

Zoning Code Update

Project Overview

The City of Fountain Inn has recently contracted with Stewart’s Community Planning group and BOUDREAU Architects to perform a focused revision/update to Appendix A Zoning and Appendix B Land Development Regulations of the City of Fountain Inn Code of Ordinances. The purposes of the update include

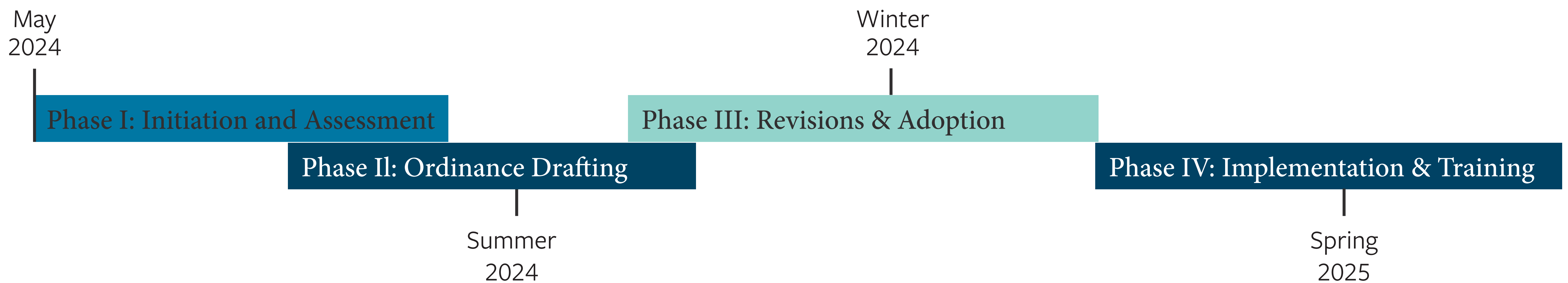
- 1** *implementing the vision, goals, and recommendations of the INNvision Comprehensive Plan,*
- 2** *updating existing zoning districts, allowable uses, and development standards*
- 3** *documenting and improving applicable development review processes. Overall, the revisions will create a modern, organized document with graphics, tables and illustrations to make it easy for both staff and the development community to understand.*

The last significant rewrite of the zoning and land development regulations was in 2006, but the City has made multiple smaller amendments since then.

Major topics considered during the code update project include land use, housing, transportation, open space and natural resources.



Project Schedule



The Ordinance Update Process



The ordinance update will include opportunity for public input via public meetings and a public hearing prior to adoption. For more information on the zoning update visit www.fountaininn.org/460/Zoning-Update or access the QR Code below.





Existing Zoning Framework

Appendix A in the Fountain Inn Code of Ordinances outlines zoning districts, and regulations including those governing allowable uses, dimensional standards, parking standards, signage, planning commission organization and duties, as well as provisions for nonconformities, complaints and penalties. Zoning code updates will focus on updating districts to reflect the type and character of development appropriate for different parts of the City. This may include consolidation of districts and/or the creation of new districts.

Zoning Districts

There are currently 12 base zoning districts:

- R-15 - Single Family Residential
- R-12 - Single Family Residential
- R-10 - Single Family Residential
- R-7.5 - Single Family Residential
- R-6 - Single Family Residential (*Not used*)
- RM - Residential Multi-family
- R-MHP – Residential Manufactured Home Park District

- O-D - Office District
- S-1 - Services District
- C-1 - Commercial
- C-2 - Commercial
- I-1 -Industrial

