

**Sec. 6-3-48. OP-1 office/professional district.**

(a) **Purpose.** It is the intent of the office/professional district to provide areas for the development of administrative and professional office space in locations served by primary access, yet inappropriate for commercial development because of close proximity to residential areas.

(b) **Permitted uses.**

- (1) Professional and administrative offices.
- (2) Medical and dental offices.
- (3) Dwellings, single-family detached and duplex.
- (4) Accessory uses and structures customarily incidental to permitted uses.
- (5) Signs.

(c) **Conditional uses.**

- (1) Drugstore, medical supplies, bookstore, florist, newsstand, antique, craft and similar small scale retail establishments, but not including convenience [stores], grocery stores, hardware stores, video arcades or game rooms, provided:
  - a. Such uses shall be limited to 1200 square feet in gross floor space;
  - b. Such uses shall have direct access onto an arterial or collector street/road;
  - c. Parking for such uses shall be located in the side or rear yards only, clear of all required bufferyard areas;
  - d. All driveway access points (curbcuts) must be a minimum 150 feet from existing or proposed cuts/intersections in a radial measurement from its centerline unless they are directly aligned with opposing curb cuts;
  - e. The hours of operation for such uses shall be limited to 7:00 a.m. to 9:00 p.m.;
  - f. Approval will not be given at sites where it is determined by the zoning administrator that the existing road surface is structurally inadequate to handle additional traffic and/or there exists identifiable problems with sight distances, sight lines and/or other recognized traffic hazards. If it is determined that a proposed operation will have a detrimental impact upon existing traffic flow and/or patterns, a proposal must be provided by the applicant that will mitigate that impact. The city/county engineer will review and approve such mitigation proposals.
- (2) Churches and other places of worship, provided:
  - a. Such uses are housed in permanent structures;
  - b. Such uses are located on lots containing not less than 1 1/2 acres in area;
  - c. Minimum lot width shall be 200 feet;
  - d. No structure on the lot is closer than 30 feet to any abutting residential property line;

- e. An on-premises private kindergarten, preschool nursery, school or day care center shall be considered an accessory use;
- f. Parking for such uses shall be located in the side or rear yards only, clear of all bufferyard areas;
- g. All driveway access points (curbcuts) shall be a minimum 150 feet from existing or proposed curbcuts or intersections measured radially from the centerline of the curbcut, unless they are directly aligned with opposing curbcuts/intersections.
- h. Approval will not be given at sites where it is determined by the zoning administrator that the existing road surface is structurally inadequate to handle additional traffic and/or there exists identifiable problems with sight distances, sight lines and/or other recognized traffic hazards. If it is determined that a proposed operation will have a detrimental impact upon existing traffic flow and/or patterns, a proposal must be provided by the applicant that will mitigate that impact. The city/county engineer will review and approve such mitigation proposals.

(3) Bed and breakfast inn, provided:

- a. [Such facility] cannot exceed 14 occupants or seven guest quarters;
- b. Such use shall have direct access onto an arterial or collector street/road;
- c. Parking for such uses shall be located in the side or rear yards only, clear of all required bufferyard areas;
- d. Kitchen/dining facilities [shall be] for use of registered guests only;
- e. Rooms cannot be rented more than once in any 12-hour period;
- f. [Such use] must meet all applicable city, county, state and federal standards;
- g. All driveway access points (curbcuts) must be a minimum 150 feet from existing or proposed cuts/intersections in a radial measurement from its centerline, unless they are directly aligned with opposing curbcuts;
- h. Approval will not be given at sites where it is determined by the zoning administrator that the existing road surface is structurally inadequate to handle additional traffic and/or there exists identifiable problems with sight distances, sight lines and/or other recognized traffic hazards. If it is determined that a proposed operation will have a detrimental impact upon existing traffic flow and/or patterns, a proposal must be provided by the applicant that will mitigate that impact. The city/county engineer will review and approve such mitigation proposals.

(4) Social and cultural uses, including music and dance studios or schools, arts and crafts schools, and photography studios, but not including dance halls or other similar amusement, commercial establishments, provided:

- a. Such uses shall have direct access to an arterial or collector street/road;
- b. Parking for such uses shall be located in the side or rear yards only, clear of all required bufferyard areas;
- c. No use shall, as a part of its operation, have recitals, pageants, performances or exhibitions at the subject property;

- d. All driveway access points (curbcuts) must be a minimum 150 feet from existing or proposed cuts/intersections in a radial measurement from [its] centerline, unless they directly align with opposing curbcuts;
- e. Approval will not be given at sites where it is determined by the zoning administrator that the existing road surface is structurally inadequate to handle additional traffic and/or there exists identifiable problems with sight distances, sight lines and/or other recognized traffic hazards. If it is determined that a proposed operation will have a detrimental impact upon existing traffic flow and/or patterns, a proposal must be provided by the applicant that will mitigate that impact. The city/county engineer will review and approve such mitigation proposals.

