

LAND DEVELOPMENT REGULATIONS AND ZONING CODE UPDATE

PUBLIC WORKSHOPS
AUGUST 15 AND 16, 2024

INN *the* **ZONE**

Zoning Code Update • Fountain Inn, SC





FOUNTAIN INN
est 1886

**City Council adopted
new 10-Year
Comprehensive Plan
in February 2024**

INNvision



INNvision

Comprehensive Plan • Fountain Inn, SC



Adoption Date: 02/08/2024


STEWART

+ BOUDREAUX

FOUN

- 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**
- 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**

Highlights

- + New Downtown Stage Cover
- + Designating golf cart parking spaces
- + Swamp Rabbit Trail: trail easements have been secured from Heritage Park to the back of FIHS
- + Have an executed letter of intent (LOI) for acquiring +/- 153 acres for a potential athletic complex
- + Three downtown parking lots have been revitalized, resulting in an addition of 13 parking spaces

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



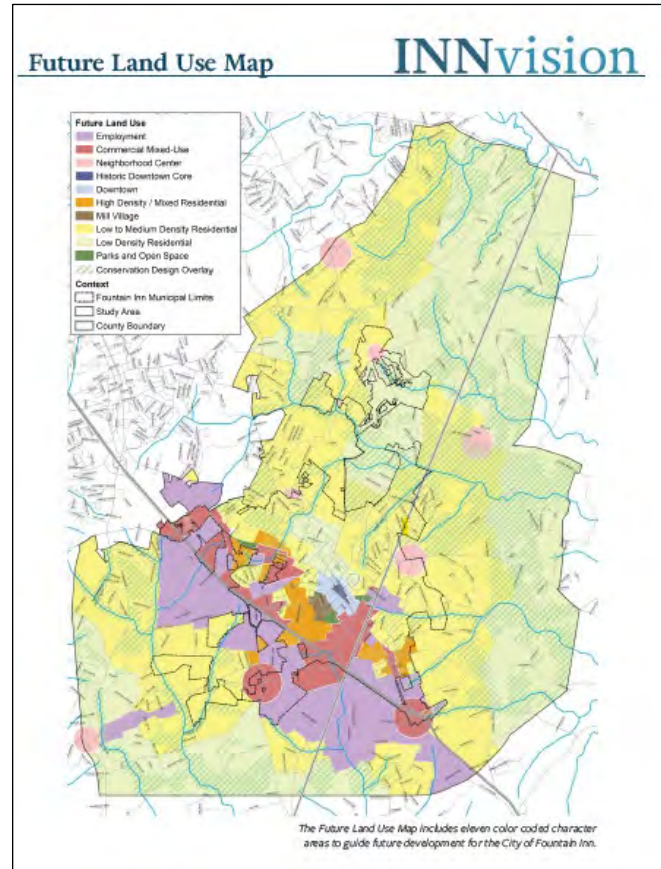
#3: Update the Zoning Ordinance

The Comprehensive plan provided guidance on development form and goals.

The Zoning Ordinance update will provide more detail on development design, density and character.


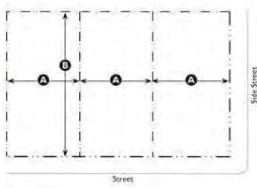
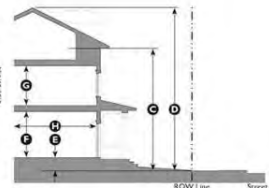
FUTURE LAND USE VS ZONING

Future Land Use establishes a vision for the community



Zoning establishes the rules for achieving that vision.

T4 Neighborhood Small Footprint (T4N.SF)
1703-2.70 T4 Neighborhood Small Footprint (T4N.SF)

Key
--- ROW / Lot Line

C. Allowed Building Types			
Building Type	Lot Width	Lot Depth	Standards
Carriage House	n/a	n/a	1703-3.40
Detached House	30' min.	75' min.	1703-3.60
Compact	50' max.		
Cottage Court	75' min.	100' min.	1703-3.70
	100' max.		
Duplex	40' min.	100' min.	1703-3.80
	75' max.		
Rowhouse	18' min.	80' min.	1703-3.90
	35' max.		
Multi-Plex: Small	50' min.	100' min.	1703-3.100
	100' max.		
Live/Work	18' min.	80' min.	1703-3.130
	35' max.		