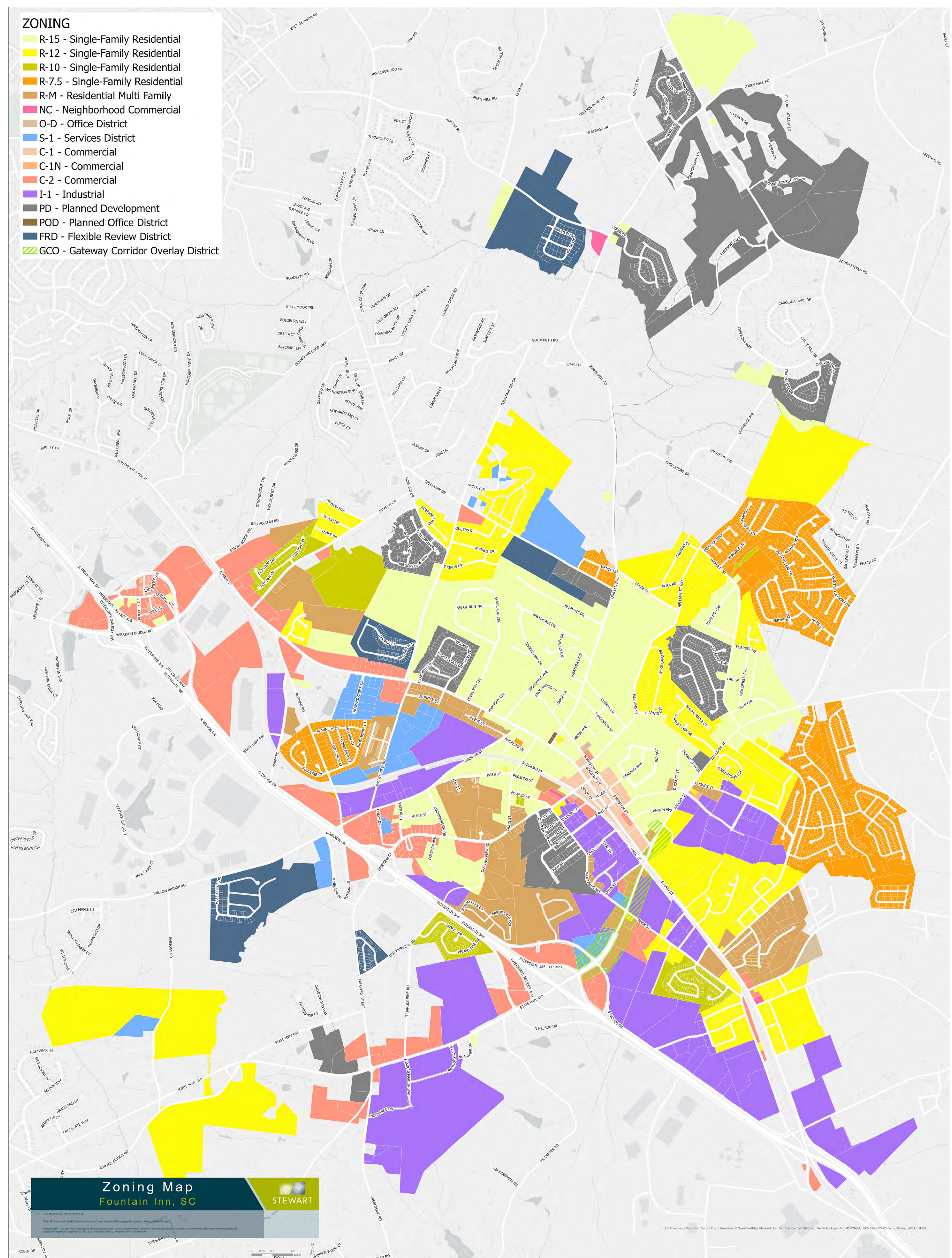
There are currently four special purpose and review districts:

- PD - Planned Development District
- POD – Planned Office District
- NC – Neighborhood Commercial District
- FRD – Flexible Review District

