing, Attached (in accordance with Section 6:18)  
Cluster Housing, Detached in accordance with Section 6:18)  
Dwelling-Single-family  
Dwelling-Two-family (Duplex)  
Home Occupation (Subject to Section 6:12)  
Sign-Identification (Subject to the requirements of the Sign Ordinance)  
Sign-Occupancy (Subject to the requirements of the Sign Ordinance)  
Sign-Temporary (As pertaining to sale or lease)

#### **5:3.2 Uses Permitted by Special Exception**

The following uses may be permitted on review by the Board of Zoning Appeals in accordance with the provisions in Article 7.

Child care centers  
Church  
Family care home  
Fire station  
Golf course, including clubhouse  
Group care home  
Group development, including single-family, two-family (duplex, cluster, town-house and office uses [excluding apartments] subject to requirements in Article 7, Section 7:12)  
Nursing continuing care retirement center  
Police station  
Private recreation area  
Professional offices, subject to Section 7:11  
Public park  
School-public, parochial, and private  
Transportation and utility easements and rights-of-way, other public and semi-public uses which are considered compatible with the aforementioned uses  
Certain retail sales establishments, which are customarily accessory and clearly incidental and subordinate to, permitted principal office uses, such as but not limited to, the following:

Apothecary  
Barber shop  
Beauty shop

Cafeteria  
Florist shop  
Newsstand  
Optician  
Restaurant  
Sale or rental of medical supplies and prosthetic devices  
Sandwich shop

Similar retail uses which are designed primarily to serve the convenience of persons working or receiving services in the building in which the accessory use is located, provided that such accessory use is clearly incidental and subordinate to principal permitted office uses.

### **5:3.3 Height Limitation**

No structure shall exceed a height of 35 feet.

### **5:3.4 Dimensional Requirements**

#### **5:3.4-1 Lot Area**

The minimum lot area for a single-family dwelling shall be 10,000 square feet.

Minimum lot area for a two-family (duplex) dwelling shall be 9,000 square feet.

Minimum lot area for cluster dwellings shall be 5,000 square feet per unit.

The minimum lot area for a townhouse development shall be 10,000 square feet for the first unit and 3,500 square feet for each additional unit per acre. In no case shall development exceed 10 units per acre.

Group development shall not be allowed on a lot less than 2 acres in size.

A professional office development shall not be allowed on a lot of less than 2 acres in size.

For nonresidential buildings other than professional offices, the lot area shall be adequate to provide the yard areas required by this section and the off-street parking and loading areas required in Article 6, Section 6:9 and 6:10 provided, however, that the lot area for each nonresidential building shall not be less than 30,000 square feet.

#### **5:3.4-2 Lot Width**

Minimum lot width for a single-family detached dwelling shall be 30 feet.

Minimum lot width for two-family (duplex) shall be 70 feet.

### **5:3.4-3 Front Yard**

The minimum depth of a front yard for single-family detached dwellings (single-family, garden, patio, and zero lot line) measured from the street right-of-way line shall be 20 feet on a residential service street, 30 feet on a collector, and 50 feet on an arterial street. The minimum depth of all other dwellings measured from the street right-of-way line shall be 30 feet on a residential service street, 40 feet on a collector street, and 50 feet on an arterial street. When a right-of-way has not been established or is not known, the setback shall be measured from the centerline of the existing road and each required setback shall be increased by a minimum of 25 feet. In the event an existing right-of-way exceeds 25 feet from the center of the road; the setback shall be measured from the right-of-way.

### **5:3.4-4 Side Yard**

The minimum width of single-family and two-family (duplex) residential side yards shall be 10 percent of the total lot width or 8 feet, whichever is greater. The minimum width of a nonresidential side yard shall be 15 feet measured from the property line. For residences, nonresidential uses, and accessory buildings on corner lots, the minimum side yard width measured from the street right-of-way line shall be 20 feet on a service street, 30 feet on a collector street, and 40 feet on an arterial street.

### **5:3.5 Accessory Building Setback**

Accessory buildings may be located in the rear yard provided that they are set back not less than 5 feet from any lot line and occupy not more than 20 percent of the rear yard.

### **5:3.6 Off-Street Parking**

Off-street parking shall be provided in accordance with the provisions set forth in Section 6:9. Applications for a planned office development shall include the following data and other reasonable information that the Board of Zoning Appeals and the Zoning Administrator may require in their review of the application.

- A. The location and size of the site.
- B. A circulation plan including the location of all curb cuts and points of egress and ingress and, all sidewalks and dimensions thereof.
- C. Land use proposed for every part of the site.
- D. The location and size of any existing or proposed roads within the planned office district.
- E. Photographs of surrounding development.
- F. Elevations of proposed development.
- G. Prospective sketch indicating color and materials of all structures and screening.
- H. The location of all parking.
- I. The location and types of all exterior light fixtures.

- J. A complete landscaping and screening plan.
- K. Plans showing complete drainage of entire site.

In addition to the above information, the following will be required:

- A. A copy of covenants, grants, or easements or other restrictions proposed to be imposed upon the use of land, buildings, and structures including proposed easements for grants for public utilities.
- B. A schedule showing the proposed times for constructing the development.
- C. A statement indicating the intent to develop the site as proposed in the plans submitted.

## **Section 5:4 R-M, Residential Multifamily District**

This residential district is established to provide for medium and high population density. The principal use of land is for two-family and multifamily dwellings and mobile home parks, and includes the recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district are intended to discourage any use which, because of its character, would interfere with the development of or be detrimental to the residential nature of the area included in the district.

### **5:4.1 Uses Permitted**

Cluster Housing, Attached (in accordance with Section 6:18)  
Cluster Housing, Detached in accordance with Section 6:18)  
Dwelling, single-family detached  
Dwelling, single-family attached (Not more than two dwelling units)  
Dwelling, single-family attached (Three or more dwelling units subject to provisions of Section 6:13)  
Dwelling, two-family  
Dwelling, multi-family (Subject to provisions of Section 6:13)  
Home occupation (Subject to requirements in Section 6:12)  
Portable or temporary school classroom  
Signs (Subject to provisions of Section 6:11)  
Temporary building, incidental to the construction of buildings permitted in this district and which shall be removed when work is completed  
Uses and structures customarily accessory to the permitted uses

### **5:4.2 Uses Permitted by Special Exception**

The following uses may be permitted on review by the Board of Zoning Appeals in accordance with the provisions in Article 7.

Child care home  
Church  
Fire station  
Golf course including a clubhouse and other improvements  
Library  
Mobile home park (Subject to requirements in Section 7:2)  
Public park and/or playground  
Public utility use and building  
Private recreation area  
School, public, private, and parochial  
Transportation and utility easement and rights-of-way  
Other public and semipublic uses which are considered to be compatible with the aforementioned uses

### **5:4.3 Height Limitation**

No structure shall exceed a height of 35 feet except as provided in Section 6:7.

### **5:4.4 Dimensional Requirements**

#### **5:4.4-1 Lot Area**

The minimum lot area for a single-family dwelling unit shall be 12,000 square feet.

The minimum lot area for a two-family dwelling unit shall be 12,000 square feet.

The minimum lot area for two single-family attached dwelling units on adjoining individual lots shall be 6,000 square feet per lot.

The total area required for a multifamily dwelling or group of dwellings containing three or more dwelling units, or for a group of three or more single-family attached dwelling units, shall be based on 9,000 square feet for the first dwelling unit and 3,000 for each additional dwelling unit. Within a multifamily dwelling or group of dwellings containing three or more dwelling units or a group of three or more single-family attached dwelling units, no minimum lot area is required.

The minimum lot area for a mobile home park is three acres.

For nonresidential buildings, the lot area shall be adequate to provide the yard areas required by this section and the off-street parking and loading areas required in Section 6:9 and 10 provided, however, that the lot area for each nonresidential building shall not be less than 30,000 square feet.

#### **5:4.4-2 Lot Width**

Minimum lot width for a single-family detached dwelling shall be 70 feet.

Minimum lot width for a single-family attached dwelling unit located within a development containing three or more dwelling units shall be 20 feet.

Minimum lot width for two single-family attached dwelling units on adjoining individual lots shall be 40 feet per lot.

#### **5:4.4-3 Front Yard**

The minimum depth of a front yard for single-family and two-family dwellings measured from the street right-of-way line shall be 30 feet on a residential service street, 40 feet on a collector street, and 50 feet on an arterial street. When a lot has double frontage, the front yard requirements shall be complied with on both streets. Front yard requirements for mobile home park developments shall be determined by the provisions of Section 7:2.

#### **5:4.4-4 Side Yard**

The minimum width of any side yard for a single-family or two-family dwelling shall be 10 percent of the total lot width or 8 feet, whichever is greater.

The minimum width of a nonresidential side yard shall be 15 feet measured from the property line. For residences, nonresidential uses, and accessory buildings on corner lots, the minimum side yard width measured from the street right-of-way line shall be 20 feet on a residential service street, 30 feet on a collector street, and 40 feet on an arterial street.

