

CHAPTER 5: DESIGN AND PERFORMANCE STANDARDS

ARTICLE 1. PURPOSE

The purpose of this Chapter is to establish design and performance standards for all land, land uses and improvements in the City of Greenwood. The standards promote good planning and design and encourage capability between land uses.

ARTICLE 2. LOT SIZE, DENSITY, SETBACK, HEIGHT, AND BUILDING SPACING

Table 5.1 contains dimensional and density requirements for lots and height and spacing requirements for buildings.

Table 5.1. DEVELOPMENT STANDARDS

District	Maximum			Minimum				
	Density – Dwelling Units	Building Coverage	Building Height	Site Area	Lot Width	Setbacks		
						Front Yard	Side Yard	Rear Yard
Residential								
R1	1 per lot		35 ft.	1 acre	100 ft.	40 ft.	10 ft.	40 ft.
R2	2 per acre		35 ft.	21,780 sq.ft.	75 ft.	20 ft.	10 ft.	25 ft.
R3	3 per acre		35 ft.	14,520 sq. ft.	50 ft.	20 ft.	10 ft.	20 ft.
RM3	3 per acre		35 ft.	14,520 sq. ft.	50 ft.	20 ft.	10 ft.	20 ft.
R4	4 per acre		35 ft.	10,000 sq. ft.	50 ft.	20 ft.	7.5 ft.	20 ft.
R7	7 per acre		35 ft.	6,000 sq. ft.***	50 ft.***	20 ft.	7.5 ft.*	15 ft.
RM7	7 per acre		35 ft.	6,000 sq. ft.***	50 ft.***	20 ft.	7.5 ft.*	15 ft.
R10	10 per acre		75 ft.	4,500 sq. ft.***	50 ft.***	20 ft.	7.5 ft.**	15 ft.**
R12	12 per acre		75 ft.	4,500 sq. ft.***	50 ft.***	20 ft.	7.5 ft.**	15 ft.**
R15	15 per acre		75 ft.	4,500 sq. ft.***	50 ft.***	20 ft.	7.5 ft.**	15 ft.**
Commercial								
NC		47%	35 ft.	10,000 sq. ft.	50 ft.	20 ft.	10 ft.	25 ft.
OP		47%	35 ft.	10,000 sq. ft.	50 ft.	20 ft.	10 ft.	25 ft.
GC		50%	100 ft.	10,000 sq. ft.	50 ft.	20 ft.	10 ft.	15 ft.
CC		80%	250 ft.	4,500 sq. ft.	0 ft.	0 ft.	0 ft.	0 ft.
IP		47%	80 ft.	10,000 sq. ft.	50 ft.	20 ft.	10 ft.	25 ft.
NS		47%	35 ft.	10,000 sq. ft.	50 ft.	20 ft.	10 ft.	25 ft.
Industrial								
LIW		39%	100 ft.	2 acres	200 ft.	50 ft.	25 ft.	50 ft.
HI		39%	150 ft.	5 acres	400 ft.	50 ft.	50 ft.	50 ft.
Planned Development								
PD			35 ft.	15 acres				
Overlay Districts								
-AIR								
-HIS								
-GW								
-MV								
-UP								
-GV								
-GNR								

*Single Family Attached Dwellings do not require side yards between units, and 8 feet is required between units in zero lot line or patio home developments.

**Side Yard is 10 feet or 1/3 of the height of the building, Rear Yard is 15 feet or 1/2 of the height of the building – both whichever is greater.

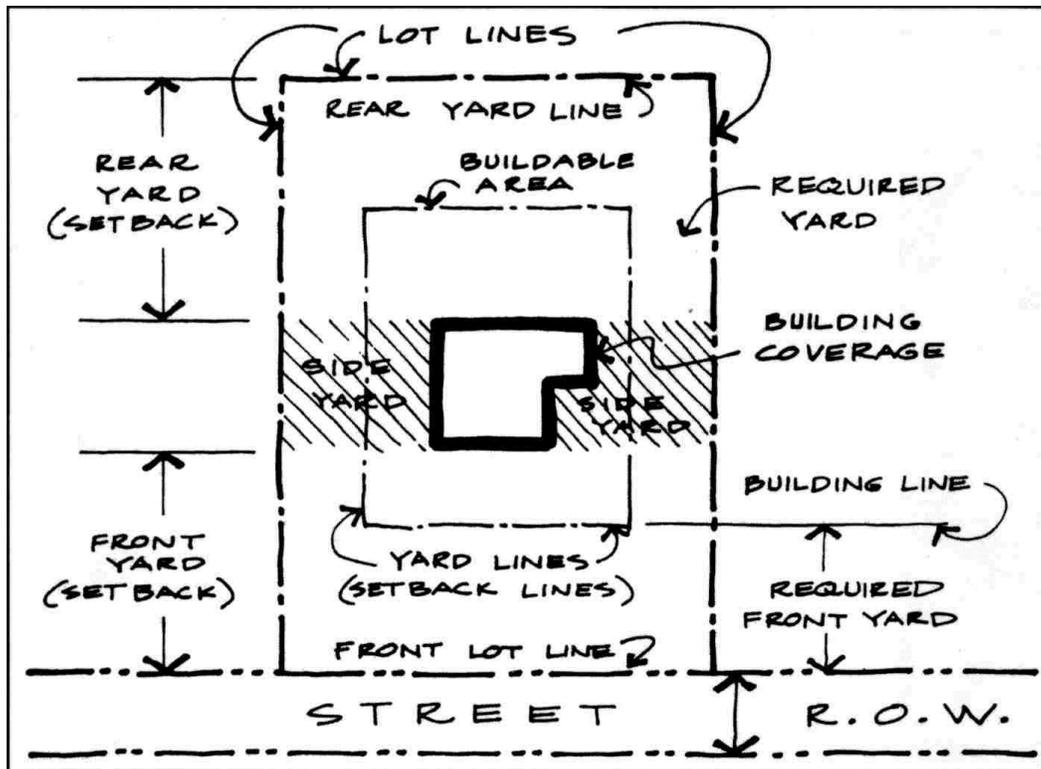
***Single Family Attached Developments – Minimum Site Area = 2,000 sq. ft. and Minimum Lot Width = 20 ft.

5.2.1. Dimensional Requirements

5.2.1.1. Setbacks

Setbacks delineate required open spaces on lots. These spaces are described by linear measurements inward from the road right-of-way or adjoining property lines. (See Figure 5.1) Buildings and other principal structures comprising the activity of the site may not encroach upon this space, however an accessory activity such as parking or a driveway may be located within the setback unless superseded by a buffer.

Figure 5.1. LOT CHARACTERISTICS



Source: Moskowitz, Harvey S. and Carl G. Lindbloom. *The New Illustrated Book of Development Definitions*, New Brunswick, N.J.: Center of Urban Policy Research, Rutgers University, 1993.

5.2.1.2. Encroachment and Reduction of Lot Area

The yards and site area required by this Ordinance for each and every building existing on or before the effective date of these regulations or for any building erected thereafter, shall not be encroached upon or considered as required yard for any other building, except as provided in this Ordinance. Lot area or lot dimensions shall not be reduced below the minimum requirements of these regulations.