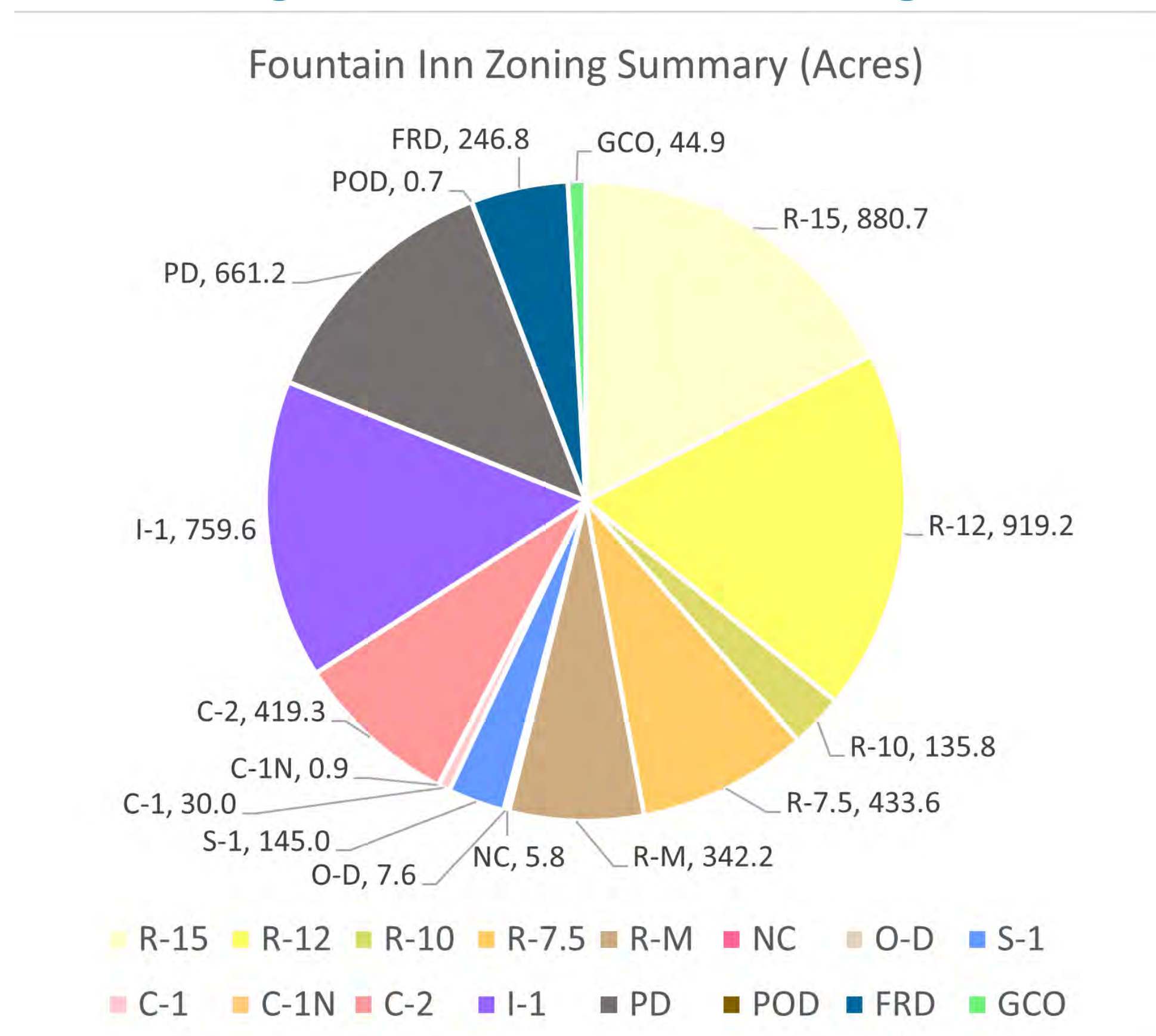
There is one overlay district:

- GCO – Gateway Corridor Overlay District

Zoning Map



Zoning District Acreage



The current Fountain Inn Zoning Ordinance has limited options for commercial development. The INNvision Comprehensive Plan advocates for a more tailored approach to areas adjacent to historic Downtown Fountain Inn to provide opportunity for an context-appropriate transition between what the INNvision plan calls the “Historic Downtown Core” and nearby established neighborhoods and uses. The plan calls this downtown-adjacent area the “Downtown District.” One goal of the INN the Zone zoning code update is to ensure the appropriate regulatory approach for this Downtown District.

What is the “Downtown District?”

The INNvision Plan Describes the “Downtown District” with the following attributes:

- Allows a variety of medium to high-density residential
- Residential options work in tandem with retail, commercial, and office uses
- Continuance of existing industrial uses (primarily south of the Historic Downtown Core)
- Pedestrian-scaled buildings and amenities