D. Building Form

Height	
Main Building	Stories 2 1/2 stories max.
To Eave/Parapet	24' max.
Overall	35' max.
Accessory Structure(s)	
Accessory Dwellings	2 stories max.
Other	1 story max.
Ground Floor Finish Level	18" min.
above Sidewalk	
Ground Floor Ceiling	
Service or Retail	12' min.
Upper Floor(s) Ceiling	8' min.
Ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.	
Footprint	
Depth, Ground-Floor Space	24' min.
Accessory Structure(s)	
Width	24' max.
Depth	32' max.
Miscellaneous	
Loading docks, overhead doors, and other service entries shall be screened and not be located on primary street facades.	

A. Intent
To provide variety of urban housing choices, in small-to-medium footprint, medium-to-high density building types, which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this Zone, and support public transportation alternatives. The following are generally appropriate form elements in this Zone:

- Detached or Attached
- Narrow-to-Medium Lot Width
- Small-to-Medium Footprint
- Building at or Close to ROW
- Small to No Side Setbacks
- Up to 2 1/2 Stories
- Elevated Ground Floor
- Primarily with Stoops and Porches

B. Sub-Zone(s)
T4N.SF-Open Zone (T4N.SF-O)
The open sub-zone provides the same building form but allows for a more diverse mix of uses.

General note: The drawing above is intended to provide a brief overview of this Transit Zone and is illustrative only.

CURRENT ORDINANCE STRUCTURE

The City's current zoning and land development regulations are found in Appendices A and B.

APPENDIX A: ZONING
ZONING DISTRICT REGULATIONS
PARKING
SIGNAGE
LANDSCAPING
OVERLAY DISTRICTS
AMENDMENTS/APPEALS
BOARD DUTIES

APPENDIX B: LAND DEVELOPMENT REGULATIONS
SUBDIVISION DESIGN
ROAD STANDARDS
STORMWATER REQUIREMENTS
OPEN SPACE
PLAN REVIEW PROCESSES

