Land Development Regulations AND Zoning Code Update

City Council
July 11, 2024

INN *the* ZONE

Zoning Code Update • Fountain Inn, SC

INNvision

COMP PLAN PRIORITIES- ACCOMPLISHMENTS SO FAR

1 Streetscape Improvements for Main Street

2 Support A Vibrant Downtown with Zoning, Infrastructure, & Placemaking

3 Update the Zoning Ordinance

4 Improve Transportation Requirements for New Development

5 Make Headway On Priority Transportation Projects

6 Create a Local Mobility Plan and Impact Fee Study

7 Extend and Maintain the Swamp Rabbit Trail

8 Implement Priorities Identified in the New Parks and Recreation Master Plan

9 Maintain and Evaluate City Facilities and Services

10 Improve Downtown Parking

INNvision

COMP PLAN PRIORITIES- ACCOMPLISHMENTS SO FAR

#1: Streetscape Improvements for Main Street

+ Project is scheduled to go out to bid in July or August 2024

#2: Support a vibrant Downtown with Zoning, Infrastructure, & Placemaking

+ Currently designing Trade Street Plaza upgrades
+ Ribbon cutting for our new Stage Cover on July 26th
+ Budgeted for the continuation of our Main Street Improvement Grant Program in FY25
+ Designating golf cart parking spaces

#3: Update the Zoning Ordinance

+ INN The Zone project has commenced

INNvision

COMP PLAN PRIORITIES- ACCOMPLISHMENTS SO FAR

#4: Improve Transportation Requirements for New Development

+ Incorporated into INN The Zone project

#5: Make Headway on Priority Projects

+ Proposed Greenville County CPST has $33,655,400 worth of projects located in the City limits

INNvision

COMP PLAN PRIORITIES- ACCOMPLISHMENTS SO FAR

#6: Create a Local Mobility Plan and Impact Fee Study

- Executed contract with Impact Fee Study consultant

#7: Extend and maintain the Swamp Rabbit Trail

- Trail easements have been secured from Heritage Park to the back of FIHS
- 90% construction documents and cost estimates are complete

#8: Implement priorities identified in the new Parks & Recreation Master Plan

- Have an executed letter of intent (LOI) for acquiring +/- 153 acres for a potential athletic complex

INNvision

COMP PLAN PRIORITIES- ACCOMPLISHMENTS SO FAR

#8: Maintain and evaluate City facilities and services

- Received a $1.3 million State earmark for municipal complex design
- Working with Greenville County Council to receive an FSA debt millage increase to pay for 50% of a proposed Fire Station #3
- New personnel in FY25: animal control officer, code/compliance officer, three additional firefighters, an additional CDL driver, a GIS technician, a Recreation Supervisor, and an additional part-time/weekend Judge

#10: Improve downtown parking

- Three downtown parking lots have been revitalized, resulting in an addition of 13 parking spaces