#### **5:4.4-5 Rear Yard**

The minimum depth of a rear yard shall be 20 feet.

#### **5:4.4-6 Accessory Building Setback**

Accessory buildings may be located in the rear yard provided that they are set back not less than 5 feet from any lot line and occupy not more than 20 percent of the rear yard.

#### **5:4.4-7 Privacy Area**

Where any property line of a zero lot line dwelling or a garden court dwelling abuts other property within the same overall development zoned or used for residential purposes, there shall be provided and properly maintained along the property line a continuous visual screen not less than 6 feet in height. This requirement does not apply to townhouse development. The screen shall be a windowless wall, fence, or other type of impenetrable and opaque material, which is aesthetically compatible with existing development or a combination thereof. However, the requirement for a privacy wall along any property line may be omitted or modified where the Board of Zoning Appeals, acting upon the recommendation of the Zoning Administrator, has determined that one or more of the following conditions exists:

- A. Due to special conditions and circumstances of a physical or dimensional nature, which are peculiar to the property involved, a privacy wall would serve no valid purpose.
- B. The provision of a privacy wall along any side and/or rear property line would deny the property involved advantages of amenities specifically associated with the overall development.

In no instance shall the privacy wall requirement be omitted or modified which would infringe upon the privacy rights of adjacent property owners.

#### **5:4.4-8 Off-Street Parking**

Off-street parking shall be provided in accordance with the provisions set forth in Section 6:9.

**Section 5:5 O-D, Office District**

This district is established to provide an office district for the convenience of local residents. The uses permitted in this district are limited to office and research facilities and shall not include any use engaged in retail sales or the stocking and storage of goods or merchandise. No use shall be permitted in this district which will be detrimental to the development of the district as an office research park.

**5:5.1 Uses Permitted**

- Accountant
- Advertising agency
- Bank
- Savings and loan
- Broadcasting studio
- Brokerage house
- Employment agency
- Insurance
- Real estate
- Signs (Subject to provisions of Section 6:11)
- Accessory buildings and uses customarily incidental to the above uses
- Other uses which are considered to be compatible with the aforementioned uses

**5:5.2 Uses Permitted by Special Exception**

The following uses are permitted on review by the Board of Zoning Appeals in accordance with the provisions of Article 7.

- Church
- Educational institution
- Exhibition buildings
- Fire station
- Library
- Post office

**5:5.2-1 Accessory Retail Uses Permitted by Special Exception by the Board of Zoning Appeals**

Certain retail sales establishments which are customarily accessory and clearly incidental and subordinate to permitted principal office uses such as, but not limited to, the following:

- Apothecary
- Barber shop

Beauty shop  
Cafeteria  
Florist shop  
Newsstand  
Optician  
Restaurant  
Sale or rental of medical supplies and prosthetic devices  
Sandwich shop  
Similar retail uses which are designed primarily to serve the convenience of persons working or receiving services in the building in which the accessory use is located, provided that such accessory use is clearly incidental and subordinate to the principal permitted office uses.

### **5:5.3 Height Limitation**

No structure shall exceed a height of 45 feet except as provided in Section 6:7.

### **5:5.4 Dimensional Requirements**

#### **5:5.4-1 Front Setback**

All buildings and structures shall be set back from all street right-of-way lines not less than 25 feet. All outside merchandise on display shall be set back not less than 15 feet from property lines.

#### **5:5.4-2 Side Setback**

None is required except on corner lots and lots adjacent to any residential district, in which case all commercial buildings, structures, and merchandise on display shall be set back not less than 15 feet from property lines. When a side yard is provided, it shall be not less than 5 feet in width.

#### **5:5.4-3 Rear Setback**

No building shall be located closer than 20 feet to a rear lot line. All outside merchandise on display shall be set back not less than 15 feet from property lines.

### **5:5.5 Screening**

A wall, fence, dense hedge, or other permanent year-round foliage, or a combination thereof, which provides a solid, opaque, visual barrier at least 6 feet in height shall be provided along the side and rear lot lines where any nonresidential use in this district is adjacent to a residential district. Such screening shall also prohibit, for safety reasons, passage by children and/or other pedestrians. Screening design shall visually compliment the surrounding residential district. Additionally, maintenance shall be performed to ensure that the screen continues to meet the provisions set forth

herein. Strict enforcement of these provisions shall be in accordance with Section 8:1 of this Ordinance.

**5:5.6 Off-Street Parking**

Off-street parking shall be provided in accordance with the provisions set forth in Section 6:9.

**5:5.7 Drainage**

A complete drainage plan of the entire site meeting the requirements as prescribed in the Mauldin City Drainage Ordinance shall be provided.

## **Section 5:6 C-1N, Neighborhood Commercial District**

The intent of this district is to accommodate commercial development that is environmentally and aesthetically compatible with surrounding residential areas. The requirements of this district are designed to ensure that the C-1N commercial development harmonies with the surrounding residential area in such a way that it does not impair existing and future residential development. All establishments developed under the C-1N classification shall be scaled to meet the convenience shopping needs of the immediate area.

The following criteria should be used in zoning property C-1N:

- A. The C-1N zoning classification must be consistent with the development plan for the area.
- B. It should be determined that the proposed C-1N zoning classification will provide the immediate area with convenience shopping.
- C. The C-1N use must not put any undue burden on existing streets or utilities.
- D. Wherever possible, group development should be encouraged as an effort to concentrate C-1N uses.
- E. Reclassification to C-1N should not contribute to undue scattering of commercial development.
- F. The C-1N zone shall be located on a collector or an arterial street.

### **5:6.1 Uses Permitted by Special Exception**

Uses permitted in the C-1N district are permitted on review by the Mauldin Board of Zoning Appeals.

Offices, including financial institutions

Personal services establishments including such uses as:

- Barber shop
- Beauty shop
- Dressmaking
- Dry cleaning and laundry pick-up stations
- Services carried out as home occupations
- Shoe repair shop
- Tailoring

Private day care nurseries and kindergartens

Public, semi-public uses

Retail establishments, which provide general merchandise for local neighborhood use including such uses as:

- Bakery goods store
- Candy store
- Confectionery store

Convenience store (without a carwash and with a maximum size of 2,500 square feet, a minimum size of 1,000 square feet, and limited to one fuel service area that can serve no more than four (4) vehicles at one time)

Dairy products store

Drug store

Florist

Food store

Gift shop

Hardware store

Hobby shop

Newsstand

Novelty shop

Stationery shop

### **5:6.2 Relationship of Buildings to Lots**

One or more principal structures may be permitted on a single lot.

### **5:6.3 Minimum Yard Requirements**

Minimum yard requirements between all structures and exterior property lines shall be as follows:

Front: 45 feet except commercial gasoline islands which shall be set back from all street right-of-way lines not less than 15 feet.

Side: 25 feet

Rear: 25 feet

### **5:6.4 Maximum Height of Structures**

Maximum height of all structures shall not exceed 35 feet.

### **5:6.5 Minimum Off-Street Parking and Loading Requirements**

Off-street parking as set forth in Section 6:9 and loading requirements as set forth in Section 6:10 shall be met.

### **5:6.6 Signs**

Identification signs and business signs are allowed subject to review by the Zoning Administrator. No signs shall have flashing lights or movable display parts.

### **5:6.7 Screening**

A screening and landscaping plan shall be approved by the Board of Zoning Appeals.

Screening shall be provided along the side and rear property lines adjacent to residential districts.

Landscaping shall be provided along street frontages. Natural landscaping may be counted toward this requirement.

### **5:6.8 Application Procedure**

All applications for development in the C-1N district shall be made to the office of the Zoning Administrator. Within 30 days, the Zoning Administrator shall submit a written review and recommendation of the application to the Board of Zoning Appeals. The Board of Zoning Appeals will evaluate the staff's recommendation in its consideration of the application.

Before the Zoning Administrator makes a recommendation to the Board of Zoning Appeals, it shall determine the following.

- A. That the spirit of the Zoning Ordinance shall not be violated.
- B. That the proposed development will harmonize with existing developments.
- C. That the proposed development will be a desirable addition to the physical pattern of the neighborhood.
- D. That the design be such that additional traffic will not be a burden on existing streets.
- E. That no adverse environmental impacts will be created by the proposed development.
- F. That the size of the proposed development will not exceed the convenience commercial needs of the immediate area.
- G. That the visual appearance of the development will harmonize with the existing development.
- H. That the architectural character blends with the surrounding area.

Applications for a C-1N development shall include the following data and other reasonable information that the Board of Zoning Appeals and the Zoning Administrator may require in their review of the application.

