

ZONING CODE UPDATE WORKSESSION

CITY COUNCIL WORK SESSION
OCTOBER 21, 2025

INN *the* **ZONE**

Zoning Code Update • Fountain Inn, SC



- 1. Project Overview and Goals**
- 2. Organization**
- 3. Zoning Districts and Map**
- 4. Development Standards**
- 5. Permitted Uses**
- 6. Downtown Updates**
- 7. Review Processes**
- 8. Next Steps**

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

- **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

1. General Provisions
2. Administration
3. Applications and Procedures
4. Zoning Districts and Regulations
5. General Development Standards
6. Conditional Use and Special Exception Standards
7. Parking, Access and Streets
8. Utilities and Stormwater
9. Signs
10. Definitions



	CATEGORY	ZONING DISTRICT
BASE DISTRICT	Residential	Residential Conservation (R-C)
		General Residential 1 (GR-1)
		General Residential 2 (GR-2)
		Transitional Residential (R-TR)
		Residential Multi-Family (R-M)
		Residential Mobile Home Park (R-MHP)
	Non-Residential And Mixed Use	Open Space (O-S)
		Neighborhood Commercial (N-C)
		Downtown Mixed Use (D-MU)
		Central Business (C-1)
		Commercial (C-2)
		Services (S-1)
		Industrial (I-1)
OTHER	Special Purpose	Flexible Review (FRD)
		Overlay
	Woodside Cotton Mill Village Overlay	

RESIDENTIAL CONSERVATION (R-C)

The Residential Conservation District includes agriculture and other rural uses as well as low-density residential development in established residential areas and areas that are rural in character. Development should be integrated into the natural landscape, respectful of adjacent agricultural uses, and intentionally designed to preserve trees and protect natural resources. Residential development includes homes on large lots or Open Space Residential Development with low overall density.

Example Imagery



Use Standards

Allowable uses are specified in the Table of Permitted Uses. Use-specific regulations are included in Article 6.

Dimensional Standards¹

Standard	Single Family Detached	Attached and Multi Family	Nonresidential
Minimum Lot Area (sqft)	15,000	-	30,000
Minimum Lot Width (ft)	80	-	100
Front Yard Setback, min (ft)	30 Residential / Local or Collector 50 Arterial	-	30 Residential / Local or Collector 50 Arterial
Side Yard Setback, min. (ft)	15	-	25
Rear Yard Setback, min. (ft)	20	-	520
Building Height, max. (ft) ²	45	-	45

GENERAL RESIDENTIAL 1 (GR-1)

The General Residential 1 District is intended primarily for low-density single-family residential homes and neighborhoods. This district is comprised of older and newer subdivisions with curvilinear interconnected streets, open space and amenities.

Example Imagery



Use Standards

Allowable uses are specified in Section 4.7. Use-specific regulations are included in Article 6.

Dimensional Standards¹

Standard	Single Family Detached	Attached and Multi Family	Nonresidential
Minimum Lot Area (sq.ft)	12,000	-	30,000
Minimum Lot Width (ft)	70	-	100
Front Yard Setback, min (ft)	20 Residential / Local 30 Collector 50 Arterial	-	20 Residential 30 Collector 50 Arterial
Side Yard Setback, min. (ft)	10	-	25
Rear Yard Setback, min. (ft)	15	-	15
Building Height, max. (ft) ²	35	-	35

GENERAL RESIDENTIAL 2 (GR-2)

The General Residential 2 District is a medium-density residential area that includes primarily detached single family homes. Additional housing types including duplexes and townhomes are permitted via a special exception or as a percentage of new dwelling units in a planned Open Space Residential Development.

Example Imagery



Use Standards

Allowable uses are specified in Section 4.7. Use-specific regulations are included in Article 6.

Dimensional Standards¹

Standard	Single Family Detached	Attached and Multi Family	Nonresidential
Minimum Lot Area (sq.ft)	7,500	6,250 - Attached 3,000 - Townhome -	30,000
Minimum Lot Width (ft)	60 (FL) 50 (SL/AL)	60 (FL) 50 (SL/AL) 25 (TH)	100
Front Yard Setback, min (ft)	20 Residential / Local (FL) 15 Residential / Local (SL/AL) 30 Collector 50 Arterial	20 Residential / Local (FL) 15 Residential / Local (SL/AL) 30 Collector 50 Arterial	20 Residential 30 Collector 50 Arterial
Side Yard Setback, min. (ft)	7	7	25
Rear Yard Setback, min. (ft)	10 (FL) 5 (SL/AL)	10 (FL) 5 (SL/AL)	5
Building Height, max. (ft) ²	35	35	35

DISTRICT UPDATES

Residential Dimensional Standards

- Goal: Differentiate between character in districts
- Update lot size, width and setbacks
- Incorporate design alternatives (building types and access)

District	Min. Lot Size (sqft)*	Min. Lot Width (feet)*	Front Setback (feet)*	Side Setback (feet)*	Rear Setback (feet)*	Maximum Height (feet)
R-C (Residential Conservation)	15,000	80	30 Residential or Collector 50 Arterial	15	20	45
GR-1 (General Residential 1)	12,000	70	20 Residential 30 Collector 50 Arterial	10	15	45
GR-2 (General Residential 2)	7,500	60 (FL) 50 (SL/AL)	20 Residential (FL) 10 Residential (SL/AL) 30 Collector 50 Arterial	5	5	45
T-R (Transitional Residential)	Dependent on building type		20 (FL) 10 (SL/AL)	5	5	45