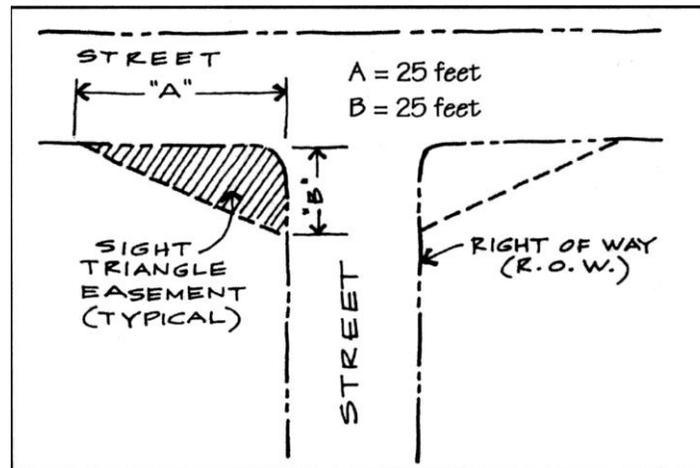
5.2.1.3. Measurement of Yards Abutting Street Right-of-Way

Yards which abut public streets shall be measured from the abutting street right-of-way line, except where the right-of-way line is less than 25 feet from the street centerline. In such cases, the yard setback shall be measured from a line located 25 feet from the street centerline.

5.2.1.4. Visual Clearance at Street Intersections

On any corner lot in any zoning district except the Core Commercial (CC), no visual obstruction including structure, fence or other structure and no tree, shrub or other vegetation shall be allowed within the sight triangle easement. The sight triangle easement includes the triangular area formed by the right-of-way lines and a straight line joining the right-of-way lines at points which are 25 feet distant from the intersection of the right-of-way lines and measured along such right-of-way lines. (See Figure 5.2)

Figure 5.2. SIGHT TRIANGLE



Source: Moskowitz, Harvey S. and Carl G. Lindbloom. *The New Illustrated Book of Development Definitions*, New Brunswick, N.J.: Center of Urban Policy Research, Rutgers University, 1993.

5.2.1.5. Modifications of Setback Regulations

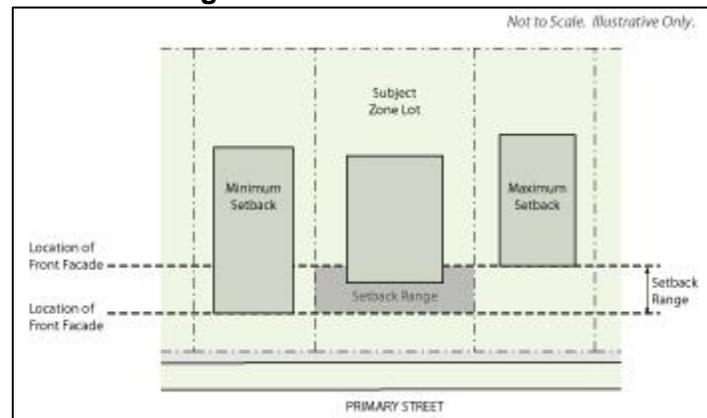
The following modifications to the required setbacks are allowed:

A. General

1. Whenever a lot abuts upon an alley, one-half (1/2) of the alley width may be considered as a portion of the required yard.
2. Whenever more than one (1) main building is to be located on a lot, the required yards shall be maintained around the group of buildings and buildings shall be separated by a horizontal distance that is at least equal to the height of the highest adjacent building, unless otherwise specified.

B. Front Yards

1. Where existing structures on the lot or lots immediately adjacent to a lot are situated in front of the required front yard setback, the front yard setback may be less than the required setback, but not less than the average of the setbacks of the structures on the immediately adjacent lot or lots. (See Figure 5.3).
2. Where a lot fronts on two (2) non-intersecting street, or two (2) intersecting streets forming an angle of 60 degrees or less, front yard setbacks shall be provided on both streets.

Figure 5.3. SETBACK AVERAGING

Source: EVstudio, 2011.

3. Where the principal buildings or structures are oriented to face inward, away from the street on which it fronts, said building or structure shall nonetheless observe the required front yard setback for the district in which it is located, and any accessory uses prohibited from required front yards within such districts also shall be prohibited within the required front yard setback for the reoriented use facing inward away from the street.
4. Where a frontage is divided among districts with different front yard requirements, the deepest front yard shall apply to the entire frontage.
5. No structure, excluding fences, other than a driveway or a sidewalk shall be erected or permitted to be located in a required front yard area.

C. Side Yards

1. Where a side yard abuts a street (corner lot), the minimum side yard requirement shall not be less than 50 percent of the front yard required on the lot lying to the rear of such corner lot when the rear lot faces the side street; no accessory building on said corner lot shall extend beyond the front yard line of the lot to the rear of such corner lot. If, however, the rear lot faces the opposite street, and in fact constitutes another corner lot, then the side yard setbacks for the district in which the lot is located shall prevail.

5.2.1.6. Structures Projecting Into Required Yards

The following structures, within the limits set forth, may project into required yards:

- A. Buttress, sills, chimney, cornice, pier, or other similar architectural feature, so as they do not project more than twelve (12) inches into the required yard; projecting overhang but not including second floor overhangs shall not project more than 30 inches into the front yard and not more than two (2) inches per foot of side yard.
- B. Open fire escapes for existing buildings shall not project over three (3) feet into side yards.

- C. Unenclosed steps so as they do not extend above the first floor level and not closer than three (3) feet to a side property line or 18 inches to a street line.
- D. Retaining wall of any necessary height so as it does not extend more than 18 inches to a street line or alley line.
- E. Protective hood or overhang over a doorway provided it not extend more than three (3) feet into the required minimum yards.
- F. Heating and air conditioning units, transformers, or other similar machinery.

5.2.1.7.

The following are the requirements for the location of accessory structures:

- A. Off-Street Parking and Loading Space – allowed in required yards and setback areas provided they meet the standards as set forth in *Chapter 6, Article 1 – Parking and Loading*.
- B. Free-Standing Signs – allowed in all required yards, subject to the requirements of *Chapter 6, Article 3 – Sign Regulations*.
- C. Buildings, Sheds, and Greenhouse and other structures for dry storage – may be located in the rear yard only. Such structure shall meet the setbacks for the applicable zoning district.
- D. Swimming Pool, Tennis Court and Other Recreational Uses – allowed in required rear yard only. Such structure shall meet the setbacks for the applicable zoning district.
- E. Ground Supported Communication and Reception Antenna – allowed in required rear yards only. Such structure shall be located no closer than ten (10) feet to any property line.
- F. Fences and Walls – may be located in any front, side or rear yard except as prohibited by corner setbacks for intersection visibility (see *Section 5.2.1.4* and *Chapter 6, Article 10*), provided they are located no closer than 18 inches from the street or road right-of-way.

5.2.2. Height Standards

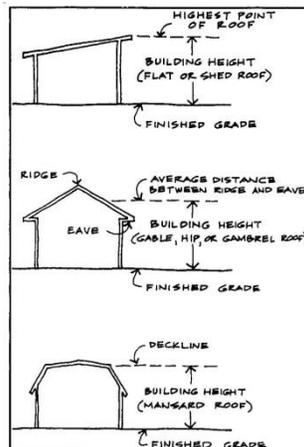
5.2.2.1. Calculation of Height

Height shall be determined based on standards contained in the most recent edition of the International Building Code. Please see *Section 5.2.2.2.* for exceptions to height requirements.

5.2.2.2. Exceptions to Height Requirements

The following structures may extend above the established height regulations, provided that the portion of the structure exceeding the height limit is not used for dwelling purposes.

- A. Chimneys or smokestacks.
- B. Cooling towers, gas containers, ventilating fans or other necessary mechanical features, provided that such features occupy no more than one-tenth (1/10) of the total roof area.
- C. Elevator penthouses, skylights, or stairways.
- D. Steeples or spires.
- E. Fire or parapet walls.
- F. Flagpoles.
- G. Communication towers – specific regulations outlined in *Chapter 6, Article 5 – Communications Towers*.
- H. Silos, water tanks or standpipes.
- I. Any other similar structures.