FOUNTAIN INN
est 1886

PROCESS

We are here

FOUNTAIN INN
est 1886

INNvision

Future Land Use Character Areas

Parks and Open Space

Low Density Residential

Low to Med. Density Residential

High Density Residential/ Mixed Residential

Neighborhood Center

Commercial Mixed Use

Historic Downtown Core

Downtown

Conservation Design Overlay

INNvision

Future Land Use

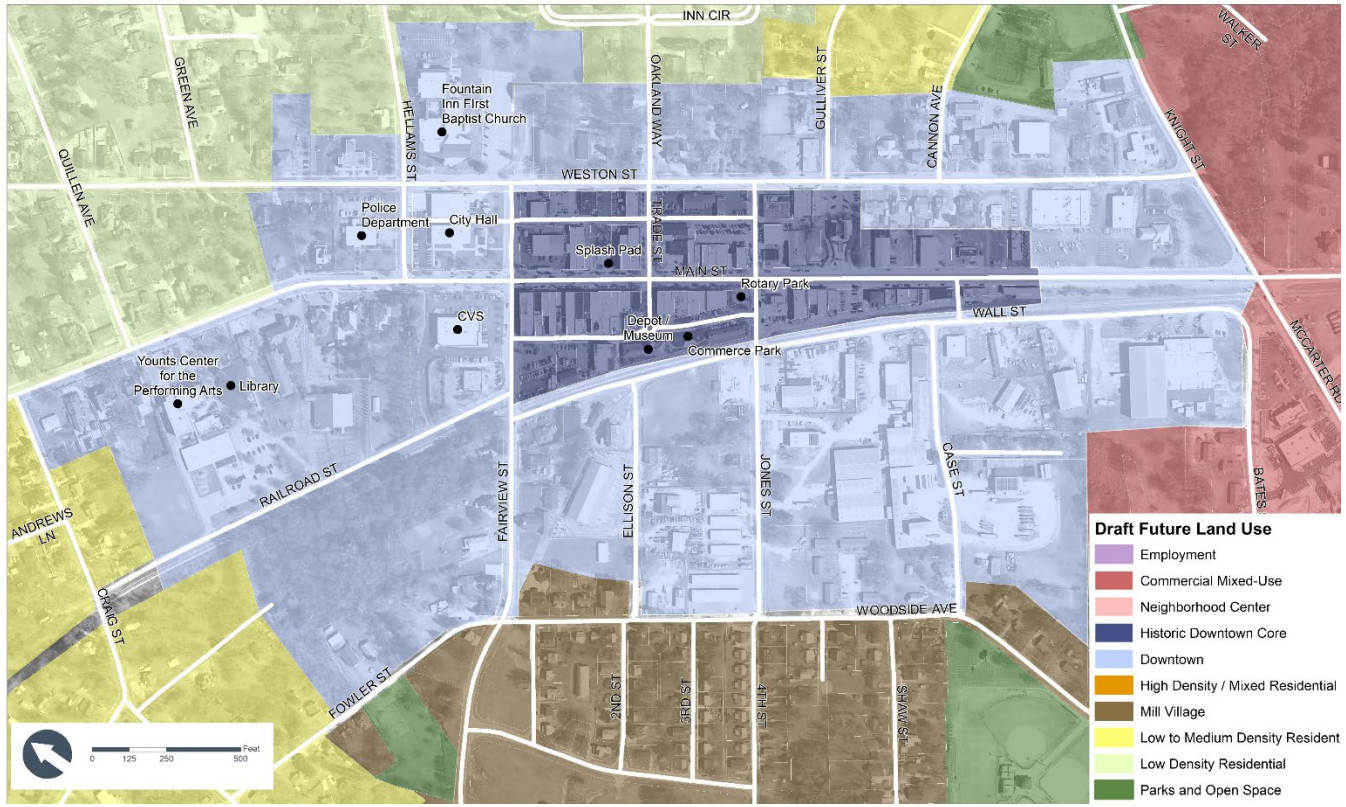
Downtown Fountain Inn

Historic Downtown Core

+ Preservation of historic character
+ Vertical mix of uses
+ 2-3 story buildings
+ On-street parking

Downtown Area

+ Areas of potential downtown expansion and support
+ **New zoning district may be needed**
+ Mix and transition of uses expected
+ Elements of downtown's streetscape and design requirements
+ Typically 2-3 stories with potential for 4-5 stories in certain areas



INNvision

LAND USE

Goal 1: Preserve elements of small-town character and encourage smart, managed, balanced growth.

- Update Zoning Ordinance for clarity and ease of use
- Traffic Impact Analysis (TIAs)
- Subdivisions design details (i.e. buffering, street standards, street trees, etc.)
- Open Space Residential Option enhancements
- Commercial design standards

Conventional Subdivision

Open Space Subdivision

LAND USE

Goal 3: Support the creation of a vibrant Main Street and downtown that is the "Best Small-Town Downtown in the Upstate."