**Dimensional standards are for Conventional Subdivisions*

*FL: Front Loaded
SL/AL: Side Loaded or Alley Loaded*



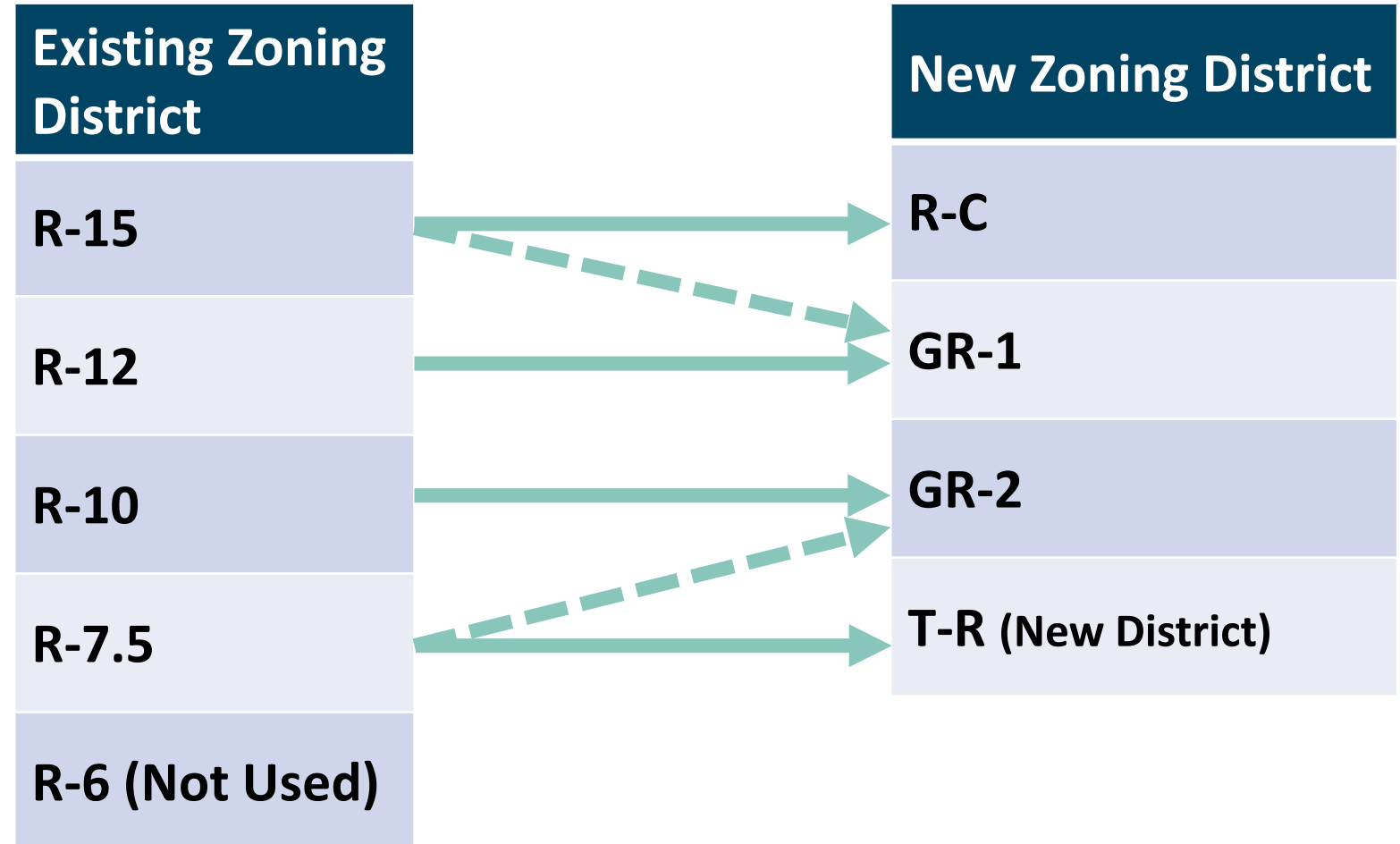
Front Loaded



Alley Loaded

Residential District Consolidation

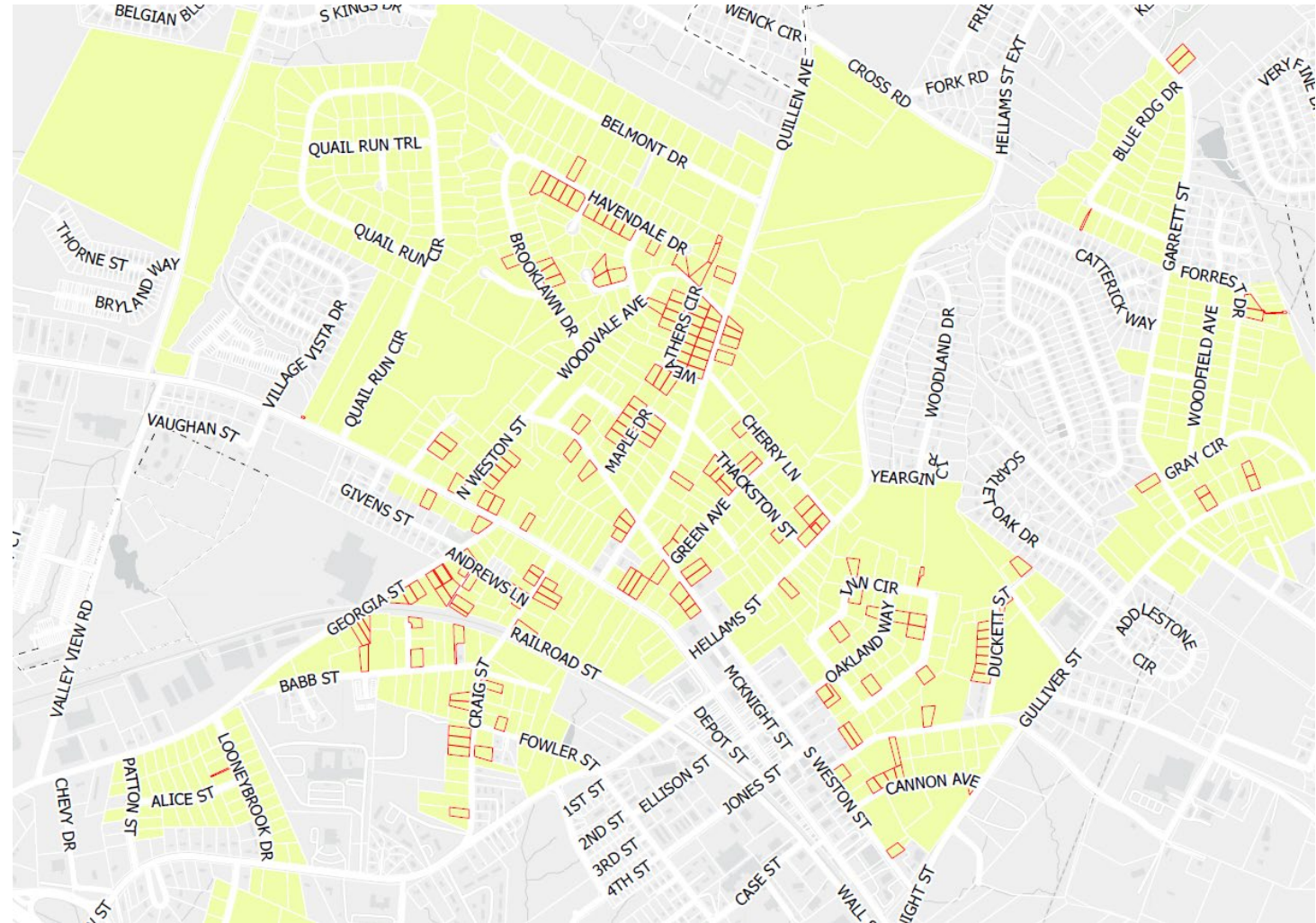
- Remap R-15 to R-C or GR-1
- Consolidate R-12 and nonconforming R-15 properties
- Consolidate R-10 and R-7.5



Residential District Consolidation

- Remap R-15 to R-C or GR-1
- Consolidate R-12 and nonconforming R-15 properties

Nonconforming R-15 Properties (less than 15,000 sqft)