Figure 5.4. BUILDING HEIGHT

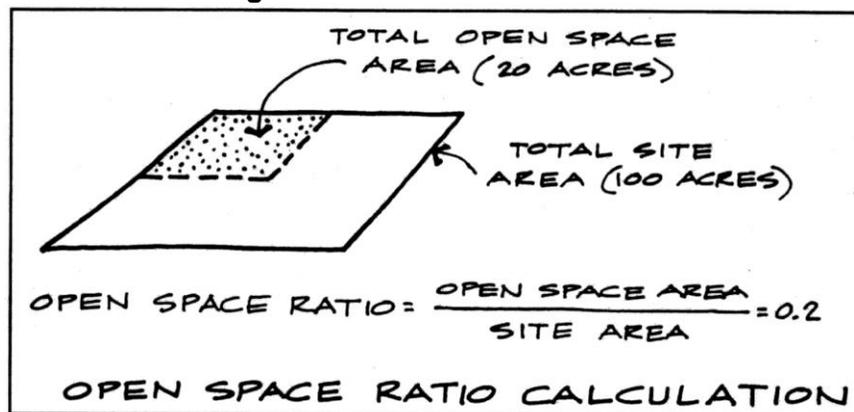
Source: Moskowitz, Harvey S. and Carl G. Lindbloom. *The New Illustrated Book of Development Definitions*, New Brunswick, N.J.: Center of Urban Policy Research, Rutgers University, 1993.

ARTICLE 3. OPEN SPACE AND IMPERVIOUS SURFACES**5.3.1. Open Space****5.3.1.1. Definition**

Open space, as required by this Ordinance, shall generally mean all areas not utilized for buildings, roads and parking, loading areas or accessory structures. Areas qualifying as open space include, but are not limited to, natural undisturbed areas, landscaped areas as required by *Chapter 6, Article 2 – Landscaping*, ponds and lakes, natural freshwater wetlands, dedicated wildlife preserves, buffer areas as required by *Chapter 5, Article 4 – Buffering and Screening*, and ancillary recreational amenities such as swimming pools, tennis courts and golf courses. Open space shall be readily accessible to all residents and land property owners of a development. Open space may not include yards or lots of residential dwelling units required to meet minimum lot area or parking area requirements.

5.3.1.2. Calculation of Required Open Space

The minimum amount of land required as open space for a given development shall conform with the applicable open space area regulation for the zoning district where the site lies within, calculated on a gross acreage basis, as shown in *Table 5.2* and *5.3*.

Figure 5.5. OPEN SPACE RATIO

Source: Moskowitz, Harvey S. and Carl G. Lindbloom. *The New Illustrated Book of Development Definitions*, New Brunswick, N.J.: Center of Urban Policy Research, Rutgers University, 1993.

5.3.1.3. Ownership and Maintenance of Open Space

Land designated as common open space may not be separated, sold, subdivided, or developed. Common open space areas shall be maintained so that their uses and enjoyment as open space is not diminished or destroyed. Common open space areas shall be owned permanently, preserved and maintained by any of the following mechanisms or combinations thereof:

- A. Dedication of common open space to an appropriate public agency, provided there is a public agency willing to accept the dedication.

- B. Common ownership of the open space by a Property Owner’s or Homeowner’s Association or a similar entity approved by the Zoning Official. The Property Owner’s or Homeowner’s Association shall assume full responsibility for its maintenance.
- C. Deed-restricted private ownership which shall prevent development and/or subsequent subdivision of the common open space land and provide for the maintenance responsibility.

5.3.2. Impervious Surfaces

Impervious surfaces are those that prevent absorption of water into the ground. Impervious surfaces are defined by this Ordinance include, but are not limited to: all buildings, and asphalt or concrete parking areas, driveways, roads, sidewalks and any areas of concrete or asphalt and/or artificially lined water bodies. Final determination of what qualifies a surface as impervious shall be made by the Zoning Official, in consultation with the City/County Engineer. The impervious surface ratio is a measure of the intensity of land use in a given area. The ratio is calculated by dividing the total area of all impervious surfaces within the site by the total gross acreage of the site. Maximum allowable impervious surface ratios for each zoning district are included in *Table 5.2* and *5.3*.

Table 5.2. OPEN SPACE AND IMPERVIOUS SURFACE (Residential Districts)

DISTRICT	DEVELOPMENT STANDARDS	RESIDENTIAL USES							NON-RESIDENTIAL USES
		Single Family Detached	Single Family Attached	Duplex	Patio Home	Zero Lot Line	Town-house	Multi-Family	
R10	Maximum Impervious Surface Ratio	N/A	N/A	N/A	N/A	N/A	50%	50%	75%
	Minimum Open Space Ratio	N/A	N/A	N/A	N/A	N/A	50%	50%	75%
R12	Maximum Impervious Surface Ratio	N/A	N/A	N/A	N/A	N/A	50%	50%	75%
	Minimum Open Space Ratio	N/A	N/A	N/A	N/A	N/A	50%	50%	75%
R15	Maximum Impervious Surface Ratio	N/A	N/A	N/A	N/A	N/A	50%	50%	75%
	Minimum Open Space Ratio	N/A	N/A	N/A	N/A	N/A	50%	50%	75%

Table 5.3. OPEN SPACE AND IMPERVIOUS SURFACE (Non-Residential Districts)

DISTRICT	MAXIMUM IMPERVIOUS SURFACE RATIO	MINIMUM OPEN SPACE RATIO
NC	75%	25%
OP	75%	25%
GC	75%	25%
CC	N/A	N/A
IP	75%	25%
NS	75%	25%
LIW	75%	25%
HI	75%	25%

ARTICLE 4. BUFFERING AND SCREENING**5.4.1. Purpose**

The purpose of a buffer area is to minimize any potential adverse impact between adjacent land uses and minor streets, and promote land use compatibility.

5.4.2. Definition

A bufferyard is a portion of a yard which contains fences, walls, berms and plantings located along the perimeter of a parcel of land to lessen the impact of noise, land use intensity, and light on adjoining property. The area used in the bufferyard must be a portion of the property under development and may be a portion of the rear, side or front yard setback requirements of bufferyards. Bufferyards are inclusive of required setbacks. The yard depth shown in the Bufferyard Illustrations are the minimum required.

5.4.3. Specifications and Options

To determine the required bufferyard for a given use, refer to *Table 5.4.* and match the abutting use with a proposed use or expansion of an existing use. Should a question arise as to the land use classification of a proposed or abutting use, Planning Department staff shall determine the classification. Next, refer to the Bufferyard Illustrations to determine the amount of bufferyard required. Several options of landscaping are available under each bufferyard. The requirements are given in 100-foot units as measured along the property line. Whenever a wall or fence is required, the location of the structure may be on either side of the required bufferyard.

The length of a bufferyard shall extend the length of the property line separating two uses, except for property lines in excess of 200 feet, where the bufferyard need only extend 100 feet beyond either end of the existing use to be buffered.

5.4.4. Use of Existing Vegetation in Bufferyard Areas

Existing vegetation shall be retained to the degree practical and feasible with special attention given to existing trees 18 inches in diameter or larger at DBH.

5.4.5. Materials

To achieve the desired results, only coniferous (evergreen) plants, suitable for local conditions, shall be used, except that 50 percent of canopy trees may be deciduous. When structures are used, the materials shall be durable and suitable for screening.

5.4.6. Plant Size and Caliper

The minimum tree at planting shall be six (6) to seven (7) feet in height and two (2) to three (3) inches in diameter at a height of 18 inches above the ground. The minimum shrub shall be two (2) to three (3) feet in height. Both trees and shrubs shall be nursery stock with well-developed root systems unless plants found in place can be used. If the existing vegetation provides a screen equal to or greater than that which would be planted at eye level, shrubs such as hemlock or pines may be needed to improve screening. Fencing requirements are not changed by a wooded site.