Single-Family Residential



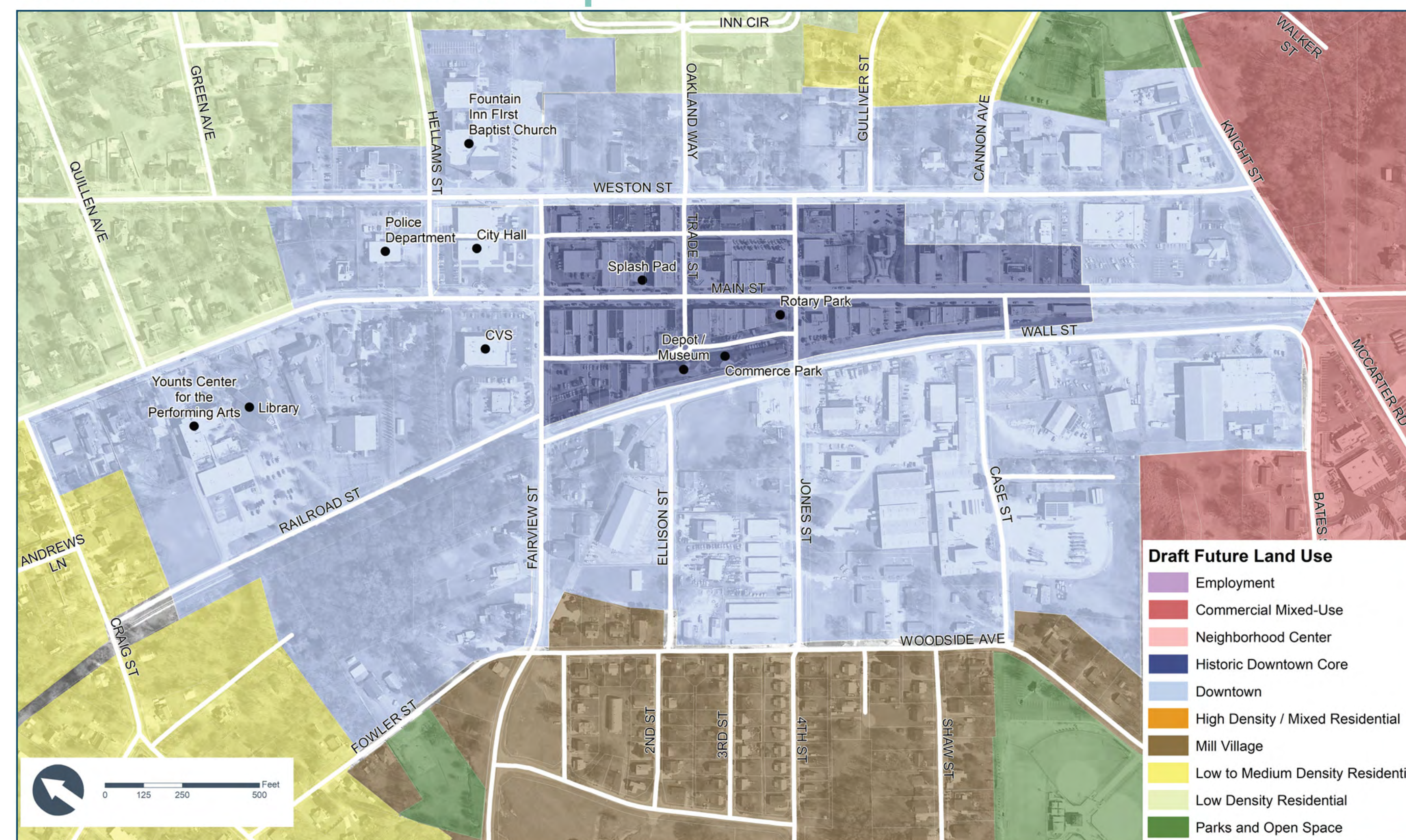
Neighborhood Commercial



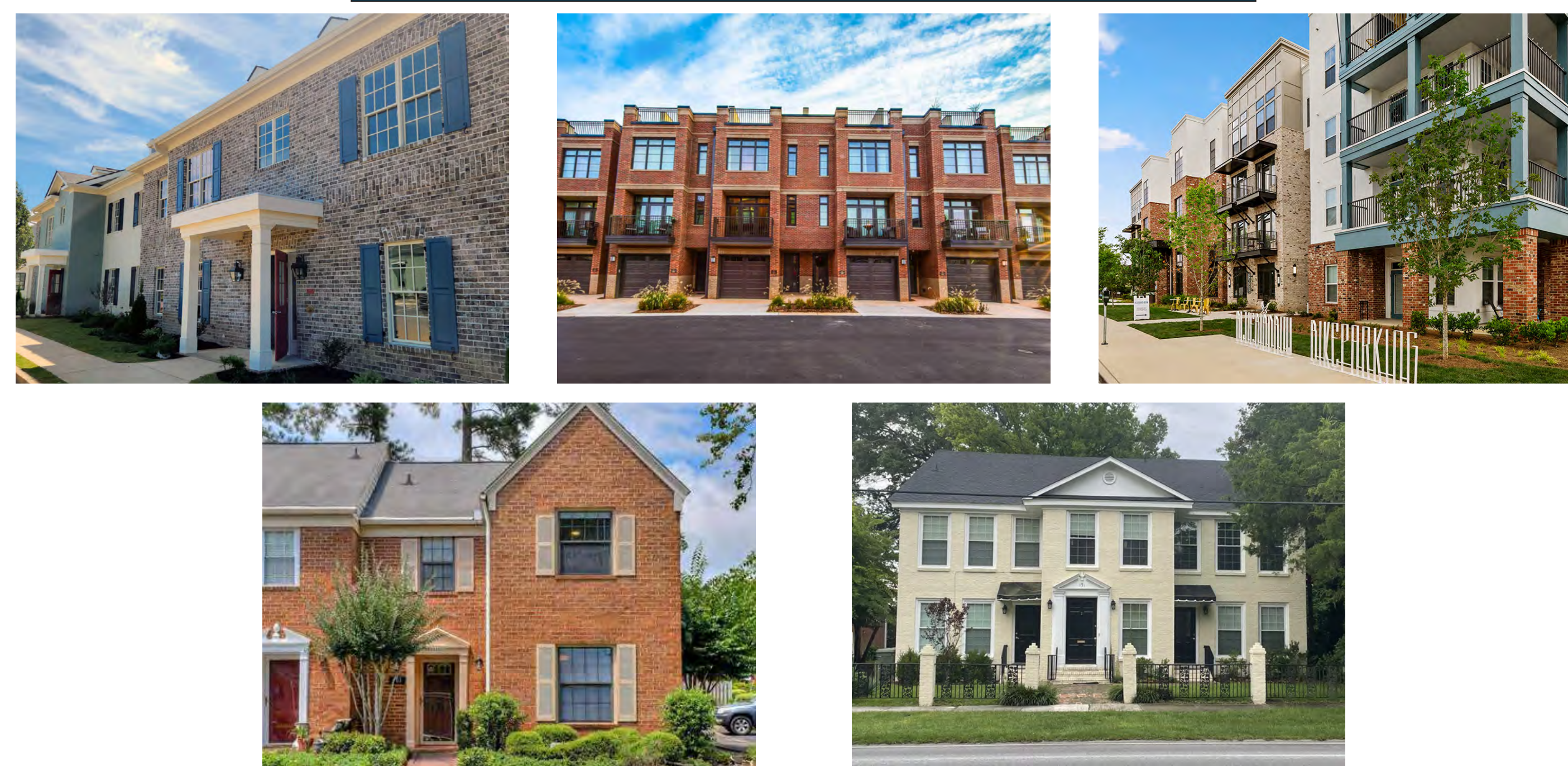
Commercial



Downtown Future Land Use Map



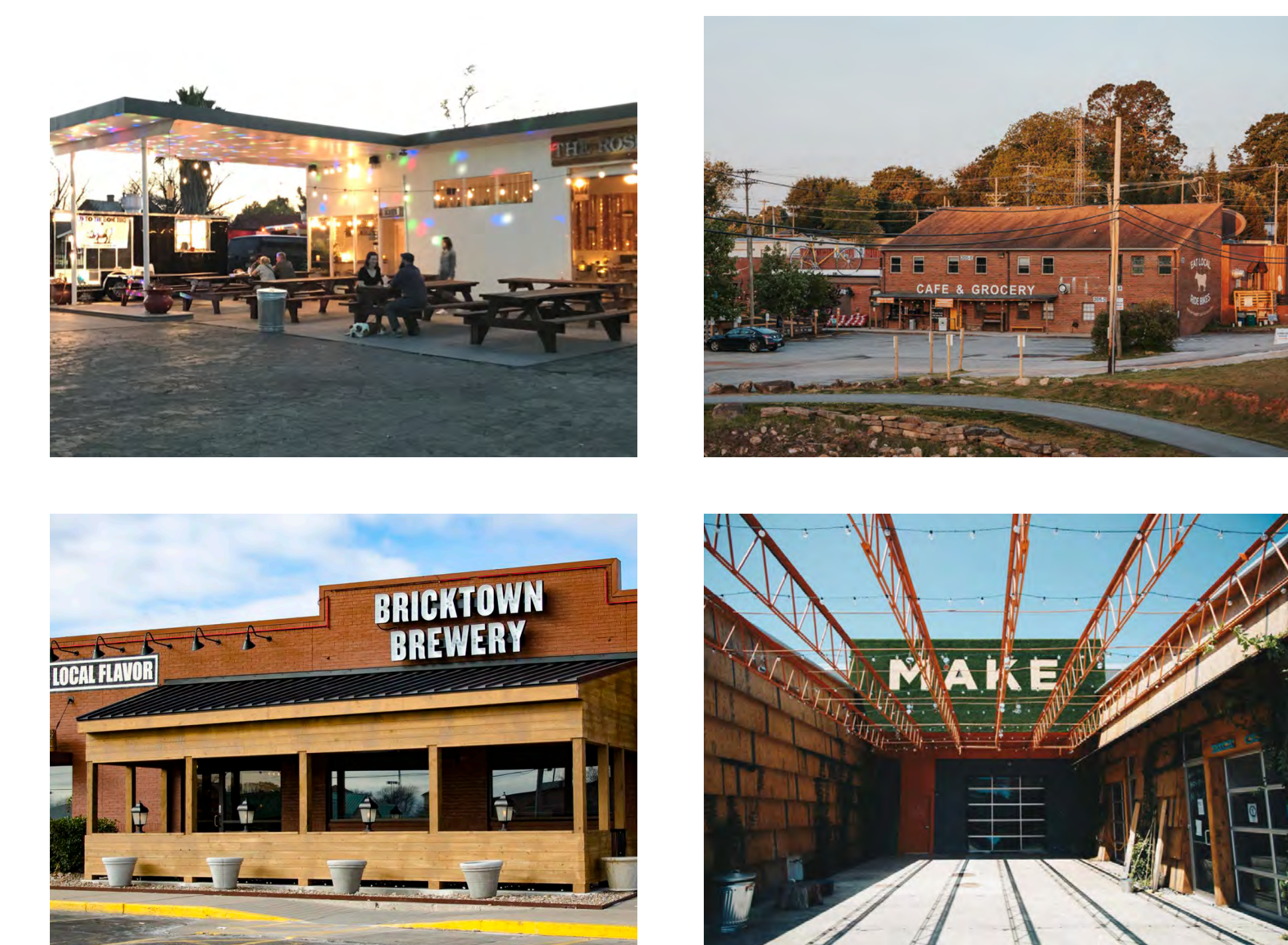
Attached Residential



Mixed Use



Adaptive Reuse

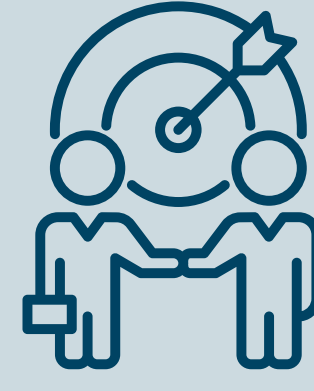


Clarifying Approval Processes

The Zoning Ordinance typically includes a section dedicated to describing approval procedures, outlining the steps necessary for obtaining permission to develop or use land or real property in a manner that complies with local regulations. The graphics on this board depict