- A. The location and size of the site.
- B. The location of all curb cuts and points of egress and ingress and all sidewalks and dimensions thereof.
- C. Density of land use proposed for every part of the site.
- D. The location and size of any existing or proposed roads within the C-1N district.
- E. Photographs of surrounding development.
- F. Elevations of proposed development.
- G. Prospective sketches indicating color and materials of all structures and screening.
- H. The location of all parking.
- I. The location and types of all exterior light fixtures.
- J. A complete landscaping and screening plan.
- K. Plans showing complete drainage of entire site.

In addition to the above information, the following will be required:

- A. A copy of covenants, grants, easements, or other restrictions proposed to be imposed upon the use of land, buildings, and structures including proposed easements for grants for public utilities.
- B. A schedule showing the proposed times for constructing the development.
- C. A statement indicating the intent to develop the site as proposed in the plans submitted.

#### **5:6.9 Annual Review**

After a period of one year from the date of rezoning, the Mauldin Zoning Administrator shall review the status of the approved C-1N development. If significant progress is not demonstrated at that time, the Zoning Administrator shall advise the City Council of his findings. If City Council determines that it would be in the best interest of the area to rezone the property to the previous classification, City Council shall schedule a public hearing to rezone the property. The property owner(s) shall be notified in writing at least 30 days prior to the hearing. If within 15 days the owner and/or developer is able to present proof of progress, the City Council may withdraw the application.

## **Section 5:7 C-1, Commercial District**

This district is established to provide commercial establishments for the convenience of local residents.

### **5:7.1 Uses Permitted**

Accountant  
Antique shop  
Apparel store  
Appliance sales and service  
Art store  
Automobile parts sales  
Automobile parking lot  
Bakery  
Bank  
Barber shop  
Beauty shop  
Cafeteria  
Camera shop  
Candy store  
Child care center  
Catering establishment  
Cleaning and laundry collection station  
Convenience store (without a carwash and with a maximum size of 2,500 square feet, a minimum size of 1,000 square feet, and limited to one fuel service area that can serve no more than four (4) vehicles at one time)  
Dairy products and ice cream store  
Dance studio  
Delicatessen  
Department store  
Dressmaker  
Drug store  
Dry goods store  
Florist shop  
Furniture store  
Grocery store  
Hardware store  
Hobby shop  
Interior decorating shop  
Jewelry store  
Key shop  
Leather goods store

Loan company  
Medical facility  
Music store  
Newsstand  
Nursery or garden supply store  
Office, business and professional  
Office supply and equipment store  
Optical goods sales  
Paint store  
Pet shop  
Pharmacy  
Photography studio  
Radio and television sales and service  
Restaurant  
Savings and loan company  
Self service laundry and cleaner  
Sewing machine sales and service  
Shoe store and repair shop  
Shopping centers (As provided in Section 5:8.9)  
Sign, business (Subject to provisions of Section 6:11)  
Sign, temporary (Subject to provisions of Section 6:11)  
Sporting goods store  
Stationery store  
Supermarket  
Tailor  
Theater (Indoor)  
Toy store  
Travel bureau  
Utility easement  
Accessory buildings and uses customarily incidental to the above uses

### **5:7.2 Uses Permitted by Special Exception**

The following uses are permitted on review by the Board of Zoning Appeals in accordance with the provisions of Article 7.

Automobile service station  
Church  
Exhibition building  
Fire station  
Library  
Post office

**5:7.3 Height Limitation**

No structures shall exceed a height of 45 feet except as provided in Section 6:7.

**5:7.4 Dimensional Requirements**

**5:7.4-1 Front Setback**

All buildings and structures shall be set back from all street right-of-way lines not less than 25 feet.

**5:7.4-2 Side Setback (C-1)**

None is required, except on corner lots and lots adjacent to any residential district. On corner lots, all commercial buildings, structures, and merchandise on display shall be set back not less than 25 feet from the street right-of-way line on the side with street frontage. On lots adjacent to any residential district all commercial buildings, structures, and merchandise on display shall be set back not less than 20 feet from the property line on the side adjacent to the residential district. When a side yard is provided, it shall be not less than 5 feet in width.

**5:7.4-3 Rear Setback**

No building shall be located closer than 20 feet to a rear lot line.

**5:7.5 Screening**

A wall, fence, dense hedge, or other permanent year-round foliage, or a combination thereof, which provides a solid, opaque, visual barrier at least 6 feet in height shall be provided along the side and rear lot lines where any nonresidential use in this district is adjacent to a residential district. Such screening shall also prohibit, for safety reasons, passage by children and/or other pedestrians. Screening design shall visually compliment the surrounding residential district. Additionally, maintenance shall be performed to ensure that the screen continues to meet the provisions set forth herein. Strict enforcement of these provisions shall be in accordance with Section 8:1 of this Ordinance.

**5:7.6 Off-Street Parking**

Off-street parking shall be provided in accordance with the provisions set forth in Section 6:9.

**5:7.7 Off-Street Loading**

Off-street loading shall be provided in accordance with the provisions set forth in Section 6:10.

**5:7.8            Drainage**

A complete drainage plan of the entire site meeting the requirements prescribed in the Mauldin City Drainage Ordinance shall be provided.

## **Section 5:8 C-2, Commercial District**

This district is established to provide for the development on major thoroughfares of commercial land uses, which are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

### **5:8.1 Uses Permitted**

Accountant  
Amusement center  
Antique shop  
Appliance sales and service  
Automatic car wash  
Automobiles, truck, and trailer rentals  
Automobile parking lot  
Automobile parts sales  
Automobile sales and service (Excluding body repair)  
Automobile upholstery shop  
Bakery  
Bank  
Barber shop  
Beauty shop  
Boat sales  
Bowling alley  
Broadcasting studios, radio or television  
Bus station  
Cafeteria  
Child care center  
Club, lodge, and similar non-profit organization  
Convenience store (With or without a car wash and no size restriction)  
Dairy products sales  
Dance studio  
Dressmaker  
Drive-in restaurant  
Drug store  
Dry cleaner and laundry  
Dry goods store  
Figure salon  
Florist shop  
Funeral home  
Furniture store  
Garden supply store  
Golf driving range

Greenhouse or plant nursery  
Grocery store  
Hardware store  
Health club  
Leather goods store  
Liquor store  
Loan company  
Medical facility  
Miniature golf course  
Monument sales  
Motel  
Music store  
Office, business or professional  
Paint store  
Printing, excluding newspapers and periodicals  
Public utility building and use  
Radio and television sales and service  
Recording studio  
Restaurant  
Savings and loan company  
Seed and feed store  
Self-service laundry and cleaner  
Service station  
Sewing machine sales and service  
Shopping center (As provided in Section 5:8.9)  
Sign, business (Subject to provisions of Section 6:11)  
Sign, occupancy (Subject to provisions of Section 6:11)  
Sign, temporary (Subject to provisions of Section 6:11)  
Skating rink  
Sporting goods store  
Supermarket  
Temporary building, incidental to the construction of buildings permitted in this district and which shall be removed when work is completed  
Theater (Indoor)  
Tire sales and service  
Utility easement  
Veterinary clinic  
Veterinary office  
Accessory buildings and uses customarily incidental to the above uses  
Other uses which are considered to be compatible with the aforementioned uses

### **5:8.2 Uses Permitted by Special Exception**

The following uses are permitted on review by the Board of Zoning Appeals in accordance with the provisions of Article 7.

Ambulance service  
Armory  
Auditorium  
Baseball park  
Building materials sales and storage  
Cemetery  
Check Cashing Business  
Church  
Fairgrounds  
Fire station  
Football stadium  
Gymnasium  
Home for aged persons  
Hospital  
Library  
Museum  
Police station  
Post office  
School public, private, and parochial

### **5:8.3 Height Limitation**

No structures shall exceed a height of 45 feet except as provided in Section 6:7.

### **5:8.4 Dimensional Requirements**

#### **5:8.4-1 Front Setback**

All buildings and structures shall be set back from all street right-of-way lines not less than 35 feet except commercial gasoline islands and canopies which shall be set back from all street right-of-way lines not less than 15 feet. All outside merchandise on display shall be set back not less than 15 feet from property lines.

#### **5:8.4-2 Side Setback (C-2)**

None is required, except on corner lots and lots adjacent to any residential district. On corner lots, all commercial buildings, structures, and merchandise on display shall be set back not less than 25 feet from the street right-of-way line on the side with street frontage. On lots adjacent to any

residential district, all commercial buildings, structures, and merchandise on display shall be set back not less than 20 feet from the property line on the side adjacent to the residential district. When a side yard is provided, it shall be not less than 5 feet in width.

**5:8.4-3 Rear Setback**

No building shall be located closer than 20 feet to a rear lot line. All outside merchandise on display shall be set back not less than 15 feet from property lines.

**5:8.5 Screening**

A wall, fence, dense hedge, or other permanent year-round foliage, or a combination thereof, which provides a solid, opaque, visual barrier at least 6 feet in height shall be provided along the side and rear lot lines where any nonresidential use in this district is adjacent to a residential district. Such screening shall also prohibit, for safety reasons, passage by children and/or other pedestrians. Screening design shall visually compliment the surrounding residential district. Additionally, maintenance shall be performed to ensure that the screen continues to meet the provisions set forth herein. Strict enforcement of these provisions shall be in accordance with Section 8:1 of this Ordinance.