PROCESS

We are here



Project Initiation

Spring

**Ordinance
Revisions**

Summer-Winter

Adoption

Late Winter / Spring

FOCUS OF REVISIONS

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

GROWTH TRENDS

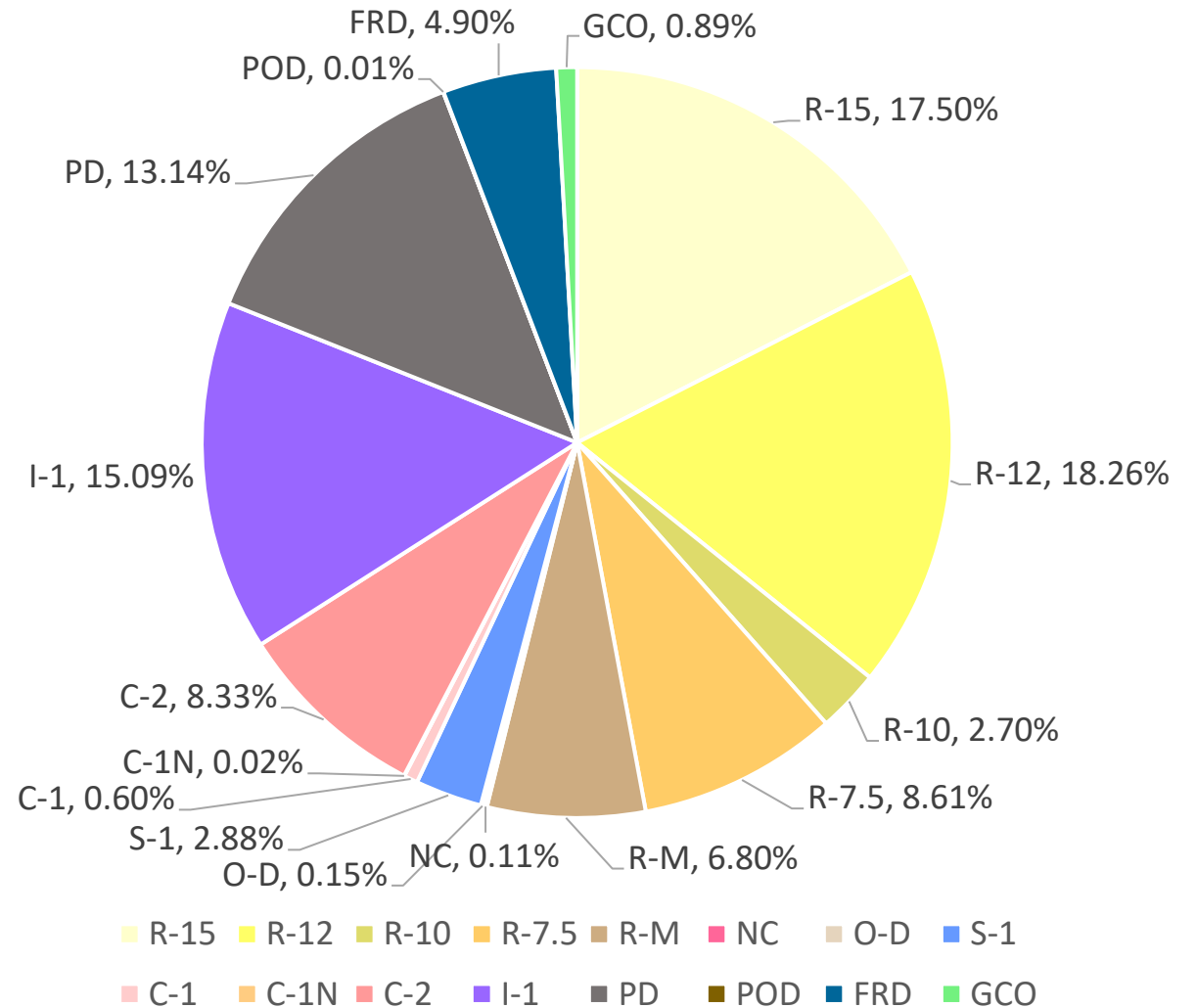
- + **Greenville County has the largest county population in South Carolina, projected to be 569,355 in 2025.** Its annual growth rate is 1.47%, a higher rate than the upstate as a whole and the entire state's growth rate.
- + Over the past 5 years, **Greenville County has attracted more than \$1.96 billion in new business investments and 9,505 new jobs.**
- + **Fountain Inn is one of the fastest growing communities in Greenville County. Since 2010, its population has grown by nearly 40 percent.**
- + **Fountain Inn is a desirable place to live.** Housing units increased to a total of 4,018 from 2010 to 2019, but the vacancy rate decreased from 8.52% to 6.24%.
- + According to 2023 US Census estimates, **Fountain Inn's median household income is now \$73,665** and the average household size is 2.72.

TOPICS TO ADDRESS

- + ZONING DISTRICTS
- + RESIDENTIAL DIMENSIONAL STANDARDS
- + OPEN SPACE REQUIREMENTS AND TREE PROTECTION
- + HOUSING TYPES AND DESIGN STANDARDS
- + TRANSPORTATION STANDARDS
- + COMMERCIAL DESIGN STANDARDS: SIGNAGE, PARKING AND LANDSCAPING
- + DOWNTOWN AND SURROUNDING AREAS
- + PROCESSES FOR REVIEW AND APPROVAL
- + USER-FRIENDLY ORDINANCE