three of the most common processes for planning applications. Fountain Inn's zoning and permitting approval processes will be updated, clarified, and streamlined as part of the INN the Zone zoning code update.

Staff Approval

Role of Planning Staff



Planning Department staff play a critical role in the development review process. Planning staff act as the initial point of contact and application for all land use and development activities, and have approval authority for defined processes that ensure compliance with local regulations. Planning staff is also responsible for making recommendations to the City Council and appointed boards and commissions regarding application of the zoning ordinance.



Examples: Sign Permits, Conditional Use Permits, Landscape Plans

City Council Approval

City Council Approval Authority

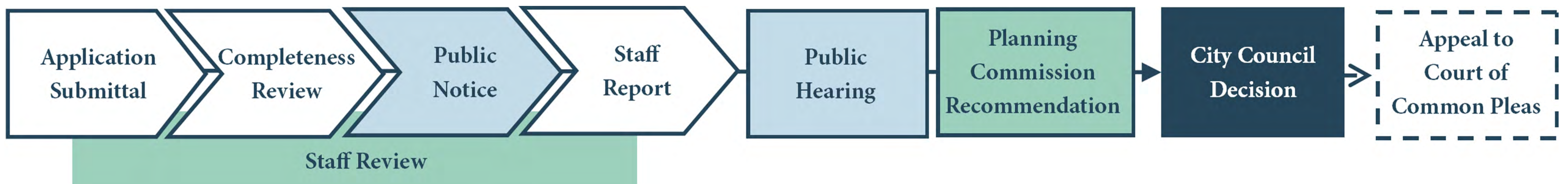


City Council receives recommendations from the Planning Commission, and adopts and amends comprehensive plans, zoning ordinances, and land use regulations. City Council has the final authority on major planning decisions such as rezoning requests and annexations. The City Council also appoints the members of the Planning Commission and the Board of Zoning Appeals.