**5:8.6 Off-Street Parking**

Off-street parking shall be provided in accordance with the provisions set forth in Section 6:9.

**5:8.7 Off-Street Loading**

Off-street loading shall be provided in accordance with the provisions set forth in Section 6:10.

**5:8.8 Drainage**

A complete drainage plan of the entire site meeting the requirements of the Mauldin City Drainage Ordinance shall be provided.

**5:8.9 Requirements for Planned Shopping Centers**

**5:8.9-1 Height Limitations**

No building shall exceed 45 feet except as provided in Section 6:7.

**5:8.9-2 Lot Area**

The shopping center shall be located on a parcel of land not less than 2 acres in area.

**5:8.9-3 Dimensional Requirements**

**5:8.9-3a Setback from Streets**

All buildings shall be set back from all street right-of-way lines not less than 50 feet.

**5:8.9-3b Setback from Side Property Lines**

All buildings shall be set back from side property lines not less than 25 feet.

**5:8.9-3c Setback from Rear Property Lines**

All buildings shall be set back from the rear property line not less than 25 feet.

**5:8.9-4 Screening**

A wall, fence, dense hedge, or other permanent year-round foliage, or a combination thereof, which provides a solid, opaque, visual barrier at least 6 feet in height shall be provided along the side and rear lot lines where any nonresidential use in this district is adjacent to a residential district. Such screening shall also prohibit, for safety reasons, passage by children and/or other pedestrians. Screening design shall visually compliment the surrounding residential district. Additionally, maintenance shall be performed to ensure that the screen continues to meet the provisions set forth herein. Strict enforcement of these provisions shall be in accordance with Section 8:1 of this Ordinance.

**5:8.9-5 Off-Street Parking**

Off-street parking shall be provided in accordance with the provisions set forth in Section 6:9.

**5:8.9-6 Off-Street Loading**

Off-street loading shall be provided in accordance with the provisions set forth in Section 6:10.

**5:8.9-7 Application Procedure**

Each application for a zoning certificate/building permit for a planned shopping center shall be accompanied by the following:

- A. A development plan of the proposed development at a scale of not less than 1-inch equals 100 feet showing:
  - 1. The location and size of the site;
  - 2. The dimensions of the property;
  - 3. The location and proposed use of buildings and their general exterior dimensions;

4. A traffic, parking, and circulation plan showing proposed locations, arrangements, and dimensions of parking spaces, loading areas, drives, and ingress and egress to and from adjacent streets;
  5. The proposed location and materials to be used for screening;
  6. A title showing the names of the developers, the date, scale of the plan, and the name of the individual or firm preparing the plan.
- B. A statement to be filed with the Building Inspector indicating readiness to proceed with construction of the proposed development within one year from the date the proposal is approved.
- C. Drainage - A complete drainage plan of the entire site meeting the requirements prescribed in the Mauldin City Drainage Ordinance shall be provided.

**5:8.9-8 Zoning Certificate/Building Permit**

No zoning certificate/building permit shall be issued for any building in a shopping center until a final development plan shall have been approved by the Zoning Administrator.

## **Section 5:9 S-1, Services District**

This district is established to provide a transition between commercial and industrial districts by allowing (1) commercial uses which are service related; (2) service-related commercial uses which sell merchandise related directly to the service performed; (3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and (4) light industries which in their normal operations would have a minimal effect on adjoining properties. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be emitted beyond the property line of the lot on which the use is located.

### **5:9.1 Uses Permitted**

Air conditioning and heating equipment, sales and service  
Ambulance service  
Amusements, commercial  
Animal shelters  
Auction house  
Automobile body shop  
Automobile garage  
Automobile painting  
Automobile parking  
Automobile parts or accessories  
Automobile rental  
Automobile repairing  
Automobile sales and service  
Automobile service station  
Automobile storage  
Automobile upholstery  
Automobile wash  
Baseball batting range  
Boat sales and service  
Building materials sales and storage  
Cabinet shop  
Crematorium  
Dental laboratories  
Diaper supply service  
Drive-in business (Theaters, restaurants, etc.)  
Eating establishments  
Electric motor repair  
Engravers  
Exhibition buildings, galleries, or showrooms  
Farm machinery and implement sales and service  
Farmer's market

Feed and seed store  
Funeral home  
Golf courses  
Golf courses - par three  
Golf driving ranges  
Group Development (Subject to provisions of Section 7:13)  
Gunsmith  
Household appliance repair  
Ice skating rink  
Laundries, dry cleaning, or linen supply service  
Linen or towel supply business  
Lithographing  
Lumber yards  
Machine shop  
Mattress shop  
Medical clinic or laboratory  
Mimeographing service  
Mobile home, travel trailer, and recreational vehicle sales  
Monument and tombstone sales  
Motel  
Motorcycle sales and service  
Newspaper establishment  
Nursery-flower, plant, or tree  
Nursery supply  
Offices  
Office supply and equipment  
Parking areas  
Parking structures, commercial  
Pest or insect control business  
Photo developing and refinishing  
Plumbing shop  
Printing or binding  
Radio or television broadcasting studio  
Radio or television repair  
Restaurant  
Roller skating rink  
Safe and vault repair  
Self-service storage facility  
Service stations  
Signs, business (Subject to provisions of Section 6:11)  
Signs, occupancy (Subject to provisions of Section 6:11)  
Sign painting  
Sign, temporary (Subject to provisions of Section 6:11)  
Sporting goods sales  
Swimming pool, commercial sales

Taxi business  
Taxidermist  
Telephone exchange  
Tire shop  
Utility easement or right-of-way  
Utilities, public or private  
Venetian blinds - laundry, servicing, and repairing  
Veterinary clinic  
Veterinary office  
Video poker and like gaming devices  
Welding  
Wholesaling and warehousing  
Other uses that are considered to be compatible with the aforementioned uses

### **5:9.2 Uses Permitted by Special Exception**

The following uses are permitted on review by the Board of Zoning Appeals in accordance with the provisions of Article 7.

Accessory dwelling unit (Subject to provisions of Section 7:10)

Auditorium

Baseball park

Cemetery

Church

Correctional institution

Exhibition buildings

Fairgrounds

Fire station

Football stadium

Gas sales, commercial and industrial (Oxygen and acetylene)

Hospital

Manufacturing:

A. Processing of foodstuffs, beverages

B. Fabrication of cloth, wood, leather, paper, plastic, metal

Police station

Station, bus or railway

Truck terminals

Other public uses

Certain retail sales establishments which are customarily accessory and clearly incidental and subordinate to permitted principal office uses such as, but not limited to, the following:

Apothecary

Barber shop

Beauty shop

Cafeteria  
Florist shop  
Newsstand  
Optician  
Sale or rental of medical supplies and prosthetic devices  
Sandwich shop

Similar retail uses which are designed primarily to serve the convenience of persons working or receiving services in the building in which the accessory use is located, provided that such accessory use is clearly incidental and subordinate to principal permitted office uses.

### **5:9.3 Height Limitation**

No building or structure shall exceed 45 feet in height except as provided in Section 6:7.

No building or structure on a lot in the Services District which is adjacent to a residential district shall exceed the maximum building height permitted in the residential district unless there is one additional foot of setback on the sides adjacent to the residential district for each additional foot of height.

### **5:9.4 Dimensional Requirements**

#### **5:9.4-1 Front Setback**

All buildings shall be set back from the street right-of-way line not less than 45 feet except advertising signs which shall be permitted no closer than 15 feet to the street right-of-way line. All outside merchandise on display shall be set back not less than 15 feet from property lines.

#### **5:9.4-2 Side Setback**

No building shall be located closer than 25 feet to a side lot line except next to rail siding. All outside merchandise on display shall be set back not less than 15 feet from property lines.

#### **5:9.4-3 Rear Setback**

No building shall be located closer than 25 feet to a rear lot line except next to rail siding. All outside merchandise on display shall be set back not less than 15 feet from property lines.

### **5:9.5 Screening**

A wall, fence, dense hedge, or other permanent year-round foliage, or a combination thereof, which provides a solid, opaque, visual barrier at least 6 feet in height shall be provided along the side and rear lot lines where any nonresidential use in this district is adjacent to a residential district. Such

screening shall also prohibit, for safety reasons, passage by children and/or other pedestrians.

Screening design shall visually compliment the surrounding residential district. Additionally, maintenance shall be performed to ensure that the screen continues to meet the provisions set forth herein. Strict enforcement of these provisions shall be in accordance with Section 8:1 of this Ordinance.

**5:9.6 Off-Street Parking**

Off-street parking shall be provided in accordance with the provisions set forth in Section 6:9.

**5:9.7 Off-Street Loading**

Off street loading shall be provided in accordance with the provisions set forth in Section 6:10.