CURRENT ZONING DISTRICTS

ZONING	Zoning District Name	Acres
R-15	R-15 - Single Family Residential	880.7
R-12	R-12 - Single Family Residential	919.2
R-10	R-10 - Single Family Residential	135.8
R-7.5	R-7.5 - Single Family Residential	433.6
R-M	Residential Multi-Family	342.2
NC	Neighborhood Commercial	5.8
O-D	Office District	7.6
S-1	Services District	145.0
C-1	C-1 Commercial	30.0
C-1N	C-1N Commercial	0.9
C-2	C-2 Commercial	419.3
I-1	Industrial	759.6
PD	Planned Development	661.2
POD	Planned Office Development	0.7
FRD	Flexible Review District	246.8
GCO	Gateway Corridor Overlay	44.9



DIMENSIONAL REQUIREMENTS

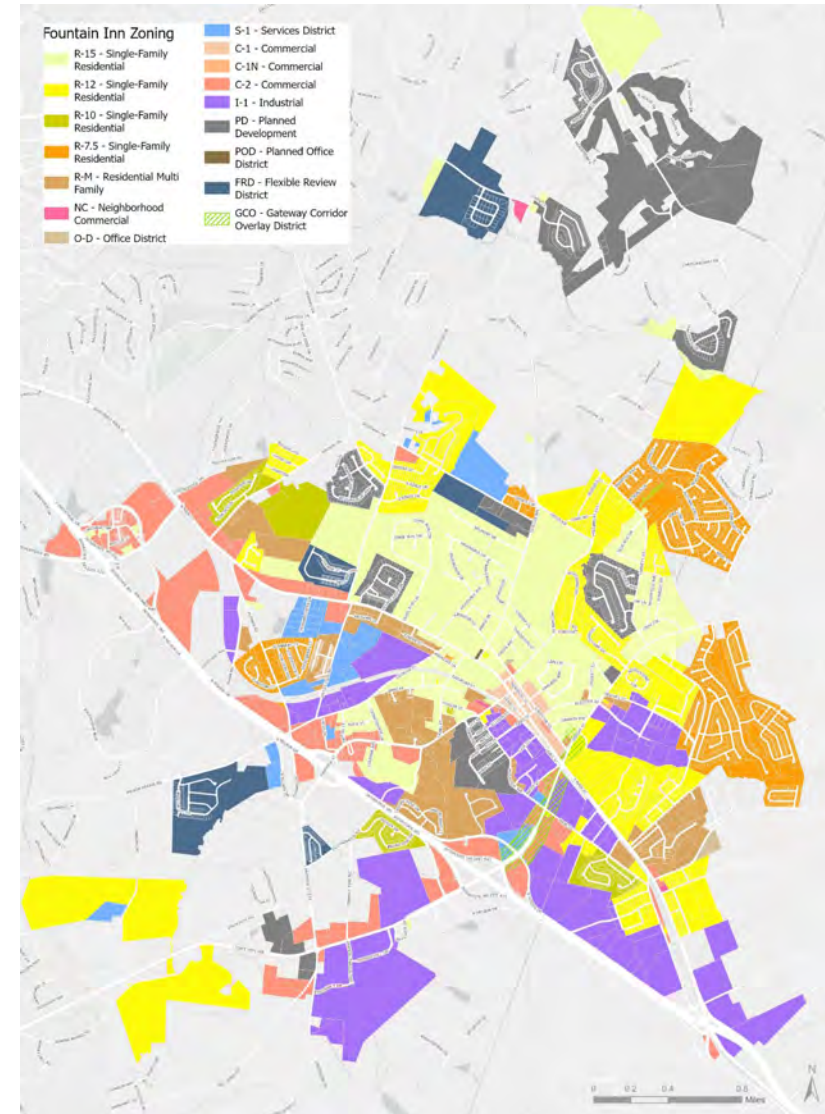
District	Min. Lot Width (feet)	Front Setback (feet)	Side Setback (feet)	Rear Setback (feet)	Maximum Height (feet)
R-15 Single-Family Residential	60	20 Residential 30 Collector 50 Arterial	5	5	45
R-12 Single-Family Residential	60	20 Residential 30 Collector 50 Arterial	5	5	45
R-10 Single-Family Residential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