- Continue to implement the Main Street Program
- Enforce and enhance design guidelines
- Focused recruitment
- Improve parking
- Revitalize South Main Street
- Public realm improvements

FOUNTAIN INN
est 1886

FOCUS OF REVISIONS

- **Implement the goals of the City**, as documented in the INNvision Comprehensive Plan
- **Organize the layout** so it is clearer and easier to use
- **Update zoning districts** (including permitted uses, conditions and dimensional requirements)
- **Evaluate and modify development standards**, like parking, streets, landscaping and tree protection requirements
- **Introduce new standards for certain areas** of the City, like architectural standards
- **Strengthen subdivision regulations** that improve the long-term quality of the neighborhoods

INN *the* ZONE

FOUNTAIN INN
est 1886

INN *the* ZONE

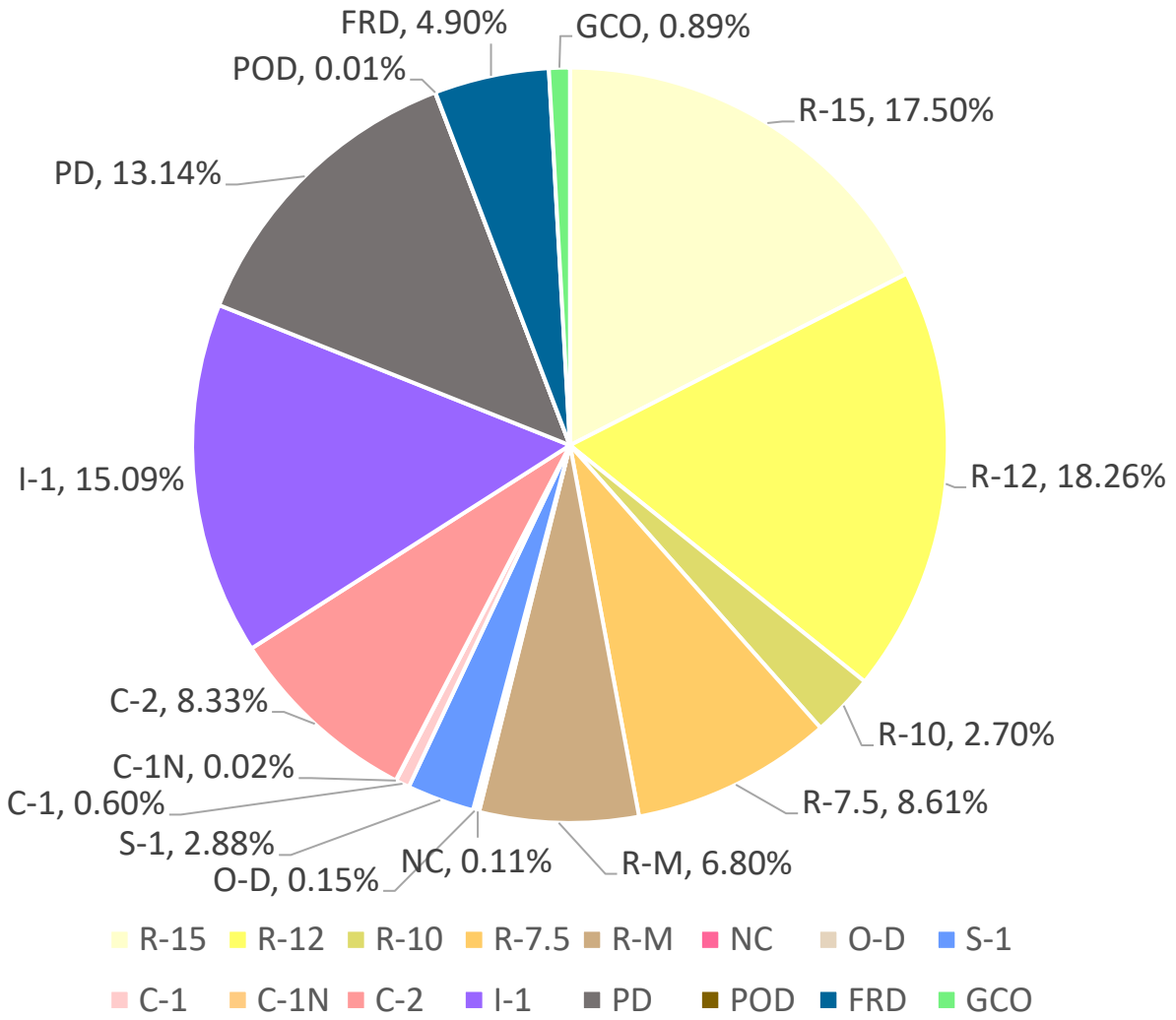
TYPES OF ZONING

- **Euclidean**
  - Emphasis on uses and separation
- **Form-based**
  - Emphasis on building type and form over use
- **Performance**
  - Focus on mitigating impacts based on site location and context
- **Hybrid**
  - Blended approach

INN *the* ZONE

CURRENT ZONING DISTRICTS

ZONING	Zoning District Name
R-15	R-15 - Single Family Residential
R-12	R-12 - Single Family Residential
R-10	R-10 - Single Family Residential
R-7.5	R-7.5 - Single Family Residential
R-M	Residential MultiFamily
NC	Neighborhood Commercial
O-D	Office District
S-1	Services District
C-1	C-1 Commercial
C-1N	C-1N Commercial
C-2	C-2 Commercial
I-1	Industrial
PD	Planned Development
POD	Planned Office Development
FRD	Flexible Review District
GCO	Gateway Corridor Overlay



INN *the* ZONE

DIMENSIONAL REQUIREMENTS