Role of the Planning Commission



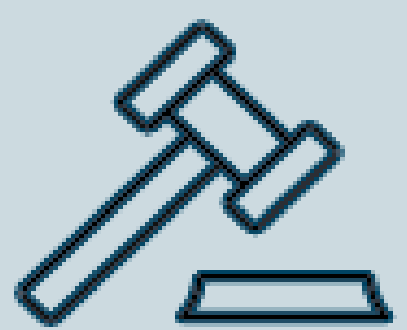
The Planning Commission is responsible for developing and recommending comprehensive plans, zoning ordinances, and land use policies to the City Council. The Planning Commission also holds public hearings makes recommendations to City Council regarding development proposals, zoning changes, and other planning matters to ensure growth and change align with the future vision of the city.



Examples: Planned Unit Developments, Rezoning, Annexations

Board of Zoning Appeals Approval

Role of the Board of Zoning Appeals



The Board of Zoning Appeals (BZA) is a quasi-judicial board appointed by City Council. The BZA is responsible for considering variances from the zoning ordinance where strict application would pose unnecessary hardship. The BZA also is responsible for considering special exceptions, which are uses defined by zone district and may be allowed following a public hearing if certain conditions are deemed satisfied.

Examples: Variances, Special Exceptions, Appeals of Administrative Decisions



Zoning Code Update

Current Uses by District

In Appendix A Zoning, permitted uses and uses that require special exception are listed by district in Article 5. The table below is a compilation of the uses in the form of a table.

1.1 TABLE OF PERMITTED USES

P= Permitted; S= Special Exception; blank cell= Prohibited

District Description	DISTRICTS															
	Residential R-15	Residential R-12	Residential R-10	Residential R-7.5	Residential R-6	Residential R-M	Residential R-MHP	Office O-D	Office C-1	Commercial C-2	Industrial I-1	Services S-1	Planned Development P-D	Planned Office Park POD	Neighborhood Commercial NC	
RESIDENTIAL AND ACCOMMODATIONS																
Attached single-family dwelling					P	P				S						P
Attached single-family dwelling, three or more units										S						P
Bed and breakfast																P
Detached single-family dwelling	P	P	P	P	P	P				S					P	P
Dwelling, multifamily										S					P	P
Dwelling, two-family										S					P	P
Dwelling units when located in the same structure as a principal use permitted in this district										P						P
Home for aged persons										S						
Hotels										P						P
Motel										P	P	P	P			
Manufactured multi-section homes, single-section homes or modular homes										P						P
Zero-lot line																P
INSTITUTIONAL AND SOCIAL																
Armory										S						
Art school										P		P				
Auditorium										S	S					
Business schools and vocational schools not involving uses of an industrial nature which would not otherwise be permitted in this district										S	S	S				
Child care center										S						P
Child care home	S	S	S	S	S	P										
Church	S	S	S	S	S	S	S	S	S	S	S	S				S
Civic facilities										S		S				S
Clubs, lodges, civic and fraternal organizations										S		S				S
Correctional institution										S						
Community service structures and uses, community centers, civic, cultural or recreational uses, provided such uses are in keeping with the general character of the district										P					P	P
Day care center	S	S	S	S	S					P	P					P
Day care center in a church										P	P					
Day nursery										P	P					
Educational institution										S	S	S	S			
Exhibition buildings										S	S	S	S			
Fairgrounds										S	S					
Family care home										S	S	S	S			
Fire Station	S	S	S	S	S	S	S	S	S	S	S	S				
Funeral Home										S	S	S				
Governmental facilities and operations															S	S
Gymnasium										P	S					
Hospital										S	P	S	S			
Library	P	P	P	P	P	P	P	S	S	S	P	S				
Manufactured home used as a school classroom	P	P	P	P	P	P				S						
Medical clinic or laboratory										S		P	P			P
Mission, rescue										P		P				
Museum										S						
Nursing care facility										S						P
Outpatient hospital										S						
Police station										S	S	S				
Post office										S	S	S			S	S
Private day care center- child/adult																P
Public and semipublic uses																
Public utility building and use	S	S	S	S	S	S										
Rehabilitation centers										P		P				
School, public and parochial	S	S	S	S	S	S										
ARTS, ENTERTAINMENT & RECREATIONAL																
Amusements, commercial										P	P	P				
Billiard hall										P	P	P				
Bowling alley										P	P	P				
Dance studio										P	P	P				
Dancing school										P	P	P				
Drive-in business (Theaters, refreshment stands, restaurants, etc.)										P	P	P				
Golf course, driving range, miniature, or pitch and putt	P	P	P	P	P					P	P	P				
Ice skating rink										P	P	P				
Motion picture theater										P	P	P				
Music school or studio										P	P	P				
Nightclub										P	P	P				
Play fields										P	P	P				
Private recreation area	S	S	S	S	S	S										
Public park and playground	P	P	P	P	P	P				P	P	P				
Recreation—Community area, public or private															S	S
Recreation building										P	P	P				
Roller skating rink										P	P	P				
Stadium or ball park										S	S					
Swimming pool, commercial										P	P	P				
Theater (indoor)										P	P	P				
OFFICE AND BUSINESS SERVICES																
Accountant										P	P	P				
Advertising agency										P						
Air conditioning equipment, sales, and service											P	P				
Airline or transportation ticket office										P	P					
Ambulance service										P	P					
Appliance sales and repair										P	P					
Bank										P	P	P			P	P
Barber shop										S		P	P			P
Beauty shop										S		P	P			P
Blueprinting or photostating										P	P					
Building and loan company										P	P					
Business incubator center										P	P					P
Burglar alarm business										P	P					
Brokerage house										P						
Employment agency center or bureau										P						
Caretakers or managers - home or office										P						
Charitable office																P
Collection agency										P	P					
Dental clinic										P	P					
Dressmaker										P	P					P
Engravers										P	P					
Financial institutions										P	P				P	P
Furniture cleaning										P	P					
Insurance agency										P	P					
Laboratories and establishments for fitting, repair, or production of eyeglasses, hearing aids, or prosthetic devices										P	P					
Landscape business																P
Laundry or cleaning establishment										P	P					
Manufactured multi-section home, single-section home or modular home sales office										P						
Medical office																P
Newspaper establishment										P	P					
Offices, business or professional										P	P	P			P	P
Optician										S		P				
Personal service establishments										P	P					P
Pest or insect control business										P	P					
Photography studio										P	P					
Professional offices										S		P				
Real estate office										P						
Record recording studio										P	P					
Research facility										P						
Savings and loan										P	P					P
Tailor shop										P	P					P
Tattoo parlor										P	P					S
Veterinary clinic										P	P					
Veterinary hospital										S	P					
Veterinary office										P	P					