**5:9.8 Drainage**

A complete drainage plan of the entire site meeting the requirements of the Mauldin City Drainage Ordinance shall be provided.

## **Section 5:10 I-1, Industrial District**

This district is established as a district for manufacturing plants, assembly plants, and warehouses. The regulations are intended to protect neighboring land uses from potentially harmful noise, odor, smoke, dust, glare, stream pollution, or other objectionable effects.

### **5:10.1 Uses Permitted**

Automobile and truck repair and rebuilding shop

Bottling plant

Building contractor and related activities

Building materials sales and storage and manufacture

Crematorium

Farm implements and machinery sales and storage

Feed and seed sales and storage

Junk yard:

    Including automobile wreckers and scrap processors (subject to provisions of Section 7:4)

Laundry and cleaning plant

Manufacturing:

    Apparel and other finished products made from fabrics, leather, and similar materials

    Chemicals and allied products

    Fabricated metal products

    Food and kindred products

    Furniture and fixtures

    Household and industrial cleaning products

    Lumber and wood products (Except furniture)

    Paper and allied products

    Plastic products

    Stone, clay, and glass products

    Textile mill products

Milk processing plant

Mobile homes or other prefabricated buildings used for temporary offices

Petroleum refining and related industries

Primary metal industries

Printing, publishing, and allied industries

Public utility building or use

Self-service storage facility

Sign, business (Subject to provisions of Section 6:11)

Sign, occupancy (Subject to provisions of Section 6:11)

Temporary building which is incidental to the construction of buildings permitted in the district and which shall be removed when work is completed

Tire recapping and retreading plant

Truck terminal

Veterinary hospital

Wholesaling and warehousing  
Other uses which are considered to be compatible with uses permitted

All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, or dust will be emitted beyond the property line of the lot on which the use is located. No pollution shall leave the premises of a use in this district by way of streams or rivers.

### **5:10.2 Uses Permitted by Special Exception**

The following uses are permitted on review by the Board of Zoning Appeals in accordance with the provisions of Article 7.

Laboratories: analytical, experimental, testing, or industrial processes

### **5:10.3 Height Limitation**

No building or structure shall exceed 90 feet in height except as provided in Article 6, Section 6:7. No building or structure on a lot in the industrial district which is adjacent to a residential district shall exceed the maximum building height permitted in the residential district unless there is one additional foot of setback on the sides adjacent to the residential district for each additional foot of height.

### **5:10.4 Dimensional Requirements**

#### **5:10.4-1 Front Setback**

All buildings shall be set back from the street right-of-way not less than 50 feet. An advertising sign shall be permitted no closer than 15 feet to street right-of-way, and an advertising sign exceeding 25 feet in height shall be located no less than 30 feet from a public right-of-way.

#### **5:10.4-2 Side Setback**

No building shall be located closer than 25 feet to a side lot line except when the property is adjacent to a railroad right-of-way and written approval from the railroad authorities has been obtained to utilize a railroad spur for loading and unloading.

#### **5:10.4-3 Rear Setback**

No building shall be located closer than 25 feet to a rear lot line except when the property is adjacent to a railroad right-of-way and written approval from the railroad authorities has been obtained to utilize a railroad spur for loading and unloading.

**5:10.5 Screening**

A wall, fence, dense hedge, or other permanent year-round foliage, or a combination thereof, which provides a solid, opaque, visual barrier at least 6 feet in height shall be provided along the side and rear lot lines where any nonresidential use in this district is adjacent to a residential district. Such screening shall also prohibit, for safety reasons, passage by children and/or other pedestrians. Screening design shall visually compliment the surrounding residential district. Additionally, maintenance shall be performed to ensure that the screen continues to meet the provisions set forth herein. Strict enforcement of these provisions shall be in accordance with Section 8:1 of this Ordinance.

**5:10.6 Off-Street Parking**

Off-street parking shall be provided in accordance with the provisions set forth in Article 6, Section 6:9.

**5:10.7 Off-Street Loading**

Off-street loading shall be provided in accordance with the provisions set forth in Article 6, Section 6:10

**5:10.8 Drainage**

A complete drainage plan of the entire site meeting the requirements of the Mauldin City Drainage Ordinance shall be provided.

## **Section 5:11 P-D, Planned Development**

### **5:11.1 Intent**

The PD district is established to encourage innovative and creative design of residential and/or commercial developments and to permit a greater amount of flexibility to a developer by removing some of the restrictions of conventional zoning. It is the intent of the district that such design and planning features be incorporated properly into all PD districts hereafter created, and that the Planning Commission and City Council shall consider the existence and appropriateness of such features before any amendment to the Zoning Map is adopted to create such districts. The district is also intended to encourage developments, which provide a full range of residential types to serve the inhabitants of the district.

The regulations provide a mechanism to evaluate each application on its own merit. It is recognized that some concepts will be more successful than others will and the approval of an application in one situation does not necessarily indicate the development will be applicable in other situations. It should also be emphasized that these provisions are not to be confused with nor designed to circumvent the intent or use of conventional zoning classifications as set forth in the Ordinance.

### **5:11.2 Types of Planned Development Districts**

Two types of planned development districts accommodating primarily residential or non-residential uses are created as follows:

#### **A. PD-R Planned Development - Residential**

The PD-R district is intended to accommodate primarily residential uses; with nonresidential uses integrated into the design of such districts as secondary uses.

#### **B. PD-C Planned Development - Commercial**

The PD-C district is intended to accommodate primarily nonresidential uses; with residential uses integrated into the design of such districts as secondary uses.

### **5:11.3 Permitted Principal Uses and Structures**

Permitted principal uses and structures vary with increasing size and are different for PD-R and PD-C districts. Permitted principal uses and structures for various site sizes and types of PD districts are as follows:

Site Size in Acres	PD-R Uses Permitted	PD-C Uses Permitted
1 but less than 15	Residential, Office, Commercial	Commercial, Office
15 or more	Residential, Office, Commercial, Services	All uses

**5:11.4 Maximum Area of Commercial or Industrial Uses in PD-R Districts**

In PD-R districts in which commercial or service uses are permitted, the area of land devoted to such uses, including structures, parking, and related characteristics and accessory uses thereto shall not exceed the following percentages for any specific site size:

Site Size in Acres	Maximum Percentage Commercial or Service
2 but less than 8	10
8 but less than 25	20
25 but less than 50	30
50 but less than 80	40
80 or more	50

Provided, however, that these percentages shall apply only to commercial and service uses, and not to other non-residential uses such as schools, parks, community buildings, or public facilities. Required parking for commercial and service uses shall be counted towards maximum percentages.

**5:11.5 Permitted Accessory Uses and Structures**

Accessory uses and structures shall be permitted as for the least restrictive districts indicated in Section 5:11.3 for any specific site size.

**5:11.6 Uses and Structures Permitted by Special Exception**

No review actions by the Board of Zoning Appeals are required to establish any specific use. Uses and structures permitted in the least restrictive land use classifications indicated in Section 5:11.3 for any specific site size are permitted outright, provided that the Planning Commission and City Council shall ascertain that the effects and benefits usually derived from safeguards and conditions normally imposed upon uses permitted by review are upheld.

**5:11.7 Prohibited Uses and Structures**

Certain uses and structures shall be prohibited as for the least restrictive uses indicated in Section 5:11.3 for any specific site size.

**5:11.8 Minimum Lot Area**

No minimum lot area is required for any specific structure; however, a minimum site size to accommodate specific uses shall be as listed in Section 5:11.3.

**5:11.9 Minimum Lot Width, Minimum Yard Requirements, Maximum Lot Coverage, Maximum Height of Structures**

No structure shall be erected within 25 feet from any external lot line of any planned development. Minimum lot width, minimum yard sizes, maximum lot coverage, and maximum height are not otherwise regulated within PD districts, provided, however, that the Planning Commission and City Council shall ascertain that the characteristics of building siting shall be appropriate as related to structures within the planned development and otherwise fulfill the intent of this Ordinance.

**5:11.10 Minimum Off-Street Parking and Loading**

The Planning Commission shall not approve a PD site plan until the Zoning Administrator has reviewed and approved a parking scheme for the development.

**5:11.11 Signs**

Signs are permitted in PD districts only in accordance with provisions of the Sign Ordinance.

**5:11.12 PD Application and Preliminary Development Plan Approval**

- A. An applicant is encouraged to communicate his intentions to establish a Planned Development district and the proposed characteristics thereof to the Zoning Administrator and Greenville County Planning Commission staff prior to initiating an application for amendment to the zoning map in order to avoid undue delay in the review process after initiating such applications.
- B. Applications for Planned Development district shall be by amendment to the official Zoning Map in accordance with the provisions of Article 10 and shall include the following:
  - 1. **Preliminary Development Plan** - The applicant shall submit one reproducible vellum copy (22" x 27" minimum size) and one paper copy (11" x 17" in size) of the proposed Planned Development which shall include the following:
    - a. Vicinity map, title block, scale, north arrow, and property line survey.
    - b. Total number of acres of overall site.
    - c. Location and number of acres of various areas by type of use (e.g., single-family detached, recreation, office, commercial, etc.).
    - d. Number of units and density of various residential types, such number to represent the maximum number of units.