5.4.7. Substitutions

It is generally understood that the strict application of these provisions will apply. However, due to unique circumstances, the Planning Department staff may approve an alternative method. When determined appropriate by staff, one of the following alternatives may be used:

- A. Berms may be used to compensate for fences. An eight (8) foot high opaque structure can be a combination of berm and fence to total eight (8) feet chain link fences with evergreen hedge on the outbound side may be substituted for wooden fence of the same height. The following hedge plants are among those acceptable: Leyland Cypress, Nellie R. Stevens Holly, Emily Bruner Holly, Burford (Holly), Red Cedar, Pfitzer Juniper. Other plant materials may be acceptable. All plants must be sized and spaced to obscure the chain link fence within two (2) years of planting.

Figure 5.7. BERM ILLUSTRATION

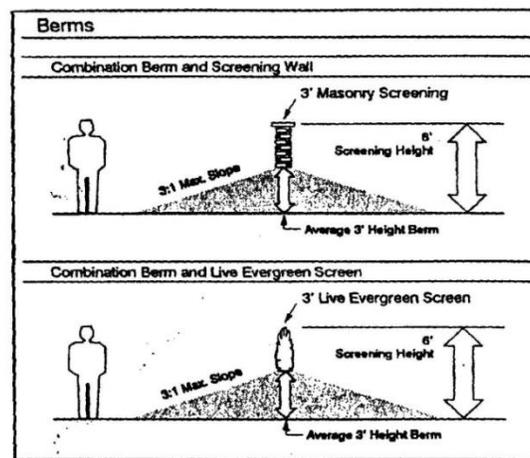


Table 5.4. BUFFERYARD REQUIREMENTS

Proposed Use	Existing Use or Zoning District								
	Agri-cultural	Agri-cultural (with Residence)	Single Family (R1 to R4)	All Other Residential	Office Professional	Neighborhood Commercial	General Commercial	Light Industrial	Heavy Industrial
Manufactured Home Park	3	4	5A	5A	3	3	3	0	0
Manufactured Home Subdivision	3	4	5A	5A	3	3	3	0	0
Multi-Family/ Townhouses									
1 to 3 units/acre	2	3	3	1	0	0	0	0	0
4 to 8 units/acre	2	3	3	2	0	0	0	0	0
> 8 units/acre	2	3	4	3	0	0	0	0	0
Office Professional	2	3	3	2	0	0	0	0	0
Institutional Professional	2	3	3	2	0	0	0	0	0
Neighborhood Commercial	2	3	4/5C	3/5C	1	1	0	0	0
General Commercial	3	4	5	4/5C	2	2	1	0	0
Light Industrial	3	4	5	4	2	2	1	0	0
Heavy Industrial	4	5	6	5	3	3	2	1	0

- B. The planting schemes in the Bufferyard Illustrations assume plantings of small tree species. Larger tree species may be used and indeed are encouraged to screen proposed land uses that are taller than abutting land uses. Since the use of larger tree species necessitates a wider spacing between trees, the number of trees shown in Bufferyard Illustrations may be reduced by the Planning Staff.

Table 5.5. SPACING BETWEEN TREES

Spacing	Tree Size	Species
10 feet	Small	Emily Bruner Holly, Nellie Stevens Holly, Anise, Fortunes Tea Olive, Cleyera, Leyland Cypress, Red Cedar, Torulosa Juniper
20 to 25 feet	Medium	Maple, Sweetgum
30 to 35 feet	Large	Oaks, Magnolias, Pines

Note: The list of species is meant to be illustrative and not exhaustive.

5.4.8. Fence and Wall Specifications

All fences and walls used as part of the bufferyard requirement must have the finished side facing outward. Fences shall be wooden or other durable opaque material approved by the Planning Department. Wooden fences shall be made of rot resistant materials such as cedar or redwood. If made of pine, the posts shall be rated for soil contact and the boards rated for outside use. Chain link fences with wood, plastic or metal strips are expressly prohibited. However, a chain link fence with evergreen hedge is acceptable. Walls must be made of masonry materials including poured concrete, concrete block covered with stucco, and brick. Landscaping required in addition to fencing shall be located external to the fence to mitigate the impacts of the required fencing.

5.4.9. Front Yard Plant Strip Required

All commercial, industrial, office and institutional development must have at least a five (5) foot wide planting strip between the road right-of-way and any property development. The plant strip shall be grassed or mulched and may have plantings that do not interfere with sight distance for egress and ingress. On expansion projects, the requirement for a five (5) foot plant strip may be waived if it can be shown that existing or new dimensions of the lot of buildings make it impossible to comply.

Table 5.6.
BUFFERYARD ILLUSTRATIONS

	SPACE REQUIRED	PLANTS REQUIRED
Bufferyard 1		<ul style="list-style-type: none"> • 5 trees or • 3 trees and 6 shrubs or • 12 shrubs or • 6' fence (wood-solid)
Bufferyard 2		<ul style="list-style-type: none"> • 10 trees or • 6 trees and 12 shrubs or • 24 shrubs or • 6' fence
Bufferyard 3		<ul style="list-style-type: none"> • 15 trees or • 8 trees and 24 shrubs or • 48 shrubs or • 6' fence and 20 shrubs or trees
Bufferyard 4		<ul style="list-style-type: none"> • 25 trees and 30 shrubs or • 12 trees and 60 shrubs or • 8' fence and 10 shrubs or trees
Bufferyard 5A		<ul style="list-style-type: none"> • 30 trees and 40 shrubs or • 20 trees and 80 shrubs or • 8' fence and 25 shrubs or trees
Bufferyard 5B		<ul style="list-style-type: none"> • 6' masonry wall and 25 trees or shrubs
Bufferyard 5C		<ul style="list-style-type: none"> • 8' masonry wall
Bufferyard 6A		<ul style="list-style-type: none"> • 8' masonry wall and 25 trees and 100 shrubs
Bufferyard 6B		<ul style="list-style-type: none"> • 8' fence and 45 trees and 80 shrubs or • 8' fence and 30 trees and 120 shrubs

Note: Plants required are per 100 feet of lot width. (Drawings are not to scale)

5.4.10. Responsibility

It shall be the responsibility of the proposed new use to provide the bufferyard where required by this Ordinance, except that no new detached single family dwelling or duplex shall be required to provide such bufferyard.

5.4.11. Required Maintenance

The maintenance of required bufferyards shall be the responsibility of the property owner. All such areas shall be properly maintained so as to ensure continued buffering. Dead trees shall be removed, debris and litter shall be removed, and berms, fences and walls shall be maintained at all times. Failure to do so shall be a violation of this Ordinance and may be remedied in the manner prescribed for other violations.

5.4.12. Use of Bufferyards

A bufferyard may be used for passive recreation only. All other uses are prohibited, including off-street parking and accessory uses.

5.4.13. Sight Clearance

Bufferyards may not obscure a clear line of sight for vehicular traffic. Therefore, bufferyards should be placed no closer than 20 feet from street or road right-of-way lines.

ARTICLE 5. PERFORMANCE STANDARDS**5.5.1. Light and Glare****5.5.1.1. Purpose**

The purpose of this Section is to provide standards for outdoor lighting which will provide for nighttime safety, security and utility while reducing light pollution, light trespass and encouraging energy conservation.

5.5.1.2. Definitions Specific to this Section

FIXTURE: The assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.

GLARE: Brightness in the field of view that is sufficiently greater than the amount to which the eye is adapted to cause annoyance, discomfort, or loss of visual performance and visibility.

LAMP: The component of a luminaire that produces the actual light.

LIGHT TRESPASS: The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

LIGHT POLLUTION: Any adverse effect of manmade light, in particular, light projected from the luminaire upwards into the night sky.

LUMINAIRE: The complete lighting system including the lamp or lamps, the fixture and other parts.