District	Min. Lot Width (feet)	Front Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Maximum Height (feet)
R-15 Single-Family Residential	60	20 Residential 30 Collector 50 Arterial	5	5	45
R-12 Single-Family Residential	60	20 Residential 30 Collector 50 Arterial	5	5	45
R-10 Single-Family Residential	60	20 Residential 30 Collector 50 Arterial	5	5	45
R-7.5 Single-Family Residential	60	20 Residential 30 Collector 50 Arterial	5	5	45
R-6 Single-Family Residential	60 (20 for interior attached units)	20 Residential 30 Collector 50 Arterial	5 (for Single-Family Attached see 7:16:4	5	45

CURRENT ZONING DISTRICTS

Issues

- Not much difference between residential district base standards (R-10, R-12, R-15)
- Neighborhood Commercial district, Office District and Planned Office Development not well used – need to clarify intent
- C-1 / C-2 Districts not appropriate for all of the downtown area, some combination of C1 and C2 needed, with adjusted heights, parking, setbacks, etc.

ZONING	Zoning District Name	Acres	%
R-15	R-15	880.7	17.5%
R-12	R-12	919.2	18.3%
R-10	R-10	135.8	2.7%
R-7.5	R-7.5	433.6	8.6%
R-M	Residential MF	342.2	6.8%
NC	Neighborhood Commercial	5.8	0.1%
O-D	Office District	7.6	0.2%
S-1	Services District	145.0	2.9%
C-1	C-1 Commercial	30.0	0.6%
C-1N	C-1N Commercial	0.9	0.0%
C-2	C-2 Commercial	419.3	8.3%
I-1	Industrial	759.6	15.1%
PD	Planned Development	661.2	13.1%
POD	Planned Office Development	0.7	0.0%
FRD	Flexible Review District	246.8	4.9%
GCO	Gateway Corridor Overlay	44.9	0.9%

INN *the* ZONE

OPEN SPACE REQUIREMENTS

Requirements

- 15% of Development can be set aside as Open Space to obtain no minimum lot size while keeping the same overall density