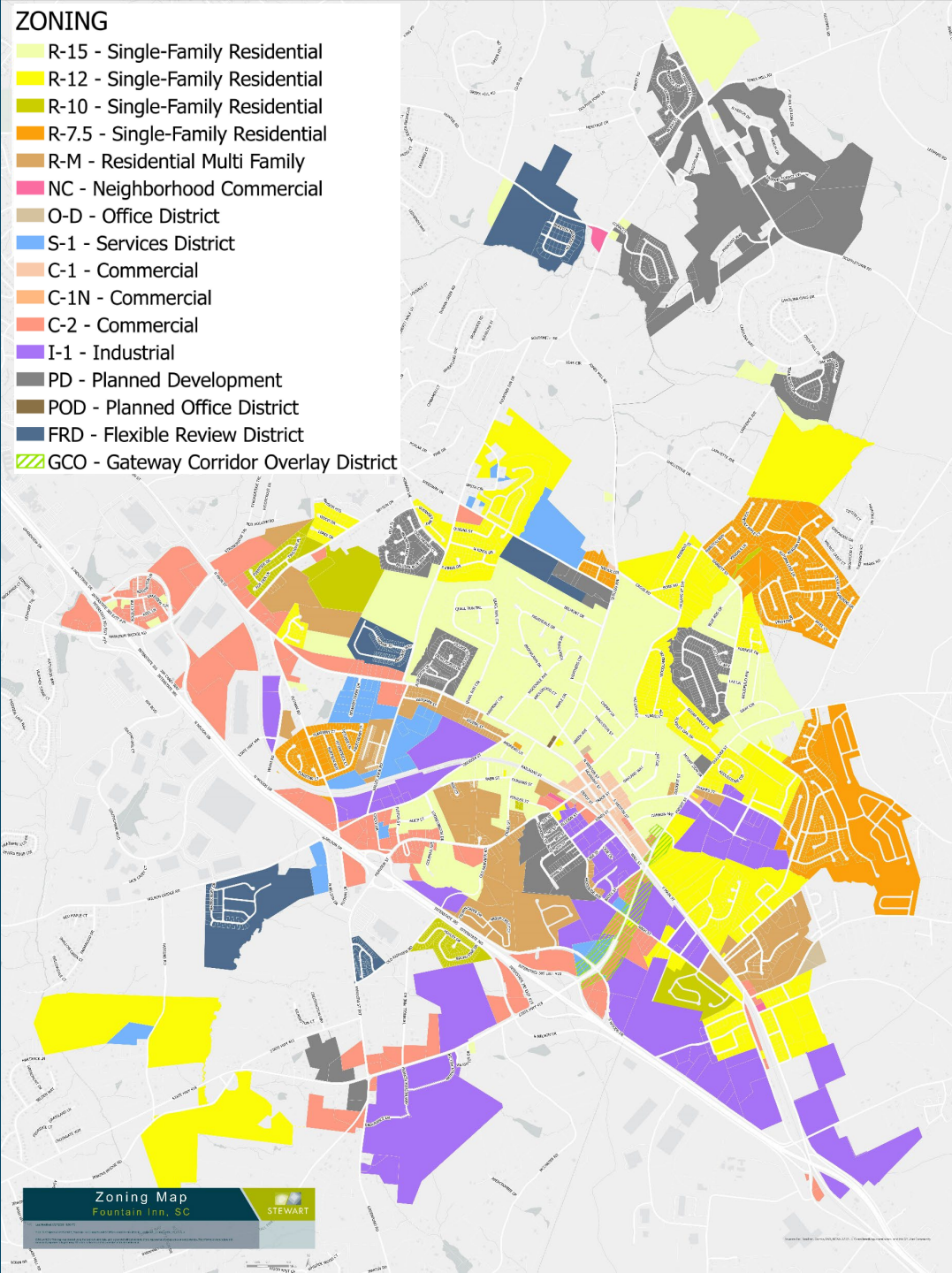


Transitional Residential District

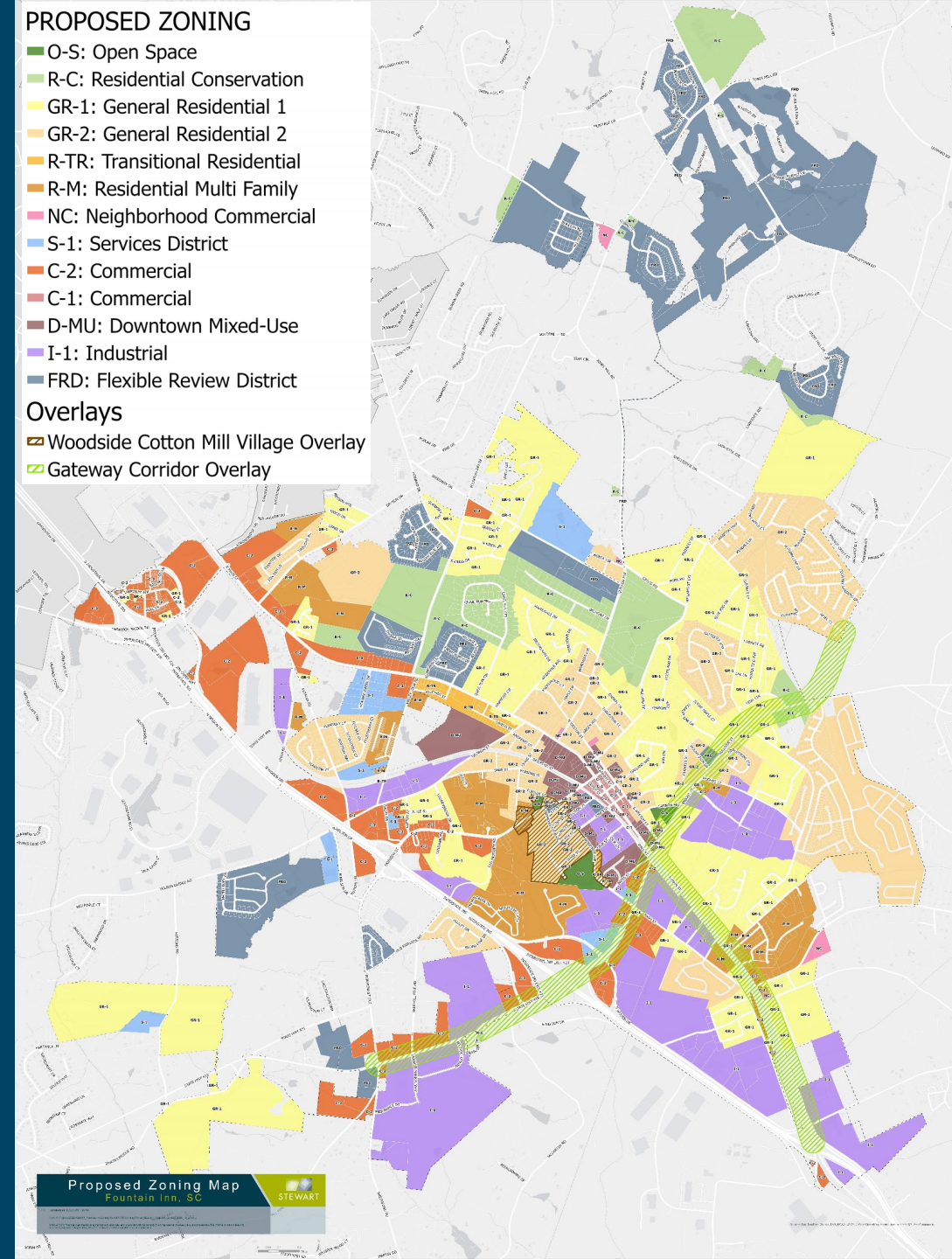
- A district to provide for housing of varying densities that are higher than General Residential districts but not as high as the Residential Multi-family district.
- Townhomes, cottage courts and **up to 4-unit** house-scale multi-family buildings permitted **with conditions**, along with single-family detached.
- **Conditions** established for these housing units to ensure **compatibility** with surrounding neighborhoods.