5.5.1.3. General Standards

- A. No flashing light shall be permitted.
- B. No installation or erection of any lighting which may be confused with warning signals, emergency signals or traffic signals shall be permitted.
- C. The production of a reflection of any light, either natural or man-made in such a manner as to create any light, brightness or glare which may be hazardous or confused with warning signals, emergency signals or traffic signals shall not be permitted.
- D. Light for outdoor advertising shall be designed so that the light source (bulb or lamp) is completely shielded from direct view of a driver on the roadway. Lighting intended for outdoor advertising which projects light into the sky shall be prohibited.
- E. All luminaries located on commercial, industrial or institutional property shall be designed so that the light source (bulb or lamp) is completely shielded from direct view of an observer standing at the property line at a point five (5) feet above grade.

- F. The use of exterior lighting for non-residential uses shall observe the same hours of operation as the use itself, except that an adequate level of lighting for security purposes may be left on beyond the normal hours of operation.
- G. Lighting for canopies covering fuel stations at automobile service stations and drive-thru facilities shall not illuminate abutting properties and the luminaries shall be designed so that the light source (bulb or lamp) is completely shielded from direct view of an observer standing on the property line at a point five (5) feet above grade.
- H. Because of their unique requirement for nighttime visibility and their limited hours of operation, stadiums, ball diamonds, playing fields and tennis courts are exempt from the general standards of this section. Lighting for these outdoor recreational uses shall be shielded to minimize light and glare from spilling over onto adjacent properties.

5.5.1.4. Exemptions

- A. Decorative seasonal lighting.
- B. Lighting for one and two-family dwellings.
- C. Temporary emergency lighting used by police, fire fighters, or other emergency services, as well as all vehicular luminaries.
- D. Hazard warning luminaries which are required by local, state or federal regulatory agencies.
- E. Overhead street lighting.

5.5.1.5. Exterior Lighting Plan Required

A lighting plan shall be required any time exterior lighting is proposed, or modified, that is associated with use of greater intensity than a one or two-family dwelling.

The plan shall identify the location, size, type of luminary, height of luminary and fixture data sheets. The plan shall also contain a certification by the property owner or agent and the preparer of the plan that the exterior lighting depicted on the plan complies with the requirements of this development. Once the plan is approved, the exterior lighting of the property shall conform to the plan.

5.5.1.6. Nonconforming Luminaries

Exterior lighting luminaries in existence on the effective date of this Ordinance shall be exempt from the standards of this Section and shall be considered legally nonconforming. Such fixtures may be repaired and maintained. However, if any legal nonconforming luminaries are moved or damaged by any means to an extent that its total replacement is necessary, the luminaries, or replacement, shall comply with the provisions of this Ordinance.

5.5.2. Noise

Activities which produce noise and vibrations shall abide by the nuisance standards enforced by the Greenwood City Police Department.

5.5.3. Fire and Explosive Hazards

Activities involving the storage, utilization or manufacture of materials or products which are considered detonable (non-atomic), flammable, or ignitable shall be subject to the rules and regulations of the South Carolina Department of Health and Environmental Control.

5.5.4. Radioactive Materials

The manufacture, storage, or utilization of radioactive materials shall be in accordance with the requirements of the South Carolina Department of Health and Environmental Control. (Reference Regulations 61-63 and 61-83 appended to the South Carolina Code of Laws of 1976, as amended).

5.5.5. Smoke and Particulate Matter

Activities which produce smoke or particulate matter shall abide by the regulations of the South Carolina Department of Health and Environmental Control under authority granted by the Pollution Control Act. (Reference Regulation 61-62 appended to the South Carolina Code of Laws of 1976, as amended).

5.5.6. Odor

5.5.6.1. Definitions Specific to this Section

ODOROUS MATTER: Solid, liquid or gaseous material which produces an olfactory response in a human being.

5.5.6.2. Requirements

There shall be no emission of odorous matter in such quantities as to be offensive to humans across a property line.

5.5.7. Fumes, Vapors and Gases

There shall be no emission of any fumes, vapors or gases of a noxious, toxic or corrosive nature which can cause any damage or irritation to the health of humans, animals, vegetation, or to any form of property.

5.5.8. Vibration

There shall be no perceptible earth vibrations measured at or across a property line.

ARTICLE 6. INCENTIVES FOR INNOVATIVE DEVELOPMENT**5.6.1. Purpose**

This Ordinance seeks to reward developers for innovative and comprehensive development patterns. Through incentives, this Section allows developers to increase the overall density of development while providing additional amenities to the general public. Standards within this Article may be applied to all types of development.

5.6.2. Intent to Utilize Innovative Development Option

In order to use the Innovative Development option, developers must declare their intent to use the Innovative Development provisions at the time that the preliminary plat for the subdivision is submitted.

5.6.3. Density Incentives

The overall density of the development may be increased by the percentages listed in *Table 5.7.* as follows:

Table 5.7. DENSITY INCREASE INCENTIVES

TYPE OF AMENITY	PERCENTAGE INCREASE IN OVERALL DENSITY
Parks and Open Space	15%
Sidewalks	10%
Bicycle Paths	10%

More than one (1) amenity may be included in the overall development and shall be calculated cumutatively.

5.6.4. Conditions

The amenities presented herein are subject to the following conditions:

A. Parks and Open Space

1. Parks may be designed for active or passive recreation.
2. Open space areas shall be reserved from development or further subdivision into perpetuity.
3. Parks and open spaces shall be dedicated to an appropriate public agency, unit of government or land conservation trust that is willing to accept the dedication, provided that the entity receiving the dedication and the terms of such conveyance have been reviewed and approved by the City Council. An appropriate homeowner's association may accept ownership and dedication of the open space provided it is clearly deed restricted for park and open space use in perpetuity.
4. Parks and open spaces shall be designed on a total acreage of at least five (5) percent of the total acreage of the site.

5. Parks and open spaces must be accessible to all residents and property owners of the development.

B. Sidewalks

1. Sidewalks shall be designed to ASHTO and ADA standards.
2. Sidewalks shall be provided on a minimum of one (1) side of a roadway.
3. Sidewalks must be constructed of concrete.
4. Sidewalks must be provided to access all lots or units of a development.
5. Sidewalks shall link with previously existing sidewalks that are within 100 feet of the property line. At a minimum, the sidewalk shall be provided at the entrance of the development and extend along the main roadway to the property line.
6. Maintenance of the sidewalks provided shall rest with a created property owner's association or with a governing body, provided the streets are publicly dedicated.

C. Bicycle Paths

1. Bicycle paths shall be designed to ASHTO and ADA standards.
2. Bicycle paths shall be designed as a circular path throughout the development.
3. Bicycle paths shall be constructed of asphalt or recycled tire material.
4. Bicycle paths shall connect with, and at a minimum, provide access to adjacent properties for future expansion of the bicycle path network.
5. Signage such as stop signs shall be installed where needed for bicyclists.
6. Maintenance of the pathways provided shall rest with a created property owner's association or with a governing body, provided the streets are publicly dedicated.

ARTICLE 7. INCENTIVES FOR CLUSTER DEVELOPMENT**5.7.1. Definition and Purpose**

A Cluster Development is the grouping of residential, commercial or industrial land uses within a development site. Lot sizes and setbacks are reduced in exchange for preservation of rural character and substantial amounts of open space. While clustering can help protect environmentally sensitive areas, forests, rural character, visual quality, and historic sites, it can also substantially reduce the cost of site, street and infrastructure construction for a development. Its purpose is to encourage the erection of cluster housing in those areas appropriate to such use, subject to the conditions and safeguards which will promote the purpose of zoning and the comprehensive plan. In addition to or in modification of other applicable provisions and requirements, the following provisions shall apply in the case of cluster housing developments.

5.7.2. Intent to Utilize Clustering Option

In order to use the Cluster Development option, developers must declare their intent to use the Cluster Development provisions at the time that the preliminary plat for the subdivision is submitted.