Note: All residential districts have the same lot width and setback standards which is not ideal

District Recommendations

- + Remove / Consolidate districts
- + Remove / Remap unused districts (R-6, C-1N, POD)
- + Combine O-D and NC
- + Consolidate R10 and R12 district
- + Rethink lowest density district (R-15)
- + May need different dimensional standards (larger lot size, lot width, setbacks, lower overall density etc.)
- + May need a lower density district (R-18, R-20, or Residential Conservation)



Current option in zoning ordinance

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



Conventional
Subdivision

Open Space
Subdivision

Issues

- No base district open space requirement
- Limited Open Space Design Criteria
- Relatively low open space requirement and high density allowance (based on district)
 - 15% open space is not enough, should be 30-40%
 - Overall density should be reduced significantly

Increase Basic Standards

- + Dimensional standards: lot size, width, setbacks
- + Street design (addition of street tree requirement)
- + Tree preservation and open space
- + Buffering, external views

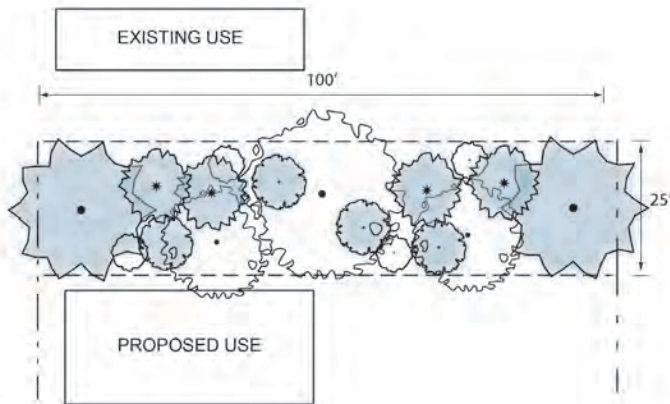
Update Open Space Subdivision Option

- + Good option to protect rural character but standards need to be increased
- + Increase open space requirements (i.e. minimum of 30%, add priorities)
- + Lower overall density (i.e. R-15 change from 2.9 DUA to closer to 2 DUA)



Tree Protection And Planting Requirements

Updates to buffer standards



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.

*Supplemental standards for only a few uses, for example Appendix A: Section 8.1- Home occupations have conditions approved by staff

1.1 TABLE OF PERMITTED USES

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

District Description	DISTRICTS															
	Residential	Residential	Residential	Residential	Residential	Residential Multi-Family	Residential Manufactured Home Park	Office	Central Business	Commercial	Industrial	Services	Planned Development	Planned Office District	Neighborhood Commercial	
SPECIFIC USES	R-15	R-12	R-10	R-7.5	R-6	R-M	R-MHP	O-D	C-1	C-2	I-1	S-1	P-D	POD	NC	
RESIDENTIAL AND ACCOMMODATIONS																
Attached single-family dwelling						P				S						P
Attached single-family dwelling, three or more units					P	P				S						P
Bed and breakfast																P
Detached single-family dwelling	P	P	P	P	P	P			P	S				P		P
Dwelling, multifamily						P				S				P		P
Dwelling, two-family						P				S				P		P
Dwelling units when located in the same structure as a principal use permitted in this district									P							
Home for aged persons										S						
Hotels									P			P				
Motel									P	P		P				
Manufactured multi-section homes, single-section homes or modular homes							P									P
Zero lot line														P		
INSTITUTIONAL AND SOCIAL																
Armory										S						

Existing development



Goal is to find the balance between meeting the demand for all types of housing while still maintaining Fountain Inn's character