EXISTING ZONING MAP



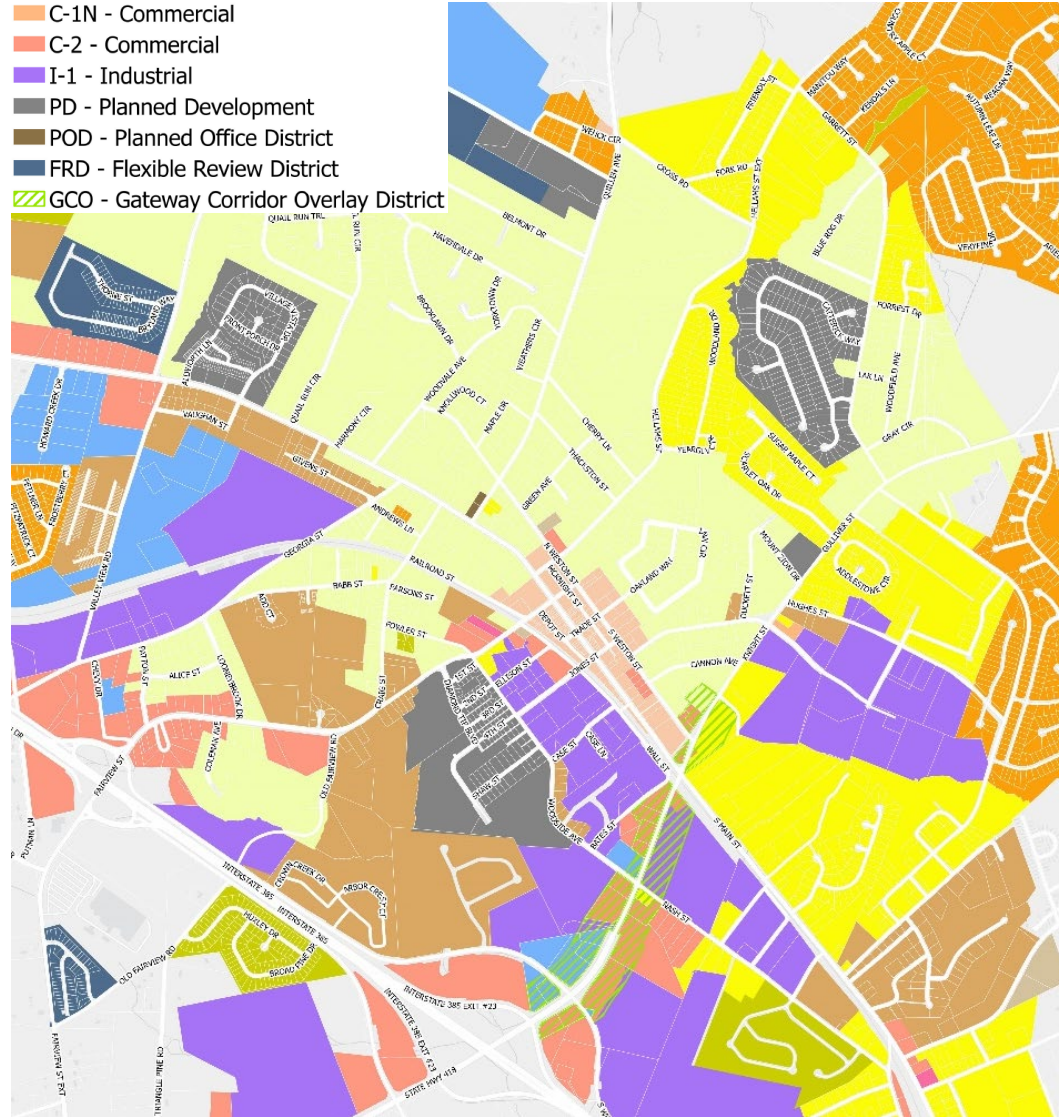
DRAFT ZONING MAP



EXISTING ZONING MAP

ZONING

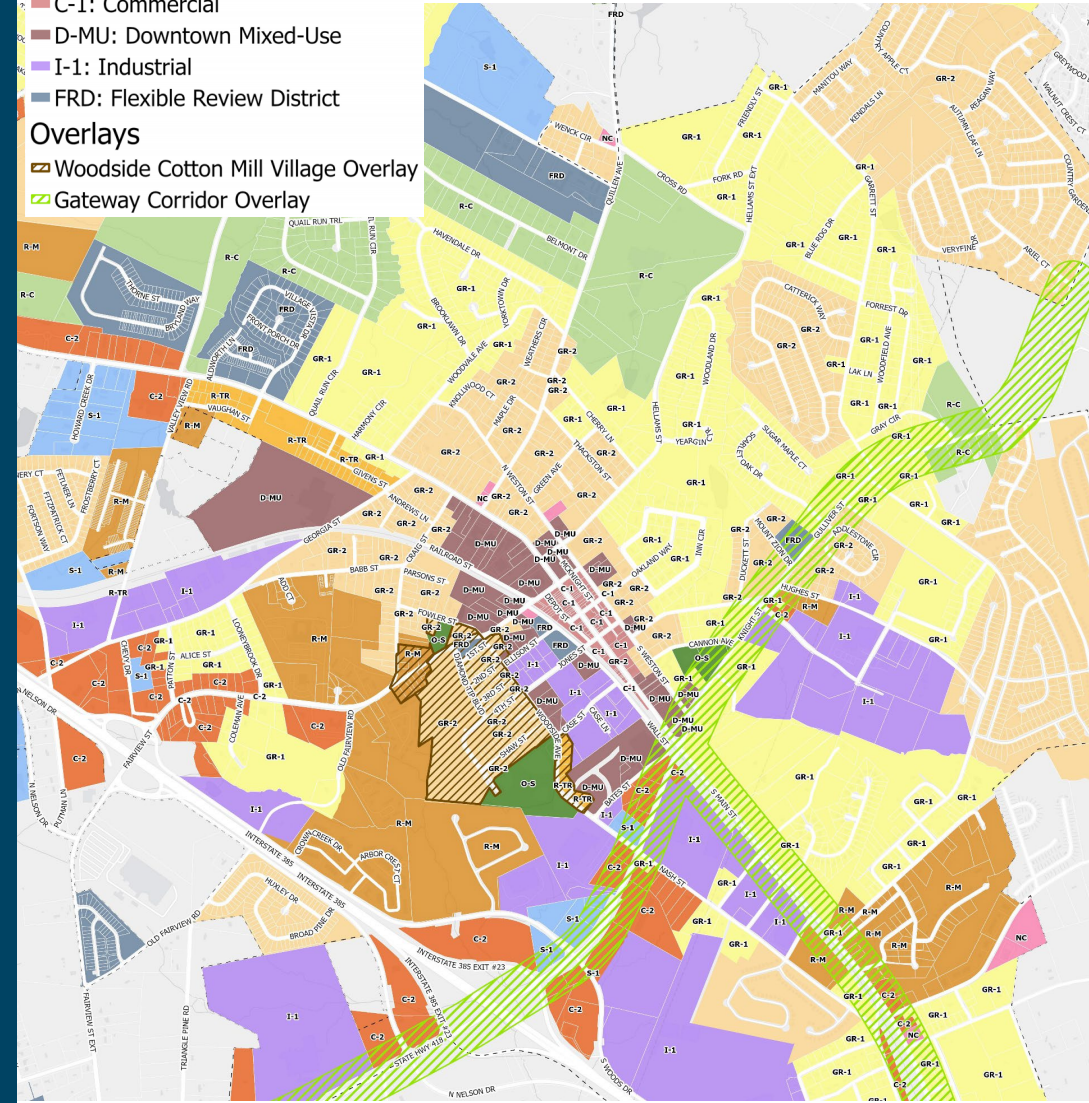
- R-15 - Single-Family Residential
- R-12 - Single-Family Residential
- R-10 - Single-Family Residential
- R-7.5 - Single-Family Residential
- R-M - Residential Multi Family
- NC - Neighborhood Commercial
- O-D - Office District
- S-1 - Services District
- C-1 - Commercial
- C-1N - Commercial
- C-2 -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

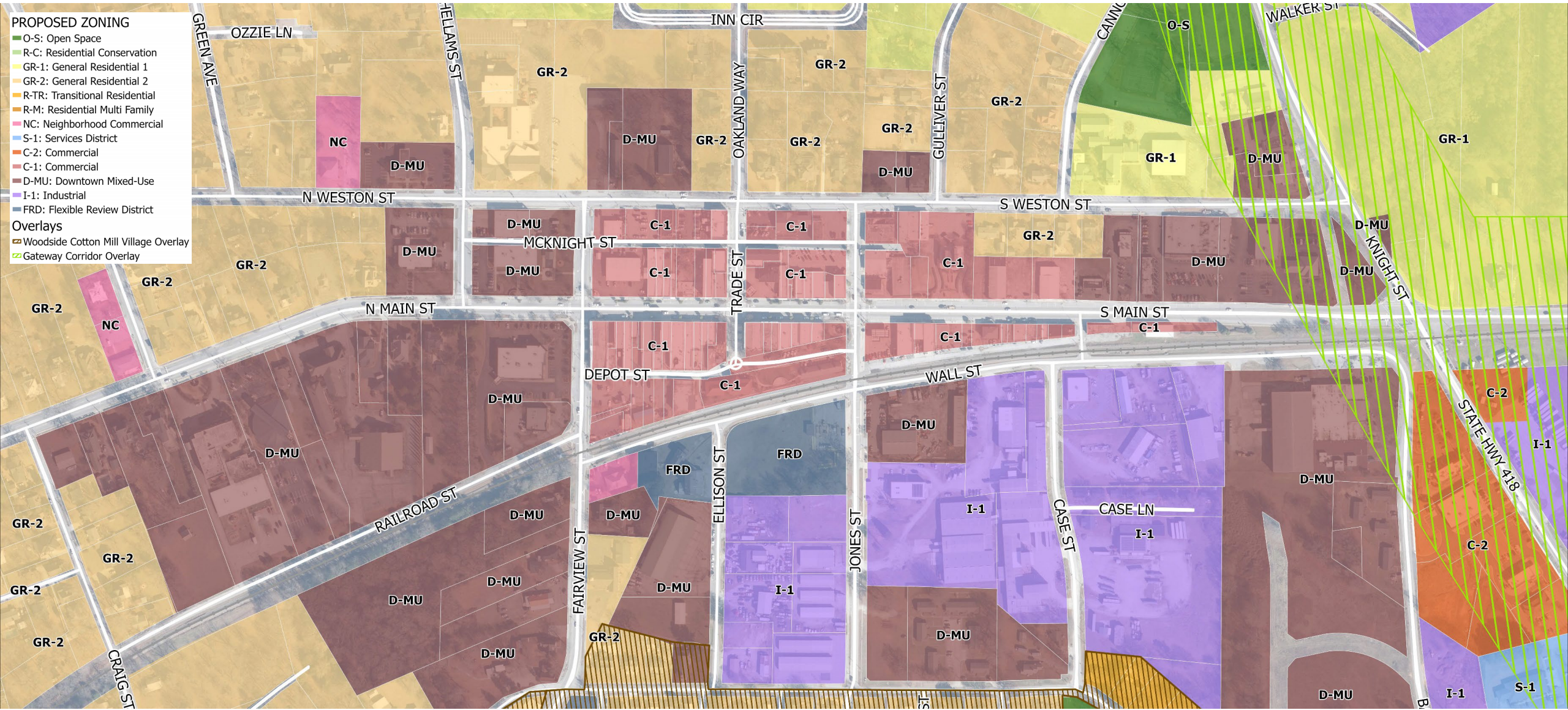


DRAFT ZONING MAP

PROPOSED ZONING

- O-S: Open Space
- R-C: Residential Conservation
- GR-1: General Residential 1
- GR-2: General Residential 2
- R-TR: Transitional Residential
- R-M: Residential Multi Family
- NC: Neighborhood Commercial
- S-1: Services District
- C-2: Commercial
- C-1: Commercial
- D-MU: Downtown Mixed-Use
- I-1: Industrial
- FRD: Flexible Review District
- Woodside Cotton Mill Village Overlay
- Gateway Corridor Overlay





Key Topics

- Transportation
 - Connectivity
 - Traffic Impact Analysis
 - Streets
 - Parking
- Landscape Buffers
- Open Space
 - General Requirements
 - Open Space Residential Option
- Tree Protection



Connectivity

- + See Article 7 (updated from previous Article 12)
- + Added Cross-Access standards (7.3.4)
- + Added requirement for multiple modes of connectivity (7.4.13)
- + Clarified thresholds for multiple accesses (was 5 acres, now 30 dwelling units)

RESIDENTIAL DEVELOPMENT SIZE	REQUIRED ENTRY POINTS	REQUIRED VEHICULAR ENTRY POINTS
>= 30 units	2	1
30 – 50 units	3	2
50 - 100 units	4	3
> 100 units	4+ As determined by Traffic Impact Analysis	3+ As determined by Traffic Impact Analysis