5.7.3. Density Incentives

The overall density of the development shall be calculated using the density requirements as established in *Table 5.1* for the entire acreage of the property as well as the incentives provided for in *Section 5.6.3*. A percentage of preserved open space shall be established. The Open Space Percentage shall be at least 25 percent. The land uses may then be “clustered” together on the remaining portion of the property. The minimum lot area, minimum lot width and minimum setbacks of the zoning district may be reduced by the same percentage as the Open Space Percentage. All other development standards in *Table 5.1* shall be adhered to.

5.7.4. General Regulations

Unless otherwise expressly stated in this Ordinance, all Cluster Developments shall be subject to the following standards of this section.

5.7.4.1. Conflict with Other Regulations

If there is a conflict between the Cluster Development standards of this Article and any other standards of this Ordinance, the standards of this Article shall control. Otherwise, Cluster Developments shall be subject to all applicable requirements of this Ordinance.

5.7.4.2. Approval Procedure

Cluster Developments shall be reviewed and approved in accordance with the Subdivision Regulations and Land Development Regulations submission and approval procedures. All applicants shall submit architectural plans drawn by a licensed architect or engineer, including such details as number, location and orientation of dwelling units; plat plans, landscaping plans, plans for off-street parking and service areas; ingress and egress arrangements; elevations of proposed structures, drainage, water and sewer lines, and where applicable, lift stations for sewerage; and elevations of all portions of proposed structures and any other adjoining

proposed cluster housing development. Also, a copy of the legal documentation for land in common ownership and identification of land area in private ownership, common ownership, and public ownership must accompany the application for Planning Commission review. The Planning Commission may require additional information if the members feel there is a need.

5.7.4.3. Open Space Defined; Use of Preserver Open Space

For the purposes of this Article, open space is defined as any area that is not divided into private building lots, streets or rights-of-way. It is that land area devoted to common use by all the homeowners, exclusive of parking areas, street rights-of-way, which is designed to meet the primary objective of supplying open space or recreational needs. Open space areas used to qualify for bonus density may be used for agriculture, forestry, undeveloped (passive) open space areas, nature preserves, and wildlife habitat areas.

5.7.4.4. Resources to be Preserved

- A. To the extent feasible, open space areas used to satisfy cluster requirements shall be located to preserve a site's most significant environmental, historic, cultural, and natural resources, including:
 1. Prime agricultural soils and active farmland;
 2. Wetlands, particularly those in excess of one (1) acre in area;
 3. Mature woodlands;
 4. Scenic views;
 5. Historic and cultural resources;
 6. Water access and views of waterways; and
 7. Wildlife habitat areas, particularly those of federal, state or local concerns.
- B. Determination of the areas to be set aside as open space areas within a cluster development shall be based on a site-specific analysis prepared by the applicant and submitted with the preliminary plat. The site analysis shall identify topography, natural features, environmental resources, existing buildings, fences, tree lines, woodlands, pastures, bridges, ponds, fence lines, hedgerows and proposed building envelopes.

5.7.4.5. Development Restrictions

All open space areas used to satisfy bonus density requirements and all open space subdivisions shall be permanently restricted from further subdivision and further development. The form of such restriction shall require express approval of the City/County Planning Department.

5.7.4.6. Minimum Setbacks

The minimum setback from the exterior property lines for a cluster development shall be 30 feet.

5.7.4.7. Minimum Required Open Space

For attached cluster housing developments, a minimum of 30 percent common ownership open space shall be required, exclusive of parking areas and roadways.

For detached cluster housing developments, a minimum of 25 percent common ownership open space shall be required, exclusive of parking areas and roadways.

5.7.4.8. Minimum Space Between Buildings

The minimum spacing between principal buildings in an attached cluster housing development shall not be less than 20 feet. The minimum spacing between principal buildings in a detached cluster housing development shall not be less than ten (10) feet.

5.7.4.9. Minimum Size for a Cluster Housing Development

The minimum size site for a cluster development shall be five (5) acres in size.

5.7.4.10. Time Limitation

Approval of plans for any cluster development shall expire after six (6) months from the date of approval by the Planning Commission unless an extension of time is granted by the Commission. Requests for an extension of time shall be made at least 30 days prior to the expiration of the six (6) month period. The length of any extension time shall be determined by the Planning Commission.

5.7.4.11. Other Lot Requirements

Notwithstanding other provisions of this ordinance, lots within a cluster development are not subject to minimum lot area, lot width or lot frontage.

5.7.4.12. Ownership

The form of ownership of all open space areas shall require express approval from the decision-making body and be designated on the recorded subdivision plat and in all property owner association covenants. Open space must be dedicated to an appropriate public agency, unit of government, land conservation trust, or homeowner's association that is willing to accept the dedication, provided that the entity receiving the dedication and the terms of such conveyance have been reviewed and approved by the City Council. If open space is to be turned over to a homeowner's association, the restrictive covenants shall reflect provisions to cover costs of maintenance and a means for the collection of monies in perpetuity; no amendment to this portion of the restrictive covenants shall be amended without the authorization of the City Council. Each final plat for each phase of a cluster subdivision shall include dedicated open space that complies with the minimum open space standard of the underlying zoning district.

5.7.4.13. Requirements Concerning Planning Commission's Review

The building official shall issue no building permit for the erection of attached or detached cluster housing, or any alteration to any cluster development which:

- A. Increases its height or coverage of land;
- B. Increases the total number of units or square footage in the approved cluster development;
- C. Alters the parking requirements or reduces the number of off-street parking spaces;
or
- D. Infringes on the common ownership property or the designated buffer areas along the fringe of the identified cluster development until the Planning Commission shall have reviewed the application and documents required to be submitted therewith, and reported concerning the conformity with the provisions, intent and purposes of the ordinance.

ARTICLE 8: TRADITIONAL NEIGHBORHOOD**5.8.1. Intent**

The purpose of this district is to allow for the development of fully integrated, mixed-use pedestrian-oriented neighborhoods. The intent is to minimize traffic congestion, suburban sprawl, infrastructure costs, and environmental degradation.

Its provisions adapt urban conventions which were normal in the United States from colonial times until the 1940s and historically were based on the following design principles:

- All neighborhoods have identifiable centers and edges;
- Edge lots are readily accessible to retail and recreation by non-vehicular means (a distance not greater than ¼ mile);
- Uses and housing types are mixed and in close proximity to one another;
- Street networks are interconnected and blocks are small; and
- Civic buildings are given prominent sites throughout the neighborhood.

5.8.2. Development Provisions

- A. Minimum Development Size: 40 acres.
- B. Maximum Development Size: 200 acres. Tracts larger than 200 acres shall be developed as multiple traditional developments, each individually subject to all such provisions.
- C. Maximum permitted densities and total number of dwelling units shall be established during the site plan review process.
- D. All traditional neighborhood developments shall follow the preliminary and final plat procedures listed in the Greenwood City/County Land Development Regulations.

5.8.3. General Design Standards and Provisions

- A. Use
 - 1. The entire land area of the Traditional Neighborhood shall be divided into blocks, streets, and lots and optional natural or greenbelt areas.
 - 2. Similar land categories shall generally front access streets. Dissimilar categories shall abut at rear lot lines. Corner lots which front on street of dissimilar use shall be set back the same as the adjacent use with the lesser setback.
 - 3. Large scale, single uses (conference spaces, theaters, athletic facilities, etc) shall occur behind or above habitable street front space.
 - 4. Prohibited Uses: Any commercial use which encourages patrons to remain in their automobiles while receiving goods or services, except service stations; chemical manufacturing, storage or distribution as a primary use; enameling, painting or plating, except artist's studios; outdoor advertising or billboards as a principle use; carting, moving or hauling terminal or yard; prisons, detention

centers, or half-way houses; manufacturing, storage or disposal of hazardous waste materials; scrap yards; manufactured homes; kennels; sand, gravel or other mineral extraction; and any use which produces the following adverse impacts: noise at a level greater than typical street or traffic noise, offensive vibration, emission of noxious solids, liquids or gases.