- e. Approximate square footage of non-residential use and approximate number of bedrooms in each residential unit.
  - f. Primary traffic circulation pattern, including major points of ingress and egress.
  - g. Approximate number of parking spaces per use.
  - h. An indication that an acceptable drainage system can be designed for the proposed project.
  - i. Any such information or descriptions as may be deemed reasonably appropriate for review.
2. **Statement of Intent** - The applicant shall submit 3 copies of a descriptive statement setting forth the characteristics for the proposed Planned Development including the following:
- a. A description of the responsibilities of any proposed homeowners association or group maintenance agreement.
  - b. A statement setting forth the proposed development schedule.
  - c. A statement of the public improvements both on- and off-site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.
  - d. A statement from the public facility providers, including water, sewer collection and treatment, schools, garbage collection, fire protection, etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed Planned Development.
  - e. A statement concerning the appearance, landscaping, screening, and maintenance of any proposed pond, lake, or retention pond contained in the development.
  - f. Any such information or descriptions as may be deemed reasonably appropriate for review.
- C. A public hearing shall be held by the Planning Commission in accordance with procedures set forth in Article 10.
- D. The Planning Commission shall make a recommendation upon the proposed Planned Development, which shall be advisory to City Council.
- E. The City Council may, after fulfilling all applicable requirements of this section and all applicable requirements of Article 10, act to either approve, approve with modification, or disapprove the application for a Planned Development.
- F. Following approval of a PD district, the official zoning map shall be amended to reflect such approval. Approval of a Planned Development district shall constitute authority for the applicant to submit a Final Development Plan to the Planning Commission for approval in accordance with the provisions of Section 5:11.14.

### **5:11.13 Failure to Submit a Final Development Plan**

Approval of a PD district granted by City Council shall be valid for one year by the end of which time a Final Development Plan must be submitted. Prior to the expiration of the approval, the Zoning Administrator shall submit a progress report to Council on the status of the development. One-year extensions may be granted by City Council. If an extension(s) is not granted, City Council may rezone the property to its original classification in accordance with Article 10.

### **5:11.14 Final Development Plan**

All final development plans in the Planned Development District will require a site plan review and approval by the Greenville County Planning Commission. Site plan requirements and procedures for the Planned Development District are outlined in Section 3 of the Mauldin City Land Development Regulations.

### **5:11.15 Recording of Final Development Plan and Statement of Intent**

Following approval of the Final Development Plan by the Planning Commission, one copy of the Final Development Plan and Statement of Intent shall be recorded in the Register of Mesne Conveyances of Greenville County; one copy of both documents shall be filed with the Zoning Administrator; and one copy of both documents shall be filed with the Greenville County Planning Commission.

### **5:11.16 Subdivision Plats, Building Permits, and Certificates of Occupancy**

Approval of a Final Development Plan shall constitute authority for the applicant to prepare subdivision plats, if applicable, in accordance with procedures set forth in the Greenville County Subdivision Regulations. No building permit or Certificate of Occupancy shall be issued in a PD district until a Final Development Plan has been recorded.

### **5:11.17 Changes to Planned Development Districts**

Changes to a proposed Planned Development district or to an approved Planned Development district may be permitted in accordance with one of the following procedures as determined by the Zoning Administrator:

- A. **Minor Changes** - Changes to a Planned Development district which are of a design nature and which do not alter the original concept or use characteristics of the Planned Development district may be approved by the Planning Commission in accordance with the procedures established by the Land Development Regulations, Section 3 provided that no minor change may be approved by the Planning Commission which is in conflict with specific conceptual considerations previously contained in City Council's preliminary approval. Examples of Minor Changes may include, but are not limited to the following:

- § reductions in:
  - § density
  - § signage
  - § square footage
- § increases in:
  - § landscaping
  - § open space
  - § setbacks
- § Minor changes to:
  - § landscaping
  - § lighting
  - § location of land uses
  - § parking
  - § signage
  - § site plan
- § Minor changes to allow:
  - § reorientation of structures
  - § realignment of approved access
  - § more restrictive land uses, e.g. commercial to residential
  - § shift in approved density from one area of PD to another

**B. Major Changes** - Changes to a Planned Development district which would alter the basic concept and general characteristics of the Planned Development district may be approved by City Council in accordance with the procedures established by Section 5:11.12. Approval of a major change by City Council must be followed by final development plan approval with a detailed design plan showing such changes by the Planning Commission in accordance with the Land Development Regulations, Section 3. Examples of major changes include but are not limited to the following:

- § boundary changes,
- § changes in the maximum number of structures or residential units,
- § increased density,
- § substantial changes to residential housing type,
- § use changes, or
- § access changes, etc.

**5:11.18 Failure to Begin, Failure to Complete, or Failure to Make Adequate Progress**

One year after final approval and each year thereafter, the Zoning Administrator shall present to City Council's Public Works Committee a status report on the progress of the approved development. If there is failure to begin, failure to complete, or failure to make adequate progress as set forth in the Statement of Intent, City Council may change the district classification of the Planned Development in accordance with provisions of Article 10.

## **Section 5:12 AP, Airport Protective Areas**

### **5:12.1 Airport Protective Areas Established as Supplementary**

The "AP" designation is not intended to be utilized as a district classification but as a designation which identifies areas subject to regulations which are supplementary to the regulations of the district to which such designation is attached, appended, or "overlaid." Regulations, which apply to areas, designated on the Zoning map, as being within such appended or overlaid designation must be determined by joint reference to the regulations of both the basic district classification and the appended or overlay classification. The basis for preparing these supplementary regulations is contained in the Federal Aviation Regulations (FAR), Vol. XI, Part 77, Objects Affecting Navigable Airspace.

### **5:12.2 AP, Intent**

It is the intent of this Ordinance to restrain influences which are adverse to the proper and safe conduct of aircraft operations in the vicinity of airports, to prevent creation of conditions hazardous to aircraft operations, and to encourage development which is compatible with airport use characteristics within the intent and purpose of zoning. To this end, the "AP" designation, when appended to a basic district classification, is intended to coordinate the purposes and intent of this Ordinance with other regulations duly established by the city of Mauldin whose primary intent is to further the purposes set out above.

### **5:12.3 Action Upon Applications Within Areas Designated "AP"**

The Zoning Administrator shall take no action upon issuance of a zoning permit or presentation of an application to the Board of Zoning Appeals or other similar administrative procedures until it has been duly certified to him by proper authorities that the proposal upon which he is requested to act is in compliance with regulations of the AP Protective Area regulations as detailed in this section.

### **5:12.4 Definitions**

1. **Airports** - Greenville-Spartanburg International Airport, Greenville Downtown Airport, and Donaldson Center.
2. **Airport Elevation** - The highest point of an airports usable landing area measured in feet above mean sea level (MSL).
3. **Approach Surface** - A surface longitudinally centered on the extended runway centerline, extending outward and upward from the end of the primary surface and at the same slope as the approach zone height limitation slope set forth in Section 5:12.6 of this Ordinance. In plan the perimeter of the approach surface coincides with the perimeter of the approach zone.
4. **Approach, Transitional, Horizontal, and Conical Zones** - These zones are set forth in Section 5:12.5 of this Ordinance.
5. **Board Of Zoning Appeals** - A board consisting of 5 members and 2 alternates appointed by

- City Council as provided in Article 9 of the Mauldin City Zoning Ordinance.
6. **Conical Surface** - A surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to 1 for a horizontal distance of 4,000 feet.
  7. **Hazard To Air Navigation** - An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.
  8. **Height** - For the purpose of determining the height limits in all zones set forth in this Ordinance and shown on the zoning map, the datum shall be mean sea level (MSL) elevation unless otherwise specified.
  9. **Heliprot Primary Surface** - The area of the primary surface coincides in size and shape with the designated takeoff and landing area of a heliprot. This surface is a horizontal plane at the elevation of the established heliprot elevation.
  10. **Horizontal Surface** - A horizontal plane 150 feet above the established airport elevation, the perimeter which in plan coincides with the perimeter of the horizontal zone.
  11. **Larger Than Utility Runway** - A runway that is constructed for and intended to be used by propeller driven aircraft of greater than 12,500 pounds maximum gross weight and jet powered aircraft.
  12. **Nonconforming Use** - Any pre-existing structure, object of natural growth, or use of land, which is inconsistent with the provisions of this Ordinance or an amendment thereto.
  13. **Obstruction** - Any structure, or other object, including a mobile object, which exceeds a limiting height set forth in Section 5:12.6 of this Ordinance.
  14. **Person** - An individual, firm, partnership, corporation, company, association, joint stock association, or governmental entity; includes a trustee, a receiver, an assignee, or a similar representative of any of them.
  15. **Precision Instrument Runway** - A runway having an existing instrument approach procedure utilizing an Instrument Landing System (ILS), Differential Global Positioning System (DGPS) or a Precision Approach Radar (PAR). It also means a runway for which a precision approach system is planned and is so indicated on an approved airport layout plan or another planning document.
  16. **Primary Surface** - A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, or planned hard surface, the primary surface extends 200 feet beyond each end of that runway; for military runways or when the runway has no specially prepared hard surface or planned hard surface, the primary surface ends at each end of that runway. The width of the primary surface is set forth in Section 5:12.5 of this Ordinance. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.
  17. **Runway** - A defined area on an airport prepared for landing and take-off of aircraft along its length.
  18. **Structure** - An object constructed or installed by man, including, but without limitation, buildings, towers, smokestacks, earth formation, and overhead transmission lines.
  19. **Transitional Surfaces** - These surfaces extend outward at 90 degree angles to the runway centerline and the runway centerline extended at a slope of seven (7) feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces. Transitional surfaces for those portions of the

precision approach surfaces, which project through and beyond the limits of the conical surface, extend a distance of 5,000 feet measured horizontally from the edge of the approach surface and at 90 degree angles to the extended runway centerlines.