Issues

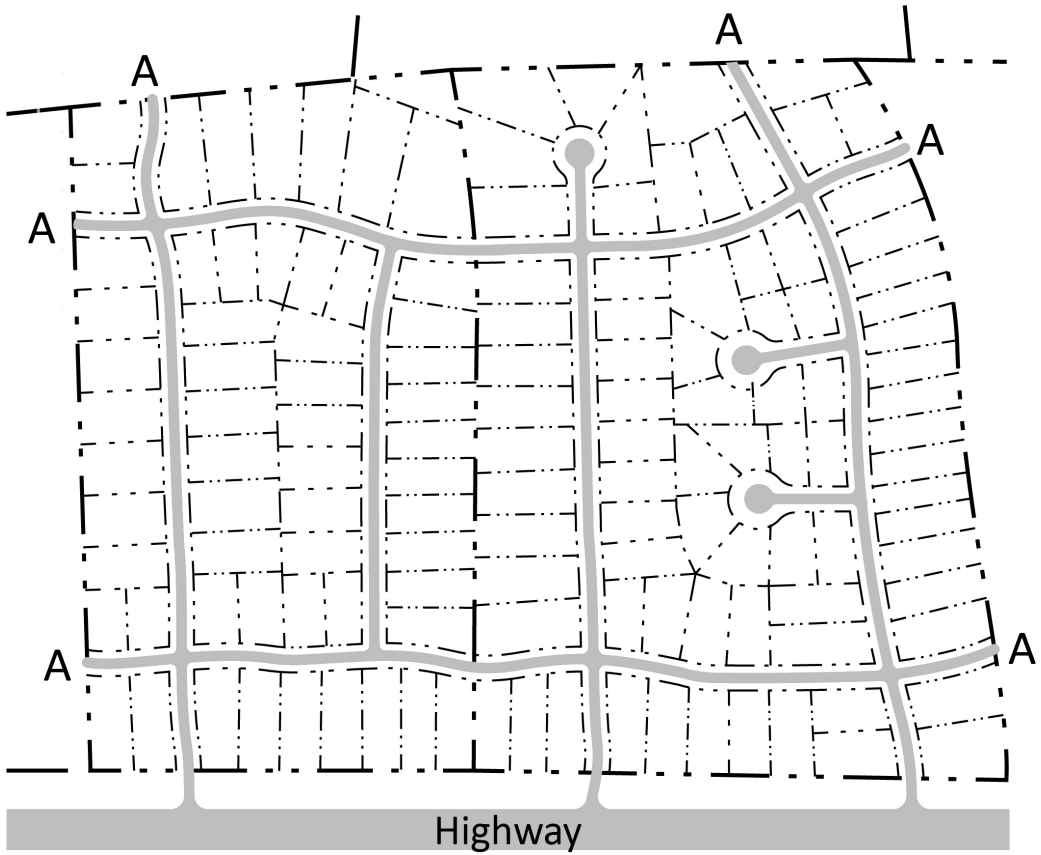
- No base district open space requirement
- No Open Space Criteria
- Low Open Space requirement for OSRD
- Relatively high density allowance