COMMERCIAL SALES AND SERVICES																	
Animal shelters															P	P	
Antique shop															P	P	
Apparel store															P	P	
Art shop															P	P	
Auction house or store														P	P		
Automatic Teller Machines																	P
Automobile parts or accessories															P	P	
Bakery															P	P	
Bakery goods store																P	
Bar															P	P	
Battery store or shop															P	P	
Book store															P	P	
Bicycle repair shop															P	P	
Business service establishments															P	P	
Cafe															P	P	
Cafeteria															S	P	P
Candy store															P	P	
Catering establishment															P	P	
Cocktail lounge															P	P	
Confectionary store	</																

Zoning Code Update Dimensional Requirements

In Appendix A Zoning, Article 7 includes residential and nonresidential dimensional requirements. These specify minimum lot area, setbacks, lot width, and building height. Article 7 also includes permitted densities and open space requirements.

Residential Setbacks and Height 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 SF Attached see 7:16:4)	5	45



Minimum Lot Area/Permitted Densities for Single-Family Residential

District	Density Based Residential		
	Conventional Development	Open Space Development Option #1	Open Space Development Option #2
	Minimum Lot Size	Units/Acre	Units/Acre
R-7.5	7,500	5.8 per acre	5.8 per acre
R-10	10,000	4.4 per acre	4.4 per acre
R-12	12,000	3.6 per acre	3.6 per acre
R-15	15,000	2.9 per acre	2.9 per acre
R-M	7,500	N/A	N/A
R-MHP	2 acres	N/A	N/A

Open Space Residential Development Options

	Required Common Open Space						Min. Tract Area	Min. Lot Area	Single-Family Detached = S-FD Single-Family Attached = S-FA Unit Types Permitted
	R-M	R-7.5	R-10	R-12	R-15				
Option #1	15%	15%	15%	15%	15%	2 acres	N	S-FD and S-FA 15% of total units	
Option #2	30%	30%	30%	30%	30%	5 acres	N	S-FD and S-FA 20% of total units	

Recommendations

- Remove / Remap unused Districts (R-6, C-1N, POD)
- Combine O-D and NC
- Consolidate R10 into R12 District
- Revise lowest density district (R-15) or create a new lower density district (i.e. R-18 or R-20)
- Revise Open Space Residential Option to require more open space (30-40% instead of only 15%)
- Reduce allowable max density of OSDO

What is YOUR biggest priority?

General Comments?