20. **Tree** - Any object of natural growth.
21. **Utility Runway** - A runway that is constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximum gross weight and less.
22. **Visual Runway**- A runway intended solely for the operation of aircraft using visual approach procedures.

### **5:12.5 Airport Zones**

In order to carry out the provisions of this Ordinance, there are hereby created and established certain zones which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they apply to Greenville-Spartanburg International Airport, Greenville Downtown Airport, and Donaldson Center. Such zones are shown on the official Greenville County Zoning Map, which is on display in the Greenville County Planning Commission office. An area located in more than one (1) of the following zones is considered to be only in the one with the more restrictive height limitations. The various zones are hereby established and defined as follows:

1. **Utility Runway Visual Approach Zone** - The inner edge of this approach zone coincides with the width of the primary surface and is 250 feet wide for utility runways with only visual approaches and 500 feet wide for utility runways with a non-precision approach on the opposite end. The approach zone expands outward uniformly to a width of 1,250 feet at a horizontal distance of 5,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.
2. **Runway Larger Than Utility Visual Approach Zone** - The inner edge of this approach zone coincides with the width of the primary surface and is 500 feet wide for such runways with a visual approach or non-precision approach on the opposite end and 1,000 feet wide for those with a precision approach on the opposite runway end. The approach zone expands outward uniformly to a width of 1,500 feet at a horizontal distance of 5,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.
3. **Precision Instrument Approach Zone** - The inner edge of this approach zone coincides with the width of the primary surface and is 1,000 feet wide. The approach zone expands outward uniformly to a width of 16,000 feet at a horizontal distance of 50,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.
4. **Transitional Zones** - The transitional zones are the areas beneath the transitional surfaces.
5. **Heliport Transitional Zones** - These zones extend outward from the sides of the primary surface and the heliport approach zones a horizontal distance of 250 feet from the primary surface centerline and the heliport approach zone centerline.
6. **Horizontal Zones** - The horizontal zone is established by swinging arcs of a given radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The radii of these arcs are as follows: 5,000 feet for

all runways designated utility or visual, and 10,000 feet for all other runways. The radii of the arcs for each end of the runway shall be the same and consist of the longest radius determined for either runway end. When a 5,000-foot arc is encompassed by tangents connecting two adjacent 10,000-foot arcs, the 5,000-foot arc shall be disregarded. The horizontal zone does not include the approach and transitional zones.

7. **Conical Zone** - The conical zone is hereby established as the area that commences at the periphery of the horizontal zone and extends outward therefrom a horizontal distance of 4,000 feet. The conical zone does not include the precision instrument approach zones and the transitional zones.

### **5:12.6 Airport Zone Height Limitations**

Except as otherwise provided in this Ordinance, and with the exception of structures erected for aeronautical purposes, no structure shall be erected, altered, or maintained, and no tree shall be allowed to grow in any zone created by this Ordinance to a height in excess of the applicable height limit herein established for such zone. Such applicable height limitations are hereby established for each of the zones in question as follows:

1. **Utility Runway Visual Approach Zone** - Slopes twenty (20) feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 5,000 feet along the extended runway centerline.
2. **Runway larger Than Utility Visual Approach Zone** - Slopes twenty (20) feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 5,000 feet along the extended runway centerline.
3. **Precision Instrument Runway Approach Zone** - Slopes fifty (50) feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline; thence slopes upward forty (40) feet horizontally for each foot vertically to an additional horizontal distance of 40,000 feet along the extended runway centerline.
4. **Heliport Approach Zone** - Slopes eight (8) feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a distance of 4,000 feet along the heliport approach zone centerline.
5. **Transitional Zones** - Slope seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and approach surface, and extending to a height of 150 feet above the airport elevation, which is 963.8 feet MSL for GSP International Airport, 1,048 feet MSL for Greenville Downtown Airport, and 956.2 feet MSL for Donaldson Center. In addition to the foregoing, there are established height limits sloping seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the approach surface, and extending to where they intersect the conical surface. Where the precision instrument runway approach zone projects beyond the conical zone, there are established height limits sloping seven (7) feet outward for each foot upward beginning at the sides of and the same elevation as the approach surface, and extending a horizontal distance of 5,000 feet measured at 90 degree angles to the extended runway

centerline.

6. **Helicopter Transitional Zones** - Slope two (2) feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and the helicopter approach zones and extending a distance of 250 feet measured horizontally from and at 90 degree angles to the primary surface centerline and helicopter approach zones centerline.
7. **Horizontal Zone** - Established at 150 feet above the airport elevation or at a height of 1,113.8 feet MSL for GSP International Airport, 1,198 feet MSL for Greenville Downtown Airport, and 1,106.2 feet MSL for Donaldson Center.
8. **Conical Zone** - Slopes twenty (20) feet outward for each foot upward beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending to a height of 350 feet above the airport elevation.
9. **Excepted Height Limitations** - Nothing in this Ordinance shall be construed as prohibiting the construction or maintenance of any structure, or growth of any tree to a height up to fifty (50) feet above the surface.

#### **5:12.7 Use Restrictions**

Notwithstanding any other provisions of this Ordinance, no use may be made of land or water within any zone established by this Ordinance in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

#### **5:12.8 Nonconforming Uses**

1. **Regulations Not Retroactive** - The regulations prescribed by this Ordinance shall not be construed to require the removal, lowering, or other change or alteration of any structure or tree not conforming to the regulations as of the effective date of this Ordinance, or otherwise interfere with the continuance of nonconforming use. Nothing contained herein shall require any change in the construction, alteration, or intended use of any structure; the construction or alteration of which was begun prior to the effective date of this Ordinance, and is diligently prosecuted.
2. **Marking and Lighting** - Notwithstanding the preceding provision of this Section, the owner of any existing nonconforming structure or tree is hereby required to permit the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the Greenville-Spartanburg Airport Commission, Greenville Downtown Airport Commission or the Donaldson Center Airport Commission to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated, and maintained at the expense of the respective Airport Commission.