5. Accessory structures may be used for rental housing on attached and detached home lots.
6. All uses shall be conducted within completely enclosed buildings unless otherwise specified.
7. Fences and walls shall adhere to the provisions of Chapter 5, Article 4.

B. Lots and Buildings

1. All lots shall share a front line with a street or square.
2. All buildings, except accessory structures, shall have their main entrance opening onto a street or square.
3. Stoops, open colonnades and open porches may encroach up to twelve (12) feet into front setbacks.

C. Streets and Alleys

1. Streets shall provide access to all tracts and lots.
2. All streets and alleys shall terminate at other streets within the neighborhoods and connect to existing and projected through streets outside the development.
3. There shall generally be a continuous network of alleys to the rear of lots within the Traditional Neighborhood.
4. The average perimeter of all blocks within the Traditional Neighborhood shall not exceed 1,350 feet. No block face shall have a length greater than 500 feet without a dedicated alley or pathway providing through access.
5. Utilities shall run along alleys wherever possible.
6. If provided, street lamps shall be installed on both sides of the street no less than 100 feet apart.
7. Rights-of-way and streets are encouraged to differ in dimension and each street shall be separately detailed.
8. Steady and even build-to lines shall be established along all streets and public space frontages, determining the width desired for each street or public space. A minimum percentage build-out at the build-to line shall be established along all streets and public square frontages.

9. The long axis of the street shall have appropriate termination with either a public monument, specifically designed building façade, or a gateway to the ensuing space.

D. Parking

1. Parking lots shall generally be located at the rear or at the side of buildings and shall be screened from the sidewalk by low walls, fences or hedges.
2. Parking lots and parking garages shall not abut street intersections or civic buildings, be adjacent to squares or parks, or occupy lots which terminate a vista.
3. Primary street frontages shall have no vehicular entries, for properties with another street frontage. Properties with a single frontage on a primary street shall be limited to a maximum of two (2) single lane-width vehicular entries separated by a minimum of 20 feet.
4. Adjacent parking lots shall have vehicular connections via an alley or internally.
5. On-street parking directly fronting a use shall count toward fulfilling the parking requirement of that lot. One (1) parking space credit shall be given for every space in front of the lot that is over 50 percent of the length of the parking space.

E. Landscaping

1. Trees shall be planted within rights-of-way parallel to the street along all streets, except alleys.
2. Tree spacing shall be determined by species type. Large maturing trees shall be planted a minimum of 40 feet and minimum of 50 feet on center. Small and medium maturing trees shall be planted a minimum of ten (10) feet and a maximum of 30 feet on center.
3. Large maturing trees, such as willow oaks, tulip poplars, and American beech shall generally be planted along residential street and along the street frontages and perimeter areas of parks, squares, greenbelts, and civic structures.
4. Small maturing trees such as flowering dogwoods, crepe myrtles and aristocrat pears shall generally be planted along non-residential streets, interior portions of parks, squares, greenbelts and civic lots.
5. Planting in immediate proximity to buildings in front and side yards shall respect architectural lines (should be seen as an extension of architectural walls).
6. Plantings toward the street shall respect the integrity of the street by not obscuring important buildings and respecting views to and from streets, porches, walks, and public open spaces.
7. Existing trees 18 inches in caliper or greater may count toward all tree requirements. All such trees not within a drive or building footprint after grading may not be cut without permissions from the Zoning Administrator.

8. All planting shall be installed free from disease in a manner that ensures the availability of sufficient soil and water for healthy growth and which is not intrusive to underground utilities.

5.8.4. Public Design Standards and Provisions

A. Use

1. Land designated for public use shall consist of the following: parking, squares, greenbelts, streets and alleys.
2. Public use tracts may contain civic use lots.
3. Large scale recreational uses such as golf courses and multiple game fields shall be located on the perimeter of neighborhoods (*i.e.* within a greenbelt).
4. A minimum of five (5) percent of the gross area of the neighborhood or two (2) acres, whichever is greater, shall be permanently allocated to squares or parks.
5. Each neighborhood shall contain as its central focus at least one (1) square or park no smaller than one (1) acre, and no greater than three (3) acres. This square shall be within 600 feet of the geographic center of the neighborhood.
6. Neighborhoods along waterfronts shall provide park and square requirements along the waterfront.
7. Squares, parks and other natural amenities shall have at least 75 percent of their perimeter abutting street rights-of-way. Golf courses shall have at least 30 percent of their perimeter abutting street rights-of-way.
8. The remaining public use areas shall be divided at least into thirds and distributed such that no portion of the Traditional Neighborhood is further than 600 feet from a park or square.

B. Lots and Buildings

1. Balconies shall be permitted to encroach up to eight (8) feet into a public use tract.
2. All lots shall share a frontage line with a street or square. All buildings shall have their main entrance opening to a street or square, except for accessory structures.
3. Similar building massing and uses at ground level shall front a street, park or square.

C. Street and Alleys

1. Alleys shall not form the boundary of a park, square, or greenbelt unless a wall a minimum of six (6) feet in height is used for separation.

D. Parking

1. The developer shall demonstrate the provision of adequate parking for public use tracts containing squares and parks. Shared parking shall be encouraged.
2. Parking lots on public use tracts shall be graded, compacted and landscaped, but may be left unpaved.

E. Landscaping

1. Streets fronting parkways shall at a minimum have trees planted on a developed side of the street.
2. Streets in developed areas shall not have a planted area forming a continuous band between the curb and the sidewalk.
3. Streets in less developed areas with front setbacks shall have a continuous band of plantings between the curb and sidewalk. Streets abutting open spaces shall conform to the surrounding sidewalk treatment.
4. Greenbelts shall be left natural. Fronting on right-of-ways shall require no plantings or landscaping.

5.8.5. Civic Design Standards and Provisions**A. Use**

1. Land designed for civic use shall contain, but not be limited to, the following: community buildings including meeting halls, libraries, post offices, schools, child care centers, clubhouses, religious buildings, recreational facilities, museums, performing arts buildings, and municipal buildings.
2. A minimum of two (2) percent of the gross area of the neighborhood shall be designed for civic use lots.
3. Civic lots shall be within or adjacent to a square or park or on a lot terminating a street vista.

B. Lots and Buildings

1. Civic use buildings shall not be subject to setback limitations.

C. Streets and Alleys

1. The long axis of the street shall have appropriate termination with either a public monument, specifically designed building façade, or a gateway to the ensuing space.

D. Parking

1. The developer shall demonstrate the provision of adequate parking for the various types of civic uses. Shared parking shall be encouraged.
2. Civic use lots within public use tracts may count on-street parking fronting the public use tract toward its parking requirements.
3. Off-street parking for civic uses shall occur at the rear or side of the building.

E. Landscaping

1. Parking lots shall conform to *Chapter 6, Article 2*.
2. Utility, storage, and loading areas shall conform to *Chapter 6, Article 2*.
3. Interior plantings shall respect vistas and building lines.

5.8.6. Shopfront Design Standards and Provisions

A. Use

1. Land designated as shopfront use shall contain residential and commercial uses.
2. At least 50 percent of the building area shall be designated for residential use.
3. Residential uses are not permitted on the ground floors of shopfront buildings.
4. A minimum of two (2) percent and a maximum of 30 percent of the gross area of a neighborhood shall be designated for shopfronts.

B. Lots and Buildings

1. Buildings on shopfront lots shall have the façade built directly on the build-to line along at least 70 percent of its length. The unbuilt portion of the build-to line shall have a street wall directly upon it.
2. Buildings on shopfront lots shall have no setback from at least one (1) side lot line.
3. Buildings on shopfront lots shall cover no more than 60 percent of the lot area.
4. The maximum height shall be 35 feet.
5. The minimum height shall be 26 feet.