INN *the* ZONE

RESIDENTIAL SUBDIVISION DESIGN

Connectivity

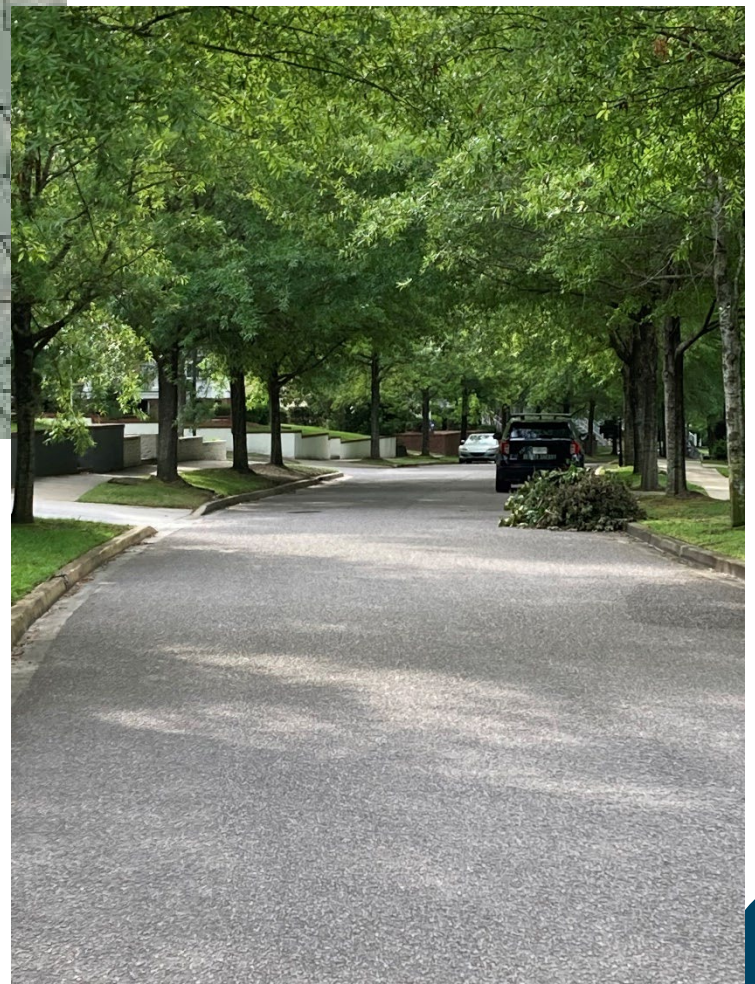
- Current requirements
  - ARTICLE 13: STREET CONNECTIVITY GUIDELINES
  - Some requirements in place, but need to be clarified and strengthened.



INN *the* ZONE

RESIDENTIAL SUBDIVISION DESIGN

Tree Protection



INN *the* ZONE

HOUSING TYPE IN CONVENTIONAL DISTRICTS

OPTICOS

INN *the* ZONE

SPECIAL REVIEW DISTRICTS

- **Goal is to minimize special review districts** by providing more flexibility at the staff level with established zoning districts.
- **Establish incentives** like increased land preservation, better building design, connectivity to trails

INN *the* ZONE

PERMITTED USES

Zoning Uses: 3 Types

1. Permitted
2. Permitted with conditions (approved by staff),
3. Permitted with a Special Exception (approved by Board of Zoning Appeals)

However, Fountain Inn's zoning ordinance only has 2 categories:

1. Permitted uses
2. Permitted uses with a special exception.

Exception: Appendix A: Section 8.1- Home occupations have conditions approved by staff

INN *the* ZONE

SPECIAL EXCEPTIONS

Uses in Fountain Inn that require a Special Exception in certain zoning districts:

Board of Zoning Appeals considers general provisions as well as specific requirements before granting an approval

+ communication towers
+ public utility buildings
+ livestock in residential districts
+ Churches
+ private recreation areas
+ child care centers
+ professional offices
+ accessory dwellings
+ family care homes
+ tattoo parlors
+ Junkyards

Some of these uses could be Permitted with Conditions at staff level.

INN *the* ZONE

GATEWAY CORRIDOR OVERLAY

- Prohibits certain uses
- Encourages building close to the road
- Restricts building height
- Adds some architectural requirements
- Signs cannot exceed six feet in height

- Section 7.13 applies to all Commercial Districts and includes standards.
- **Need to clarify base commercial design standards and gateway corridor overlay standards.**

INN *the* ZONE

OTHER TOPICS

- Road / Street standards
- Parking minimums
- Landscaping
- Signs
- Short Term Rentals
- Architectural/Bldg Type standards
- Large parcel- agricultural zoning

INN *the* ZONE

Next Steps

September: Stakeholder Meetings
Late Fall 2024: Progress Update to City Council
Early 2025: Draft Ordinance to Planning Commission and City Council

	Date	Time	Location
Community Workshop #1	Thursday, August 15	6:00 pm – 7:30 pm (Presentation at 6:30)	Fountain Inn Activities Center, 610 Fairview Street
Community Workshop #2	Friday, August 16	8:30 am -10:00 am (Presentation at 9:00)	Fountain Inn Activities Center, 610 Fairview Street
Stakeholder Interviews	September	TBD	TBD
Community Workshop #3	October / November	TBD	TBD
Draft for Review	November / December	N/A	N/A