

## Frequently Asked Questions

### Table of Contents

What is the purpose of zoning?.....	2
I have heard the terms Zoning Ordinance, Land Development Regulations and UDO. What do these terms mean? .....	2
What are the long-term benefits of a UDO?.....	2
What is a zoning map? .....	3
Why is Fountain Inn updating its zoning ordinance and zoning map? .....	3
How can I find out if my property's zoning is changing? .....	3
What uses are allowed in a zoning district? .....	4
What is the difference between a use that is conditional and a use that requires a special exception? .....	4
How does the adoption of this UDO and zoning map affect me and my property? .....	<b>Error!</b>
<b>Bookmark not defined.</b>	
Will there still be a process for changing the zoning of my property after the UDO and zoning map are adopted? .....	4

## **What is the purpose of zoning?**

The purpose of zoning as stated in the draft ordinance is to promote health, safety and the general welfare; facilitate orderly development and planned growth; assure the timely provision of streets, utilities and services; provide safe and convenient transportation access and circulation, both vehicular and pedestrian; and assure the reservation of land for open space, recreation, education, transportation and other public purposes. Zoning regulations are meant to clarify processes for development review and approval, implement the [City's Comprehensive Plan](#), protect property values and encourage harmonious and appropriate use of land throughout the City of Fountain Inn.

## **I have heard the terms Zoning Ordinance, Land Development Regulations and Unified Development Ordinance (UDO). What do these terms mean?**

Fountain Inn's zoning ordinance is a set of regulations adopted by the City that regulates the use of property as well as standards for the development of that property, like parking, landscaping, and signs.

Land Development Regulations regulate how land is subdivided and developed. They also provide standards for how new roads and other infrastructure are constructed and conveyed to the City.

Because zoning ordinances and land development regulations both regulate land and often overlap, it has become a common practice for local governments to combine them into a single, simple document that is easier to understand for the City as well as the residents and business owners. This combined document is called a Unified Development Ordinance, or UDO, which will include both the zoning ordinance and land development regulations together.

## **What are the long-term benefits of a UDO?**

UDO's are a tool for residents and business owners to go to a single document to find out the rules associated with land uses, densities, design, and public infrastructure.

UDO's can protect Fountain Inn's character by regulating the size and location of development, requiring transitions between uses, and ensuring a certain number of trees are retained or planted on a developed lot.

UDO's and the zoning map help the City guide development in a location and manner that encourages connections and walkability while reducing the cost of sprawling growth.

Fountain Inn adopted several guiding principles and goals in its [INNvision Comprehensive Plan](#) that are intended to be implemented through this UDO and subsequent development and land use decisions. These goals include:

- A vibrant Main Street and downtown are critical to the prosperity of the City.
- Well-connected neighborhoods provide the relational and physical framework to the City's community spirit and wellness.
- Development is managed in concert with natural resource conservation and thoughtful infrastructure improvements to address future growth needs.
- Quality housing-design, construction, and cost- is available for all residents.

## **What is a zoning map?**

The properties in Fountain Inn are assigned zoning districts, generally grouped into categories like residential, commercial and industrial with varying degrees of impact among these categories. Each zoning district has its own set of permitted uses and development standards. A draft proposed zoning map can be viewed here:

<https://www.fountaininn.org/460/Zoning-Update>.

## **Why is Fountain Inn updating its zoning ordinance and zoning map?**

Updating a zoning ordinance is a common practice. It is a living document that needs to respond to recent trends and emerging issues. Fountain Inn adopted its current comprehensive plan in 2024, which recommended updating its zoning ordinance and zoning map as a key step in meeting the goals and recommendations that City Council adopted in the comprehensive plan. Parts of the zoning ordinance had been updated since it was initially adopted in 1992, but it needed to be completely overhauled to better reflect the existing and future land uses and standards of land development as well as to clarify processes and provisions in the current zoning ordinance and land development regulations. Major changes proposed in the new Unified Development Ordinance are outlined in documents located at: <https://www.fountaininn.org/460/Zoning-Update>.

## **How will this impact my property?**

All properties in the city limits will see their current zoning districts updated to the newly defined districts in the proposed zoning map and ordinance. Most changes are lateral in nature – meaning properties will be placed into new zoning districts that most closely align with the property's current zoning. If a property's new zoning differs in character from its original zoning (e.g. moves from industrial to commercial), the property will still not be impacted unless there is significant alteration to the property and/or buildings on-site (also known as "grandfathered in"). Anyone with questions should reach out to the City's Planning Department for more information.

# INN *the* ZONE

Zoning Code Update • Fountain Inn, SC

An interactive, online map has been created that provides a comparison between a property's existing zoning district and the proposed zoning district.

For a comparison between the existing zoning map and the proposed map see:

<https://www.fountaininn.org/460/Zoning-Update>.

## **What uses are allowed in a zoning district?**

Zoning districts specify land uses and regulations controlling the intensity and design of development. Each zoning district has uses that are permitted by right, conditionally permitted, permitted with a special exception, or prohibited. The Table of Permitted Uses can be found in Article 4.

## **What is the difference between a use that is conditional and a use that requires a special exception?**

If a use is permitted as a conditional use, it must meet certain conditions as specified in Article 6. If a use is permitted with a special exception, the Board of Zoning Appeals makes the final decision based on the conditions for that specific use as well as its own general criteria. One big difference between the existing ordinance and the current ordinance is the conditions that will be required for certain uses if this ordinance is adopted.

## **Will there still be a process for changing the zoning of my property after the UDO and zoning map are adopted?**

Yes. The process for a map amendment is described in the UDO and requires a public hearing with the Planning Commission and City Council approval. If you have questions or concerns about a change in your zoning district that is proposed with the new UDO, please contact the Fountain Inn Planning and Development or submit a comment at

<https://www.fountaininn.org/460/Zoning-Update>.