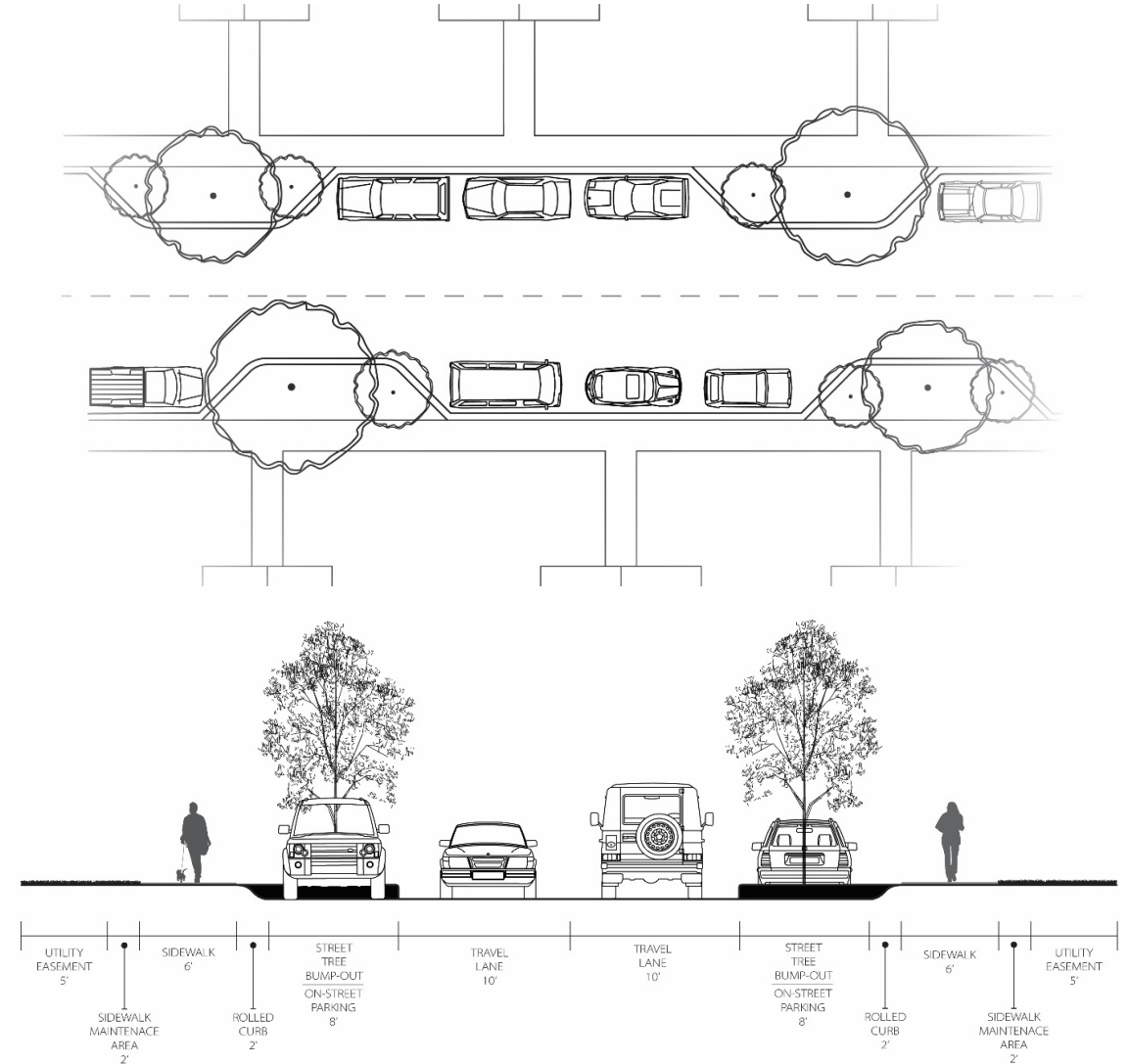
Traffic Impacts

- + Traffic Impact Analysis (TIA) requirements and review process
- + Applicability: A new TIA will be required if the new use would generate traffic beyond the 50 trips during the PM peak hour threshold.
- + Exceptions: Traffic Impact Analysis are not required for development in the C-1 (Downtown), Downtown Mixed-use (DMU), and the Woodside Cotton Mill Village Overlay zoning districts.



Street Standards

- + Roadway width by road type/class
- + Street trees
- + Driveway spacing
- + On-street parking standards
- + Alley standards
- + Parking lot location, plantings and access
- + Parking lot paving requirement for all or some districts



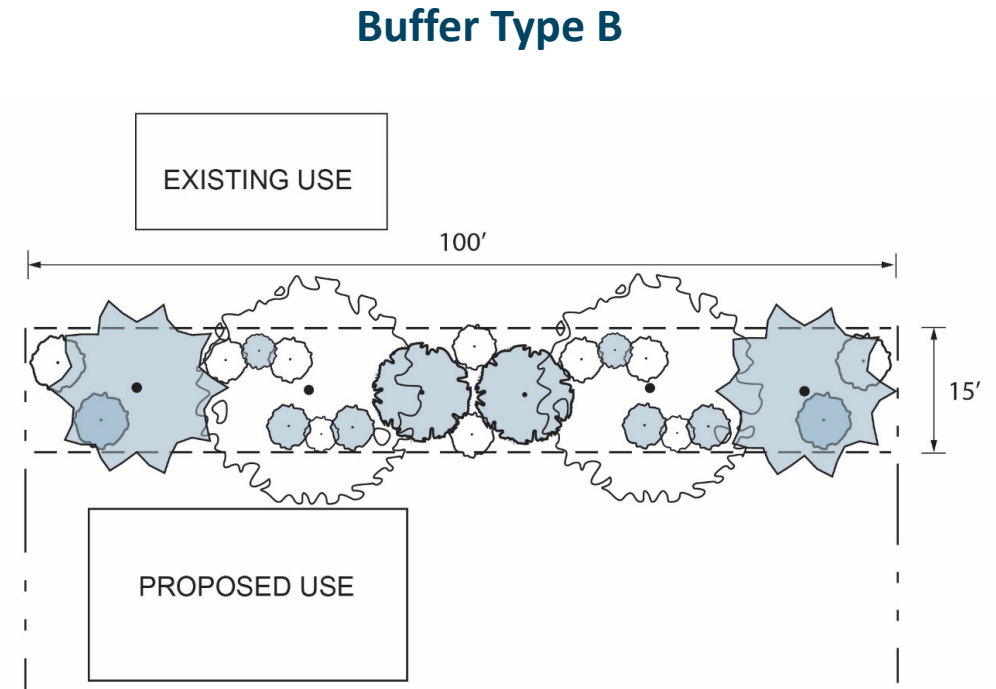
Appendix A: Zoning Section 5:11 Landscaping Buffer Yards

- Typical landscape buffer yard requirements between uses with different impacts (see table)
- This section also specifies buffer width, tree types and distance between trees/shrubs within each buffer, based on buffer type (A, B, C, or D)

Proposed USE	EXISTING ADJACENT LAND USE				
	Low Impact Residential	Medium Impact Residential	Medium Impact Nonresidential	High Impact Residential	High Impact Nonresidential
Low Impact Residential	None	B	C	C	D
Medium Impact Residential	B	None	C	B	D
Medium Impact Nonresidential	C	C	None	B	A
High Impact Resident	C	B	B	A	C
High Impact Nonresidential	D	D	A	C	None

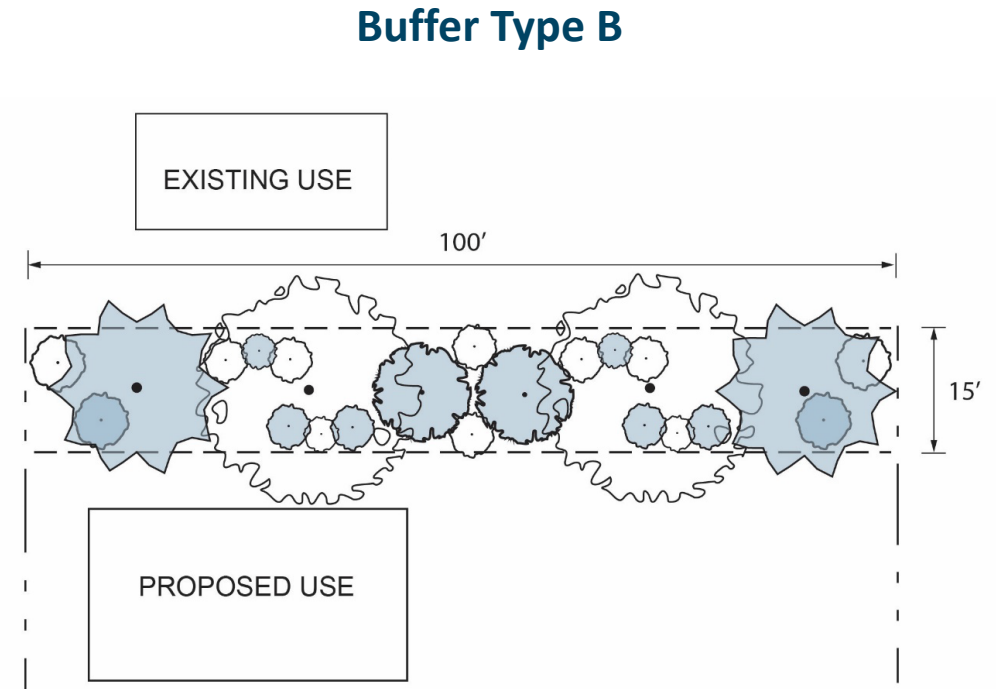
Landscape Buffers

- Updated and clarify definitions of high / low impact uses
- Created graphics for buffer section
- Updated and clarify roadside buffer requirement:
- Tailored requirements for conditional use approval of certain uses
- Exemptions
 - Individual lots, infill of 3 lots or less
 - Development in Downtown (C-1) and Downtown Mixed-use (DMU) zoning districts except where specified in Section 5.11
 - Public and private utilities



Landscaping Requirements

- Roadside Buffers (nonresidential and mixed-use, residential subdivision)
- Parking Lot Plantings
 - Options provided
 - One planting installation is required for every 4,000 square feet of vehicular use area
 - No parking space >75 feet from shade tree
- Buffer Transition Yards
 - Updated options
 - Increased planting requirements for most conditions