(5) Museums and art galleries, provided:

- a. Such use shall have direct access to an arterial or collector street/road;
- b. Parking for such uses shall be located in the side or rear yards only, clear of all required bufferyard areas;
- c. Meeting or conference areas shall be restricted to a maximum seating capacity of 25 and will be required to provide additional parking to accommodate this use;
- d. All driveway access points (curbcuts) must be a minimum 150 feet from existing or proposed cuts/intersections in a radial measurement from [its] centerline, unless they are directly aligned with opposing curbcuts;
- e. Such uses shall be located on sites containing a minimum of one acre of land;
- f. Approval will not be given at sites where it is determined by the zoning administrator that the existing road surface is structurally inadequate to handle additional traffic and/or there exists identifiable problems with sight distances, sight lines and/or other recognized traffic hazards. If it is determined that a proposed operation will have a detrimental impact upon existing traffic flow and/or patterns, a proposal must be provided by the applicant that will mitigate that impact. The city/county engineer will review and approve such mitigation proposals.

(6) Accessory apartment, provided:

- a. The accessory apartment must be located in a permanent structure, a portion of which is used in compliance with uses and standards of this district;
- b. No more than one accessory apartment shall be permitted per lot or tract of land;
- c. Two parking spaces shall be required for the accessory apartment in addition to parking otherwise required for other use(s); all parking shall be located in the side or rear yards only, clear of all required bufferyard areas;
- d. A separate entrance into the accessory apartment shall be provided apart from the entrance to any other use in the building;
- e. The use must comply with all other applicable city, county, state, and federal standards;
- f. Approval will not be given at sites where it is determined by the zoning administrator that the existing road surface is structurally inadequate to handle additional traffic and/or there exists identifiable problems with sight distances, sight lines and/or other recognized traffic hazards. If it is determined that a proposed operation will have a detrimental impact upon

existing traffic flow and/or patterns, a proposal must be provided by the applicant that will mitigate that impact. The city/county engineer will review and approve such mitigation proposals.

(7) Veterinary clinics or offices, provided:

- a. Such uses shall not provide on-site animal boarding kennels beyond those provided for housing animals receiving medical treatment requiring them to be kept under the care/supervision of the veterinarian;
- b. Such uses shall have direct access onto an arterial or collector street/road;
- c. Parking for such uses shall be located in the side or rear yards only, clear of all required bufferyard areas;
- d. All driveway access points (curbcuts) must be a minimum 150 feet from existing or proposed cuts/intersections in a radial measurement from its centerline, unless they are directly aligned with opposing curbcuts;
- e. Approval will not be given at sites where it is determined by the zoning administrator that the existing road surface is structurally inadequate to handle additional traffic and/or there exists identifiable problems with sight distances, sight lines and/or other recognized traffic hazards. If it is determined that a proposed operation will have a detrimental impact upon existing traffic flow and/or patterns, a proposal must be provided by the applicant that will mitigate that impact. The city/county engineer will review and approve such mitigation proposals.

(8) Day care and child care centers (including adult day care).

- a. Centers must meet the minimum standards set forth by the department of social services and other licensing agencies unless higher standards are required herein. A letter of approval from the department of social services shall be required prior to zoning approval;
- b. Centers shall conform to all applicable standards of any ordinance in effect within Greenwood County, City [of Greenwood], Town of Ninety Six, or Ware Shoals. The zoning administrator shall ensure that all standards are met prior to issuing certificates of zoning compliance;
- c. No other business enterprise shall be allowed on the same lot with a child care center unless the center is operated for the primary use of the employees of that business enterprise;
- d. Entrances, exits, and parking areas shall be located off collector and residential streets rather than arterial streets unless such access is not available;
- e. In commercial areas, passenger loading and unloading areas shall not abut primary commercial streets or highways and shall provide one-way drive-through service areas where traffic congestion may occur. All centers shall provide parking lots with one parking space for each employee and one parking space per six children cared for in the facility. Parking for such uses shall be located in the side or rear yards only, clear of all required bufferyard areas;
- f. Approval will not be given at sites where it is determined by the zoning administrator that the existing road surface is structurally inadequate to handle additional traffic and/or there exists identifiable problems with sight distances, sight lines and/or other recognized traffic

hazards. If it is determined that a proposed operation will have a detrimental impact upon existing traffic flow and/or patterns, a proposal must be provided by the applicant that will mitigate that impact. The city/county engineer will review and approve such mitigation proposals;