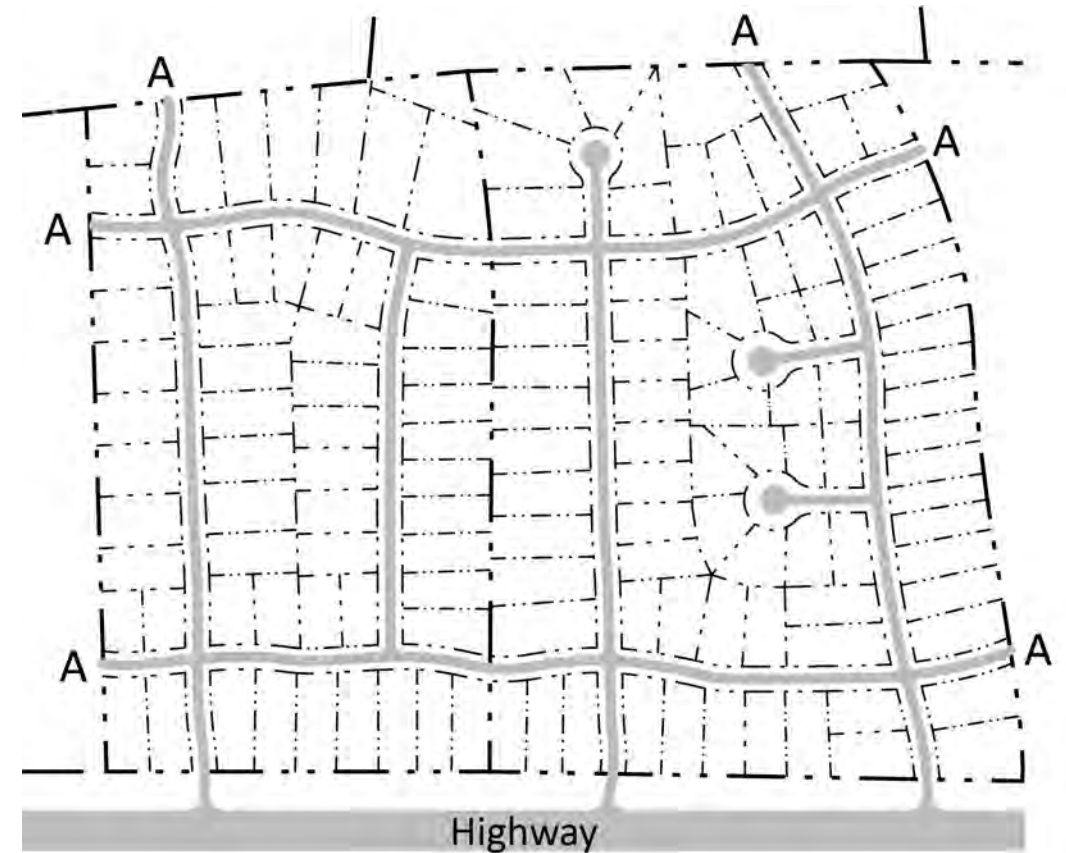


Connectivity

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

Traffic Impacts

- + Strengthen Traffic Impact Analysis (TIA) requirements and review process



Street Standards

- + Roadway width
- + On-street parking
- + Street trees
- + Driveway spacing
- + Alley standards



Street Standards

- + Balance between roadway width and other design features
- + Need to preserve access for emergency vehicles but also do not want neighborhood streets to feel unsafe for pedestrians or encourage speeding

**IF YOU NEED A SIGN TO TELL
PEOPLE TO SLOW DOWN,**



**YOU DESIGNED THE
STREET WRONG.**

Local Inspiration

- + Inn Circle as an example street
- + Larger lots, narrow pavement width
- + Trees in median and yard trees provide a sense of enclosure



Base standards

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

Supplemental Standards for Uses

- + Not used, but recommended

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



- + Downtown serves as a regional and civic center
- + Gross Retail Sales for the City of Fountain Inn in 2020 were \$469 Million with a 174% increase since 2015.
- + Downtown has an in-tact historic core, opportunities for infill and revitalization and surrounding residential neighborhoods