- Refine priority open space areas, types and design criteria
 - Open space types
 - Minimum size, width, access and location requirements
 - Not more than 50% of required OS can be undevelopable
- Cluster Mailbox standards
- Open Space Residential Option
 - Process improvements – Site analysis map requirement for OSRO
 - Primary and Secondary Conservation Areas identified
 - Require deed restrictions on open space

Open Space Types

Neighborhood Park



Playground



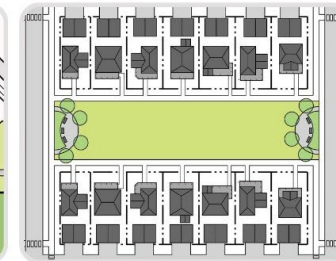
Community Pool or Amenity Center



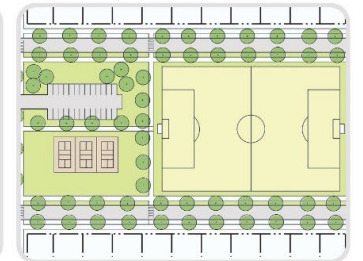
Greenway or Trail



Common Green, Square or Plaza



Active Recreation Fields or Courts



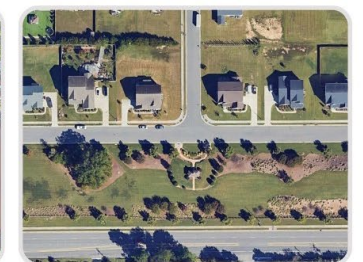
Natural Area



Community Garden



Frontage Meadow



Benefits of Open Space / Conservation Subdivisions

- + Balances private property rights with environmental and open space goals
- + Can protect aspects of rural character and natural resources (views, mature forest, wildlife habitat)
- + Can also provide flexibility to meet housing demand



Conventional Subdivision



Open Space /
Conservation Subdivision

Density and Incentives

- + Density capped at under what is possible with conventional development
- + 40% Open Space Requirement
- + No minimum lot area or lot width
- + ***Potential for density bonus but not incorporated in current draft.***

DISTRICT	CONVENTIONAL DEVELOPMENT	OPEN SPACE DEVELOPMENT OPTION
	MINIMUM LOT SIZE	MAX UNITS/ACRE
R-C	15,000	2 per acre
GR-1	12,000	2.5 per acre
GR-2	10,000	3 per acre
R-TR	6,000	4 per acre
R-M	5,000	N/A
R-MHP	5,000	N/A

Primary Conservation Areas

- + Land within riparian areas, wetland buffers and floodplains.
- + Historical sites or structures.
- + Areas within planned greenway corridors.
- + Stands of mature trees located in riparian areas, on steep slopes or adjacent to existing, lower density development offsite.

Secondary Conservation Areas

- + Stands of mature trees or successional habitat adjacent to existing public roadways.
- + Frontage meadows or agricultural fields.
- + Steep slopes (>8%).
- + Uplands within 100ft of floodplains.
- + Depressions that accommodate ephemeral pools.
- + Rock outcrops or other unique natural features.

Chapter 20 TREES AND SHRUBS

This chapter primarily regulates city trees in the right of way but also regulates trees on private property during land development.

- Sections 30, 32, and 33 were vague and needed to be in the zoning ordinance along with other development standards.
- No other mention of tree protection in current ordinance



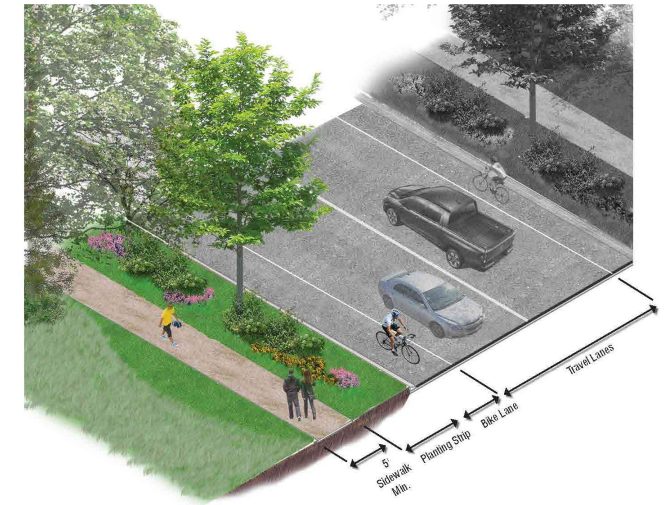
Trees and Tree Preservation

- Applied tree density unit requirements based on type of development, with greater value given to the preservation of existing trees.
 - 10% of required tree density units for new developments shall be satisfied with existing trees
- Added specifications on tree protection during construction and penalties for violation

Street Trees

- For residential subdivisions, priority to meet tree density unit requirements is to plant within the right-of-way.

Tree Fund for Alternative Compliance



PERMITTED USES

Table 4.5 Table of Permitted Uses

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

New Table of Permitted Uses

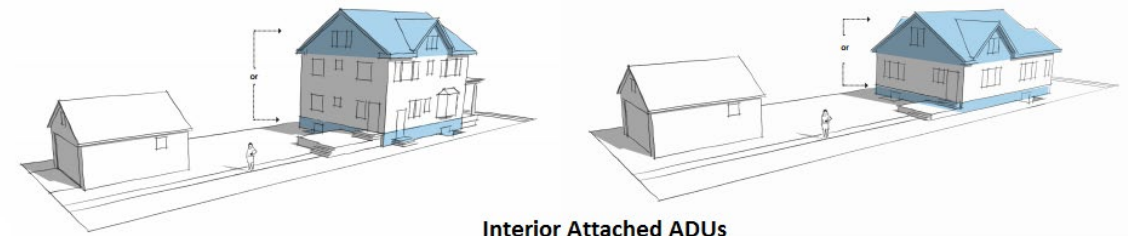
- Replaced long lists
- Addition of new uses (*) with associated definitions (See Article 10 for definitions)
- Allowance for more types of housing with conditional requirements or via Special Exception approval process

District Description	Open Space	Residential Conservation	General Residential 1	General Residential 2	Transitional Residential	Residential Multi-Family	Residential Manufactured Home Park	Neighborhood Commercial	Downtown Mixed Use	Central Business	Commercial	Services	Industrial	USE CONDITION (Section)
SPECIFIC USES	O-S	R-C	GR-1	GR-2	R-TR	R-M	R-MHP	N-C	D-MU	C-1	C-2	S-1	I-1	
RESIDENTIAL AND ACCOMMODATIONS														
Bed & Breakfast, Home Stay*			S		C	C		C	C	C	C			6.2.1
Bed and Breakfast Inn*					C	C		C	C					6.2.2
Continuing Care Community*					S	S		C			C			6.2.3
Dwelling, Cottage Court*					C	C	C	C			C S			6.2.4
Dwelling, Live work*					C	C		C	C	C	C			6.2.5
Dwelling, Multifamily						C		C	S		S			6.2.6
Dwelling, Single-family detached		P	P	P	P	P	P	P	P	P	P S			
Dwelling, Two-family				S	C	C		S			S			6.2.7
Dwelling, Three and Four-family					C	C		S			S			6.2.8
Dwelling, Townhouse*				S	C	C		C	S		S			6.2.9
Dwelling, Upper Story*						P		C	C	P	P			6.2.10
Group home*		S	S	S	S	S								6.2.11
Hotel or Motel									S	P	P	P		
Manufactured Home							C	*						6.2.12
Manufactured Home Park*							S							6.2.13
Short-term Rental*		C	C	C	C	C		P	P	P	P			6.2.14

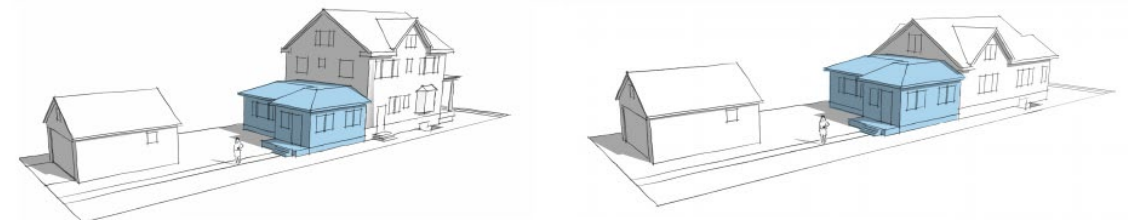
Accessory Dwelling Units

A secondary dwelling unit established in conjunction with and clearly subordinate to a principal dwelling unit, whether a part of the same structure as the principal dwelling unit or a detached dwelling unit on the same lot.

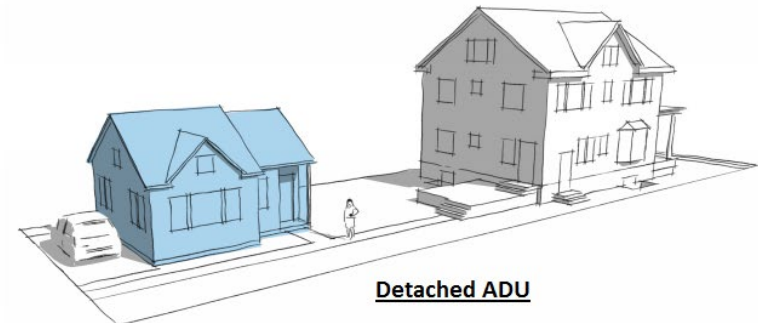
Draft UDO conditionally allows ADUs in most districts.