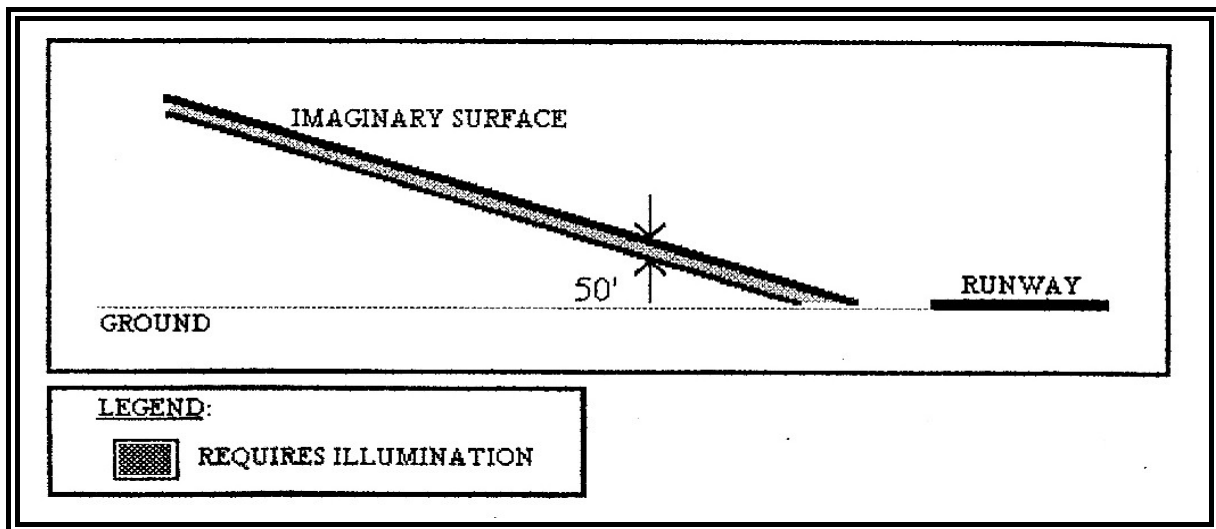
## 5:12.9 Permits

1. **Future Uses** - Except as specifically provided in a, b, and c hereunder, no material change shall be made in the use of land, no structure shall be erected or otherwise established in any zone hereby created unless a permit therefor shall have been applied for and granted. Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to be determined whether the resulting use or structure would conform to the regulations herein prescribed. If such determination is in the affirmative, the permit shall be granted. No permit for a use inconsistent with the provision of this Ordinance shall be granted unless a variance has been approved.
  - a. In the area lying within the limits of the horizontal zone and conical zone, no permit shall be required for any structure less than seventy-five feet of vertical height above the ground, except when, because of terrain, land contour, or topographic features, such structure would extend above the height limits prescribed for such zones.
  - b. In areas lying within the limits of the approach zones, but at a horizontal distance of not less than 4,200 feet from each end of the runway, no permit shall be required for any structure less than seventy-five feet of vertical height above the ground, except when such structure would extend above the height limit prescribed for such approach zones.
  - c. In the areas lying within the limits of the transition zones beyond the perimeter of the horizontal zone, no permit shall be required for any structure less than seventy-five feet of vertical height above the ground, except when such structure, because of terrain, land contour, or topographic features, would extend above the height limit prescribed for such transition zones.

Nothing contained in any of the foregoing exceptions shall be construed as permitting or intending to permit any construction, or alteration of any structure in excess of any of the height limits established by this Ordinance except as set forth in Section 5:12.6, 9.
2. **Existing Uses** - No permit shall be granted that would allow the establishment or creation of an obstruction or permit a nonconforming use or structure to become a greater hazard to air navigation than it was on the effective date of this Ordinance or any amendments thereto or than it is when the application for a permit is made. Except as indicated all applications for such a permit shall be granted.
3. **Nonconforming Uses Abandoned or Destroyed** - Whenever the Zoning Administrator determines that a nonconforming structure has been abandoned or more than 80 percent torn-down, physically deteriorated or decayed, no permit shall be granted that would allow such structure to exceed the applicable height limit or otherwise deviate from the zoning regulations.
4. **Variances** - Any person desiring to erect or increase the height of any structure or use property, not in accordance with the regulations prescribed in this Ordinance, may apply to the Board of Zoning Appeals for a variance from such regulations. The application for

variance shall be accompanied by a determination from the Federal Aviation Administration as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations will result in unnecessary hardship and relief granted, will not be contrary to the public interest, will not create a hazard to air navigation, will do substantial justice, and will be in accordance with the spirit of this Ordinance. Additionally, no application for a variance to the requirements of this Ordinance may be considered by the Board of Zoning Appeals unless a copy of this application has been furnished to the relative Airport Commission for advice as to the aeronautical effects of the variance. If the Airport Commission does not respond to the application within fifteen (15) days after receipt, the Board of Zoning Appeals may act on its own to grant or deny said application.

5. **Obstruction Marking and Lighting** - All objects penetrating the plane 50 feet beneath the following imaginary surface shall be lighted:



An approach surface having a 50:1 slope originating 200 feet beyond the end of an existing or proposed runway, which has a width of 1,000 feet, expanding uniformly for 10,000 feet to a width of 4,000 feet, thence becoming a 40:1 slope expanding uniformly for a distance of 40,000 feet to a width of 16,000 feet, or for such a distance that the imaginary surface is more than 200 feet above all terrain.

Otherwise, all objects must be marked and lighted in accordance with Federal Aviation Administration Advisory Circular 70/7460-1, as amended from time-to-time.

Any permit or variance granted may, if such action is deemed advisable to effectuate the purpose of this Ordinance and be reasonable in the circumstances, be so conditioned as to require the owner of the structure in question to install, operate, maintain, at the owners expense, such markings and lights as may be necessary. If deemed proper by the Board of

Zoning Appeals this condition may be modified to require the owner to permit the Airport Commission, at its own expense, to install, operate, and maintain the necessary markings and lights.

6. **Notification** - All such persons proposing the construction of objects, whether of a temporary or permanent nature within 20,000 feet of a public use airport and the height of which penetrates a slope of 100:1 from the nearest point of the nearest runway, shall submit a copy of FAA form 7460-1 to the affected airport for review. Said airport shall have ten-business -days to make any comments.

#### **5:12.10 Airport Zones Relating to Noise Restrictions**

As noted in Section 5:12.2, one of the intentions of AP Protective Areas regulations is to encourage development, which is compatible with airport use characteristics. Noise resulting from aircraft operations is the airport use characteristic, which most affects surrounding development.

Relating the zoning format to noise criteria is difficult because two land uses which might otherwise be compatible in a specific zoning category may each be affected differently by airport noise. For example, general commercial zoning may be compatible with airport noise. However, theaters (a commercial use) would need special protection at least to the extent that they were notified of potential incompatible noise characteristics on a proposed site prior to their construction. Supplementary regulations contained in the AP Protective Areas section of the Ordinance would facilitate notification of potential incompatible uses (as a result of aircraft noise) without undue restriction of the establishment of retail uses lists the criteria for evaluating and regulating development around the airport. Sensitive areas surrounding Greenville Downtown Airport and Donaldson Center are divided into Zones I through III. Zone I being the most restrictive. The Official Zoning Map of Greenville County, located at the Greenville County Planning Commission, delineates the location and area of each of the zones around the airport.

Greenville-Spartanburg International Airport is surrounded by an Airport Environs Area, which prohibits certain future land uses. This area is delineated on the Official Zoning Map of Greenville County. The land uses allowed within the Environs Area are stated in the Greenville-Spartanburg Airport Environs Area Zoning Ordinance, which is on file with the Greenville County Planning Commission, the city of Mauldin, and the Greenville-Spartanburg Airport Commission.

#### **5:12.11 Airport Zoning Related to Sanitary Landfill Location**

Various studies and observations have resulted in the conclusion that sanitary landfills attract birds, and that birds in the vicinity of airports create potential hazards to aircraft operations (see FAA order SO 5200.5). Aircraft accidents have resulted when aircraft collided with low-flying birds, particularly during takeoff and landing. In order to prevent such an occurrence in Greenville, the following regulations shall apply with regard to location of landfills:

- A No landfill shall be located within 10,000 feet from a runway of any airport.

- B. Landfills located further than 10,000 feet, but within five miles of a runway of any airport will be reviewed on a case by case basis by the respective airport Commission staff, who may in turn contact the Bird Hazard Group and the Federal Aviation Administration. If in the opinion of the airport Commission staff, the landfill poses a threat to safe aircraft operations, then the landfill shall be considered an incompatible land use.

**5:12.12 Enforcement**

It shall be the duty of the Zoning Administrator to administer and enforce the regulations prescribed herein. Applications for permits and variances shall be made to the Building Standards Department upon a form published for that purpose. Applications required by this Ordinance to be submitted to the Zoning Administrator shall be promptly considered and granted or denied. Application for action by the Board of Zoning Appeals shall be forthwith transmitted by the secretary.

**Section 5:13      POD, Planned Office District**

This district is established to accommodate office development, which is found to be compatible with surrounding physical development, particularly neighboring residential properties. Uses permitted in this district are limited to office and research facilities and shall not include any use engaged in retail sales or the stocking and storage of merchandise except as provided by Section 5:5.2 and 5:5.2-1.

**5:13.1      Uses Permitted**

Uses permitted in the Planned Office District are the same as those uses permitted in Section 5:5.1, Uses Permitted, and Section 5:5.2, Uses Permitted by Special Exception, in the O-D, Office District.

**5:13.2      Accessory Retail Uses Permitted**

Accessory retail uses permitted in the Planned Office District are the same as those permitted in the O-D, Office District, as set forth in Section 5:5.2-1.

**5:13.3      Relationship of Buildings to Lots**

One or more principal structures may be permitted on a single lot.

**5:13.4      Minimum Area**

No minimum area is required.

**5:13.5      Minimum Yard Requirements**

Front	45 feet
Side	25 feet
Rear	25 feet

**For additional minimum setback requirements, refer to Section 6:15 Additional Minimum Setback Requirements For Certain Streets.**

**5:13.6      Maximum Height**

Maximum height of all structures shall not exceed 45 feet.

**5:13.7      Off-Street Parking**

Off-street parking shall be provided in accordance with Section 6:9.

**5:13.8 Site Plan Review**

All uses permitted in the Planned Office District will require a site plan review and approval by the Mauldin City Planning Commission. Site plan requirements and procedures for the Planned Office District are outlined in Section 4 of the Mauldin City Land Development Regulations.