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



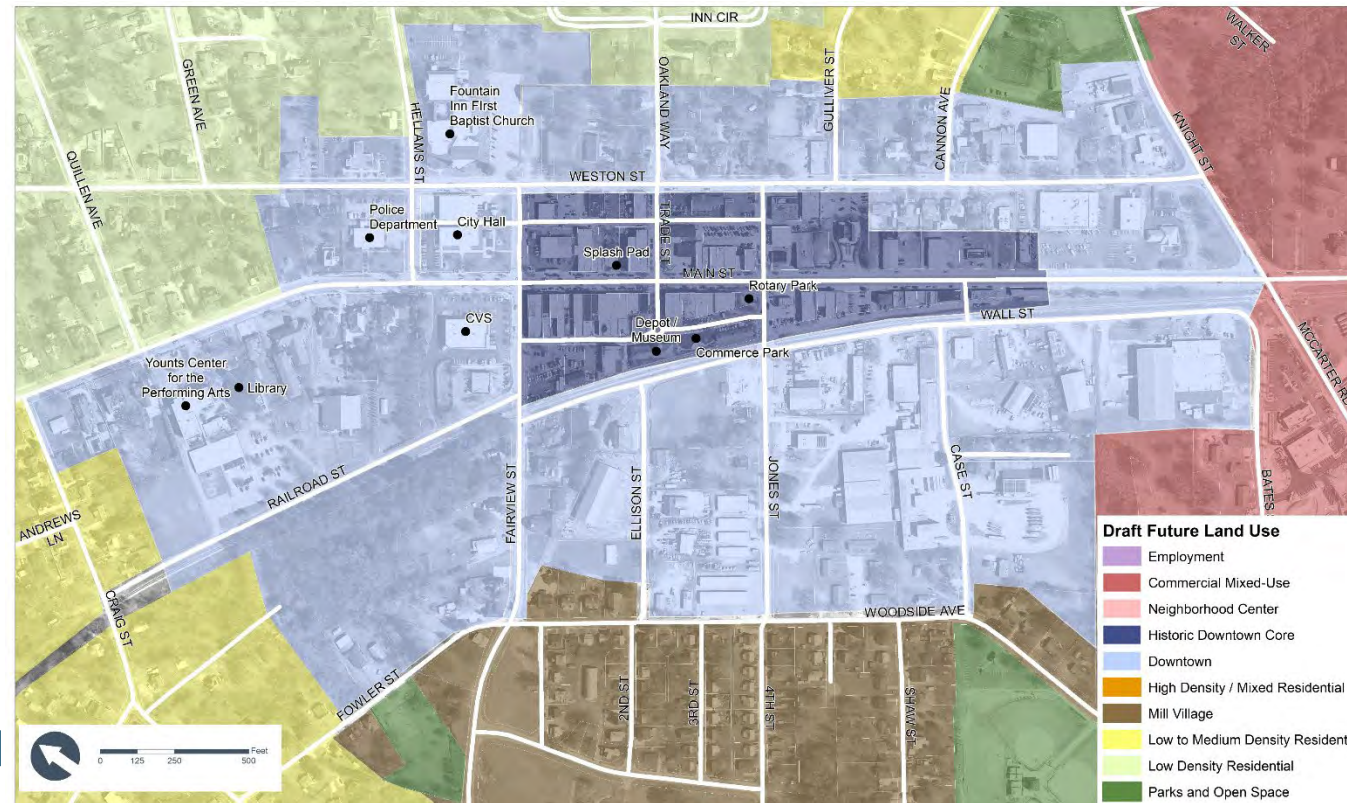
Downtown Fountain Inn

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



Parking minimums

Landscaping and Site Design

Streetscapes

Signs

Short Term Rentals

Architectural/Bldg Type
standards



NEXT STEPS

Events / Milestones	Timeframe
Stakeholder Interviews	September
Community Workshop #3	October / November
Draft for Review	November / December
Late Fall 2024	Progress Update to City Council
Early 2025	Draft Ordinance to Planning Commission and City Council
Spring 2025	Adoption of new Zoning Ordinance and Land Development Regulations