INN the ZONE
Zoning Code Update • Fountain Inn, SC

# EXECUTIVE SUMMARY OF CHANGES

## Overview of Code Updates

The current Ordinance is divided into 21 chapters and three appendices. Two of the appendices, titled Appendix A- Zoning and Appendix B- Land Development Regulations, house Fountain Inn's current land development regulations. Together, these ordinances contain requirements for land use and development in the City. The INNtheZONE UDO Project seeks to update the existing Land Development Regulations and Zoning Ordinance and integrate these appendices into a single Unified Development Ordinance (UDO). The project also aims to improve clarity and usability, implement key recommendations from the INNvision Comprehensive Plan, revise districts and development standards, update administration and submittal requirements and undertake other important revisions to prepare the City for future growth while maintaining its existing charm.

## Reorganization and Clarification

The existing zoning ordinance and land development regulations were split between two Appendices in the City Code. Each document had been updated incrementally over time and as a result there were many instances where duplication occurred. In some cases, provisions, processes, standards and/or definitions were similar but slightly different between the two appendices. This has created issues when trying to consistently enforce the ordinance. To address this, duplicate provisions and definitions were reviewed and integrated into appropriate articles in the UDO. In addition, processes, requirements, and decision criteria were clarified in different articles in the new ordinance.

## Zoning Districts

The existing zoning ordinance included a number of zoning districts that were not broadly utilized. Also, the recently adopted Comprehensive Plan pointed out the need to better address the design and character of new development in certain areas of the City. Accordingly, a number of changes to the zoning district structure were implemented in the draft UDO. These are described in more detail below.

New Residential Districts – A new Residential Conservation District (RC) was created to acknowledge existing lower density development in the City (many properties in the R-15 zoning district were reclassified here) and provide a new district that may be appropriate for annexations in more rural and undeveloped areas. Other single family residential areas were consolidated from three districts (R-12, R-10 and R-7.5) to two districts (General Residential 1 and General Residential 2). This change addressed many inconsistencies with the current zoning and reduced the number of nonconforming lots in existing zoning districts. A new Transitional Residential (TR) district was created that allows small-scale attached housing, also known as "missing middle housing." This will provide an option for new development in areas where larger-scale apartments may not be appropriate.
Downtown Districts – A new Downtown Mixed-use District (DMU) will provide a transition between the Central Business District in the core of Downtown and surrounding neighborhoods. It promotes infill development and a walkable environment while extending the character of Downtown.
Planned Unit Development Conversion to Flexible Review Districts - Any property zoned Planned Development District (PD) will be converted to Flexible Review District (FRD) and shall maintain any conditions approved for the PD at the time of approval unless otherwise amended following an approval process outlined in this ordinance. This includes any amendments to an approved concept plan.

## Permitted Uses

In addition to changes in zoning districts, a Table of Permitted Uses has been created that shows uses permitted in each zoning district. This replaces independent lists that were included under each zoning district previously. This will help with usability and administration of the ordinance. New uses have been added to the ordinance including different housing types, short-term rentals, event venue, fitness center, brewpub and more.

## Development Standards

The new UDO incorporates new development standards related to landscape buffers, tree preservation, open space, and transportation improvements (including sidewalks and streets). Street tree requirements and open space design standards are among the notable changes. The overarching goal of these standards is to encourage well-designed development that adds value to the City.