- g. Each center shall provide a minimum of 75 square feet of usable, unpaved outdoor play area per child. This area shall not abut any commercial street or highway. "Play area" is defined as a usable, pervious area not covered by gravel, paving, buildings or required parking lots;
  - h. Outdoor areas must be enclosed with a four foot high fence. The zoning administrator shall require a privacy or screening fence to reduce noise and/or block objectionable views when the site is adjacent to a more intense land use that has the potential to produce smoke, dust, fumes, noise, or other potentially hazardous emissions;
  - i. All outdoor lighting shall be directed away from residential properties;
  - j. A detailed site plan must be submitted for review and approved by the zoning administrator;
  - k. Any day care center (13+ children) that is adjacent to a single-family use or zone must comply with the bufferyard requirements of article E;
  - l. All facilities must be operated and housed in a permanent structure. All such structures shall meet requisite fire codes and the required site plan shall be approved by the Greenwood City Fire Marshal and/or state fire marshal prior to receiving permission to operate the facility;
  - m. All proposed child care centers must be physically inspected for compliance with all of the above requirements prior to granting permission to operate;
  - n. Adult day care centers will be required to comply with the above standards.
- (d) **Sign regulations.** The following types of signs, together with the conditions attached thereto, are permitted in the OP-1 district:
- (1) Permanent signs for which a permit is not required: Signs of duly constituted governmental bodies, name/address signs on mail boxes, street numbers, and private directional or warning signs, provided they do not exceed two square feet in area and are not illuminated;
  - (2) Temporary signs for which a permit is not required: Real estate and development signs, construction signs, for sale or lease signs, and notices of political and/or public events, provided such signs are not illuminated, are securely anchored (but shall not be secured or anchored to any utility pole or other public apparatus), are removed within one week after their reason for being has ceased to exist, and do not exceed 12 square feet in area.
  - (3) Permanent signs for which a permit is required: One freestanding business identification sign per lot, plus one additional freestanding sign for each 100 feet or fraction thereof of street frontage over 200 feet, provided such signs shall:
    - a. Not exceed 30 square feet of sign area for the entire tract;
    - b. Be placed at not less than 100-foot intervals;
    - c. Be located no closer than five feet from the nearest property line; and

d. Be located on the property to which they refer.

Flat, wall, or surface signs are permitted on each structure in the OP-1 district, provided they do not exceed 20 square feet.

(4) Temporary or portable signs for which a permit is required: One temporary or portable sign per property, provided such sign shall:

- a. Not exceed 60 square feet in area;
- b. Be located on the property to which it refers;
- c. Be limited to a minimum of three months between permits for a particular location;
- d. Not have flashing lights or blinking lights; and
- e. Meet all code requirements of the governing authority.

**(e) Development standards.**

(1) Office/professional uses:

- a. Minimum lot area: 10,000 square feet.
- b. Minimum yards:
  - 1. Front: 20 feet.
  - 2. Side: 10 to 20 feet\*.
  - 3. Rear: 15 to 30 feet\*.
- c. Maximum impervious surface ratio: 65 percent.
- d. Maximum height of buildings: 35 feet.
- e. Maximum height of signs: 15 feet.

\*First setback applies if line adjacent to nonresidential zoning district. Second standard applies if adjacent to a residential zoning district use.

(2) Residential uses: See development standards for R-4 district.

**(f) Off-street parking and loading regulations.** See article H. In addition, the required parking spaces for all permitted uses shall be located in the side or rear yards only, clear of all bufferyard areas unless otherwise noted.

**(g) Bufferyard requirements.** Minimum bufferyard requirements for and between permitted uses in this district and adjacent uses are prescribed in article E, Bufferyards.

In addition to the standards required therein, where a proposed building site abuts any residential district or use, a solid wooden fence or masonry wall at least six feet in height shall be placed along the property line/zoning line in compliance with article E, section 6-3-69 as soon as all site preparation is completed and prior to a building permit being issued for the primary structure.

(Ord. No. 18-94, § I, 10-4-94; Ord. No. 16-95, § I, 10-3-95; Ord. No. 14-99, §§ V--VII, 4-20-99)