C. Street and Alleys

1. Shopfronts shall have their rear lot lines coinciding with an alley at least 24 feet wide containing a vehicular pavement width of at least ten (10) feet.

2. Shopfront lots shall front on streets with a maximum right-of-way of 65 feet consisting of at least two (2) twelve (12) foot travel lanes, eight (8) foot parallel parking on both sides, and twelve (12) foot sidewalks. Curb radii shall not exceed ten (10) feet.

D. Parking

1. No less than 75 percent of the parking places shall be to the rear of the building. Access may be through the frontage only if the alley entrance providing access is not within 200 feet of the lot.
2. For shopfronts and workplaces, on-street parking directly fronting a lot shall count toward fulfilling the parking requirements.
3. All shopfront and workplace streets shall have parallel or diagonal parking on street.
4. The required number of parking spaces may be reduced by demonstrating the possibility of shared parking.
5. The parking requirements may be suspended for select retail uses of 2,000 square feet or less, that portion of restaurant setting which is outdoors and adjacent to the street, for daycare, or other uses which require encouragement.
6. There shall be one (1) parking space per 300 square feet of building space for nonresidential uses, and one (1) parking space per room of lodging, and per two (2) bedrooms of residential use.

E. Landscaping

1. Parking shall conform to *Chapter 6, Article 2*.
2. Loading, storage and utility areas shall conform to *Chapter 6, Article 2*.
3. Sidewalks for shopfront lots shall not have a continuous band of plantings separating the curb from the sidewalk.

5.8.7. Attached (Multi-Family) Home Design Standards and Provisions

A. Use

1. Land designated for attached home use shall contain buildings for residential use and limited commercial use, such as a coffee house, home occupation, or bed and breakfast.
2. An accessory building is permitted on each lot.
3. 100 percent of the building above the ground floor shall be residential.

4. A minimum of 15 percent and a maximum of 30 percent of the gross area of the neighborhood shall be designated for attached houses (multi-family) and small lot (50 feet or less in width) detached houses.

B. Lots and Buildings

1. Buildings on attached home lots shall be set back between zero (0) and 15 feet from the front line, and front lines (except corner lots) shall be constant for a street. Buildings at street intersections shall be set back zero (0) feet from both frontage lines.
2. Buildings on detached homes lots shall be set back from the side lot lines equivalent to no less than 20 percent or seven and one-half (7 ½) feet, whichever is less. The entire setback may be allocated to one (1) side.
3. Buildings on attached home lots shall cover no more than 50 percent of the lot area.
4. Building height shall not exceed 35 feet.
5. Buildings on attached home lots shall have a masonry wall, wood fence or hedge between three (3) and five (5) feet tall built along the unbuilt portion of the frontage line.

C. Streets and Alleys

1. Attached homes and small lot detached homes shall have their rear lot lines coinciding with an alley 24 feet wide containing a vehicular pavement width of at least ten (10) feet.
2. Attached housing lots shall front on streets with a maximum right-of-way of 50 feet consisting of at least two (2), ten (10) foot travel lanes, eight (8) foot parallel parking on both sides, and six (6) foot sidewalks. Curb radius shall not exceed ten (10) feet.

D. Parking

1. All off-street parking places shall be to the rear of the building. Access shall be by an alley only.
2. There shall be one (1) parking space per 300 square feet of building space for non-residential uses, and one (1) per room of lodging, and per two (2) bedrooms of residential use.

E. Landscaping

1. No tree 18 inches in caliper or greater may be removed unless it is located in a grading areas, building footprint or drive.

5.8.8. Detached Home Design Standards and Provisions

A. Use

1. Land designated for detached home use shall contain buildings for residential uses, customary home occupational uses and bed and breakfast inns.
2. An accessory building is permitted on each lot.
3. 100 percent of the building area above the ground floor shall be residential.
4. A maximum of 30 percent of the gross area of the neighborhood shall be designated for large lot (50 feet or more in width) detached homes.

B. Lots and Buildings

1. Buildings on detached home lots shall be set back between zero (0) and 25 feet from the front line.
2. Buildings on detached home lots shall be set back from the side lot lines equivalent to no less than 20 percent of the width of the lot. The entire setback may be allocated to one (1) side.
3. Buildings on detached home lots shall be set back no less than 30 feet from the rear lot lines.
4. Buildings on detached home lots shall cover no more than 50 percent of the lot area.
5. Building height shall not exceed 35 feet.
6. Buildings on detached home lots shall have a masonry wall, wood fence, or hedge between three (3) and five (5) feet tall built along the unbuilt portion of the front line.

C. Streets and Alleys

1. Detached home lots may have their rear lot line coinciding with an alley 24 feet wide containing a vehicular pavement width of at least ten (10) feet.
2. Attached home lots shall front on streets with a maximum right-of-way of 40 feet consisting of at least two (2), ten (10) foot travel lanes and five (5) foot wide sidewalks. Curb radius shall not exceed 25 feet.

D. Parking

1. All off-street parking places shall be to the side or the rear of the building. Where access is through the frontage, garages or carports shall be located a minimum of 20 feet behind the front façade.
2. There shall be one (1) parking space per 300 square feet of building space for non-residential uses, and one (1) per room of lodging, and per two (2) bedrooms of residential use.

E. Landscaping

1. See the provisions of *Chapter 6, Article 2*.

5.8.9. Business Design Standards and Provisions

A. Use

1. Land designated for business use shall contain office, retail, light industry, warehousing and gas stations.
2. A minimum of five (5) percent and a maximum of 15 percent of the gross area of the neighborhood shall be designated for business.
3. Business uses shall be grouped together as follows: office and retail may be grouped with shopfront buildings to form town centers. All other business uses shall be grouped together outside town and neighborhood centers.

B. Lots and Buildings

1. Business buildings shall not require setbacks from front or side lot lines.
2. Business buildings shall not cover more than 50 percent of the lot area.
3. Business lots shall be separated from other use types at the side and rear lot lines by a continuous masonry wall no less than eight (8) feet in height.
4. The maximum height shall be 35 feet.

C. Streets and Alleys

1. Business lots may have their rear lot lines coinciding with an alley at least 24 feet wide containing a vehicular pavement width of at least ten (10) feet.
2. Shopfront lots shall front on street with a maximum right-of-way of 65 feet consisting of at least two (2), eleven (11) foot travel lanes; one (1), ten (10) foot central turn lane; eight (8) foot parallel parking on both sides; and nine (9) foot sidewalks. Curb radius shall not exceed 15 feet.

D. Parking

1. There shall be one (1) parking space per 500 square feet of building space, except for office use which shall have one (1) per 300 square feet.
2. Off-street parking places may be to one (1) side or to the rear of the building.

E. Landscaping

1. Parking shall conform to *Chapter 6, Article 1*.

2. Loading, storage, and utility areas shall conform to *Chapter 6, Article 1*.

5.8.10. Architectural Standards

Due to the mixed use nature of the district, architectural compatibility is necessary in order to visually integrate development and allow for proximity of varied uses.

A. Materials

1. All walls visible from public streets shall be clad in brick, cast concrete, stone, stucco, approved metal paneling (no more than 20 percent of a building wall), or material similar in appearance or texture.
2. Screening walls shall be made of materials which match the principle structure (if a structure consists of more than one (1) material, the heavier material shall be used).

B. Configurations

1. Two (2) wall materials may be combined (horizontally) on one (1) façade. The heavier material must be below.
2. Maximum screening wall height shall be eight (8) feet. Barbed wire shall be allowed only in areas that are not visible from streets and public parking areas.
3. Roofs shall be flat.

C. Techniques

1. Stucco shall be float finish.
2. All rooftop equipment shall be enclosed in the building material that matches the structure or is visually compatible with the structure.

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