Interior Attached ADUs



Attached ADU (via Addition)



Detached ADU



Cottage Courts

A group of small, detached, single unit structures, arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private yard and becomes an important community-enhancing element.

Draft UDO conditionally allows in R-TR, R-M, R-MHP and N-C



Purpose:

- Promote the Fountain Inn aesthetic
- Provide opportunity for promotion and speech
- Maintain a legally-defensible ordinance (*Reed v. Town of Gilbert*)

Approach:

- Permissive (gives a “menu” of signage)
- Flexible
- Graphic
- Removes “content-based” standards

Ground-Mounted Signs

Decorative Post Sign: A sign which is attached to a decorative post using a horizontal arm for support or a monument sign which is support between two decorative posts



O-S, R-C, GR-1, GR-2, R-M, R-MHP, N-C, C-1, D-MU C-2, S-1, I-1, R-TR

Development Entrance Sign: Ground mounted sign located at the entrance to a development, subdivision, or office park where two or more separate tenants occupy the same parcel or where the intent is for the development to function as a single center.



O-S, R-C, GR-1, GR-2, R-M, R-MHP, C-2, S-1, I-1

Monument Sign: A ground-mounted sign with a solid base that is at least as wide as the sign itself. It is permanently fixed to the ground and not supported by visible poles or posts



O-S, R-C, GR-1, GR-2, R-M, R-MHP, C-1, D-MU C-2, S-1, I-1

A. Awning Sign



DESCRIPTION

Any sign that is attached to or part of the valence or face of an awning attached to the ground floor of a commercial storefront or tenant space.

STANDARDS

Permitted Districts	C-1, C-2, S-1, I-1, N-C, D-MU, R-TR, R-M, O-S
Quantity	Maximum of one per primary entrance per ground floor storefront.
Sign Area	Not greater than 60-percent of the awning valence, or 35 percent of the awning face.
Placement	Awning valence or awning face.
Height	Minimum of 7 feet, maximum of 16 feet
Materials	Opaque canvas, cotton, or similar natural materials with lettering painted, screen printed, or appliqued,
Lighting	Sign illumination not permitted; however, awning may integrate illumination for the purpose of lighting the sidewalk or entrance below where the light source is fully shielded and directed downward

INNvision

DOWNTOWN UPDATES



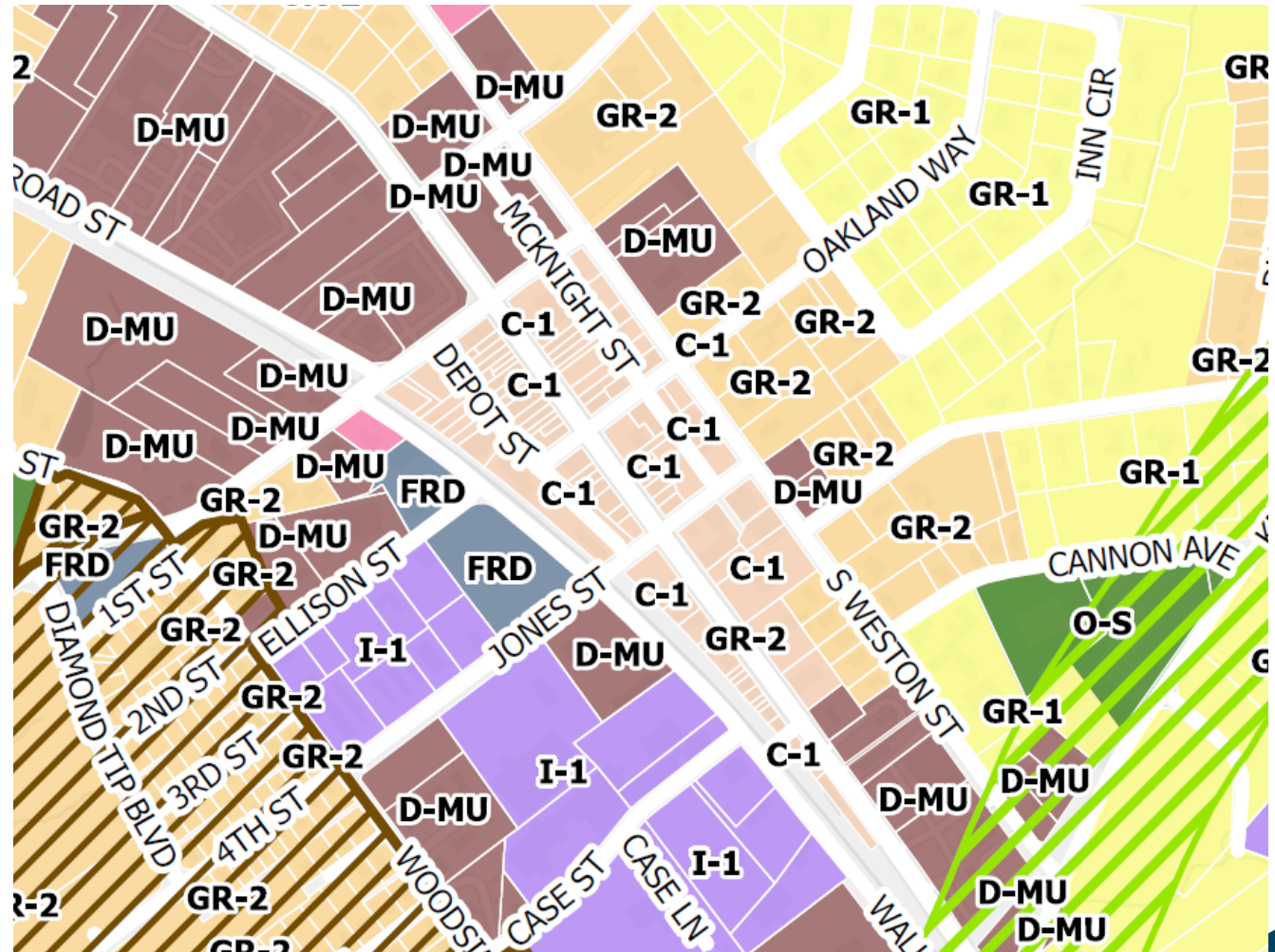
CENTRAL BUSINESS DISTRICT (C-1)

Purpose:

- Reinforce the vibrant, walkable heart of Fountain Inn
- Maintains active street-level retail and facades
- Upper story offices or housing

Design Intent:

- Protects the historic main street character
 - Scale
 - Materials
 - Building rhythm
- Promotes compatible infill



CENTRAL BUSINESS DISTRICT (C-1)

Public Realm:

- Wide sidewalks
- Street trees
- Pavers along Main and Fairview Streets

Building Placement

- Buildings built to back of sidewalk
- Up to 10 ft setback for amenities

Form and Design

- 2 and 3 story buildings
- High transparency at ground floor (windows)
- Quality materials (brick, stone, composites)

Parking

- No off street parking required

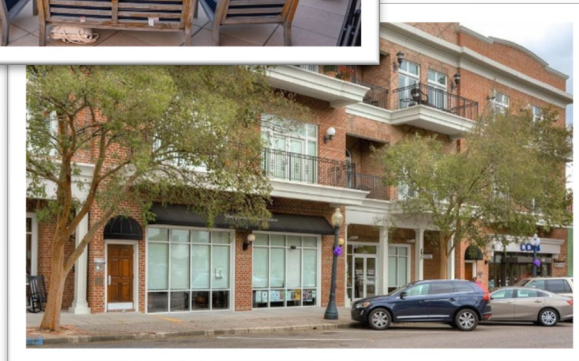
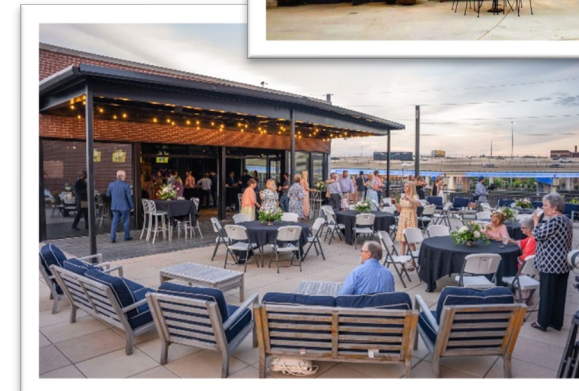


Purpose:

- Transition between the Central Business District and surrounding areas
- Mixture of commercial, residential, and light industrial uses
- Promote infill development and adaptive reuse

Approach:

- Allow and promote adaptive reuse
- Promote infill development to address street frontages while allowing for private transitional “third-spaces”
- Improve the pedestrian realm with sidewalks, street trees, and on-street parking
- Include building design standards like established requirements in the Central Business District
- Parking to rear and side of buildings (potentially reduced parking standards in lieu of on-street parking, bike or golf cart parking)



Zone Map Implementation:

Combination of selective proactive rezoning and natural progression of market-based rezoning over time

Key Features:

Pedestrian Realm

- Sidewalks and street trees
- Optional outdoor space between building and sidewalk

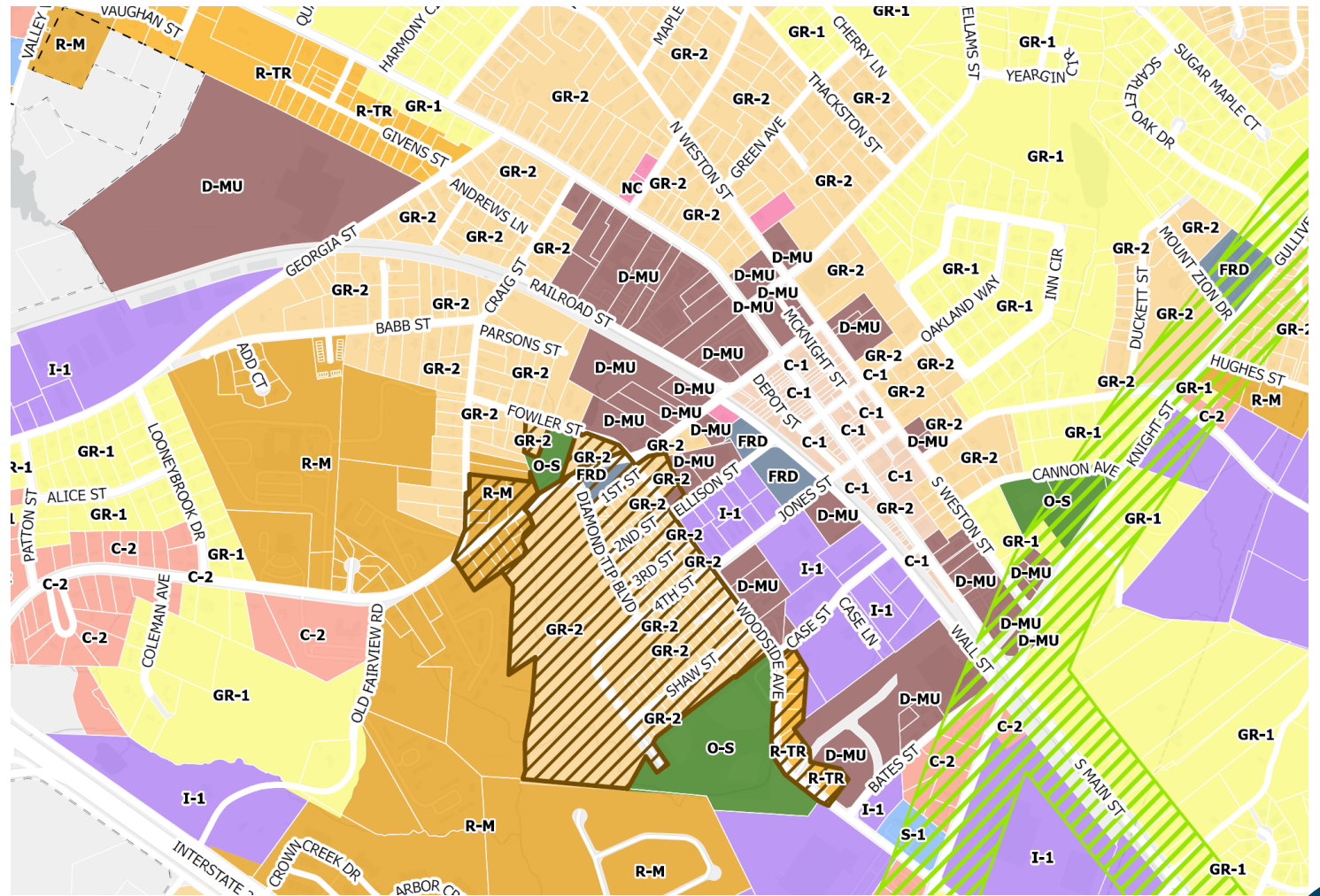
Building Placement

- Buildings close to street (5-20ft)

Parking

Height and Design

- Up to 45ft (65ft along Main or Wall Streets)
- Guidance on materials, orientation, etc.



Permitted

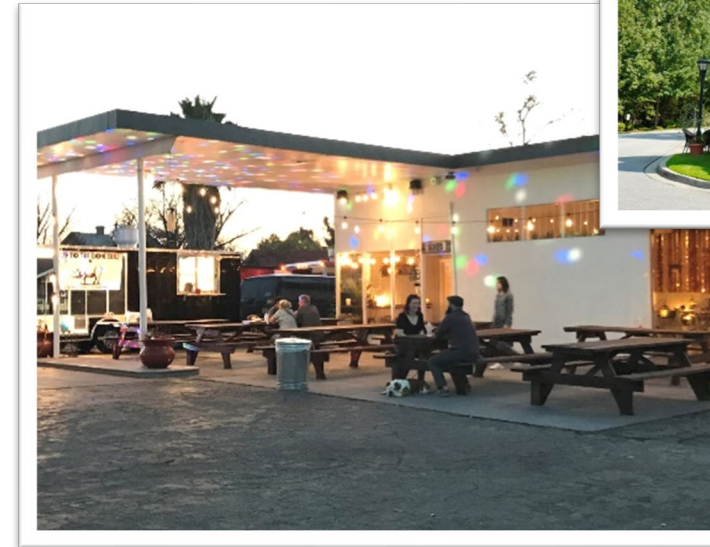
- Single Family Residential
- Professional Office
- Restaurant
- Brewpub
- Small Retail

Conditional

- Bed & Breakfast
- Bank*
- Large Retail
- Vehicle Repair and Sales

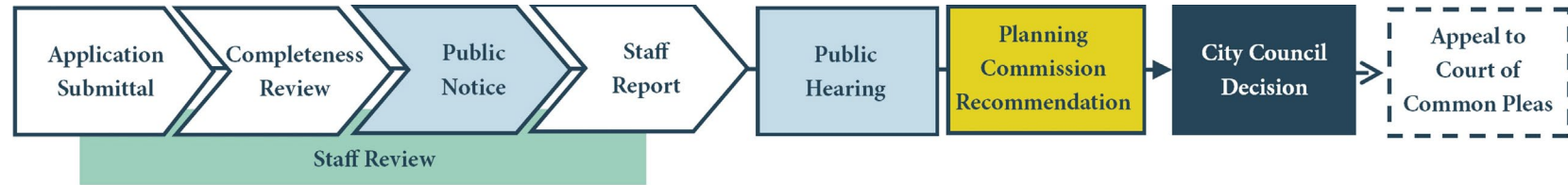
Special Exception

- Hotel or Motel
- Multifamily
- Townhouse



APPROVAL PROCESSES

City Council



State Code Requires: Rezoning, Annexation, Text Amendments, Updates to Comprehensive Plan

Board of Zoning Appeals



State Code Requires: Variances, Special Exceptions, Appeals of Administrative Decisions

Planning Commission



State Code Requires: Street Name Changes, Public Project Consistency with the Comprehensive Plan

APPROVAL PROCESSES

Application	Staff	Planning Commission	City Council	Board of Zoning Appeals	Court of Common Pleas	Plan Ref.
PLANNING COMMISSION DECISION						
Public Project Review	RR	PH, FD			A	
Street Name Change	RR	PH, FD			A	
CITY COUNCIL DECISION						
Acceptance of Public Infrastructure	FD			A		
Annexation	RR	PH, REC	FD		A	
Concept Plan for Flexible Review Districts (FRD)	RR	PH, REC	FD		A	
Rezoning	RR	PH, REC	FD		A	
Text Amendment	RR	PH, REC	FD		A	
BOARD OF ZONING APPEALS						
Administrative Appeal	RR			PH, FD	A	
Special Exception	RR			PH, FD	A	
Variance	RR			PH, FD	A	

Key: RR-Review/Report PH-Public Hearing REC- Recommendation FD-Final Decision A-Appeal

Application	Staff	Planning Commission	City Council	Board of Zoning Appeals	Court of Common Pleas	Plan Ref.
PLANNING DIRECTOR DECISION						
Final Development Plan Flexible Review Districts (FRD)	FD			A		
Minor Subdivision	FD			A		
Preliminary Plat – Major Subdivision	FD*			A		
Final Plat – Major Subdivision	FD			A		
Record Plat	FD			A		
Sign Permit	FD			A		
Site and Landscape Plan	FD			A		
Written Interpretation	FD			A		
Zoning Compliance Permit	FD			A		
Grading Permit	FD			A		

*Greenville County Subdivision Advisory Committee makes a recommendation to the Planning Director

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Schedule

- Draft Posted Online, Open Public Comment
- City Council Workshop (10/21)
- BZA and Planning Commission Review (November)
- City Council 1st Reading / Discussion (TBD)
- City Council 2nd Reading (TBD)

