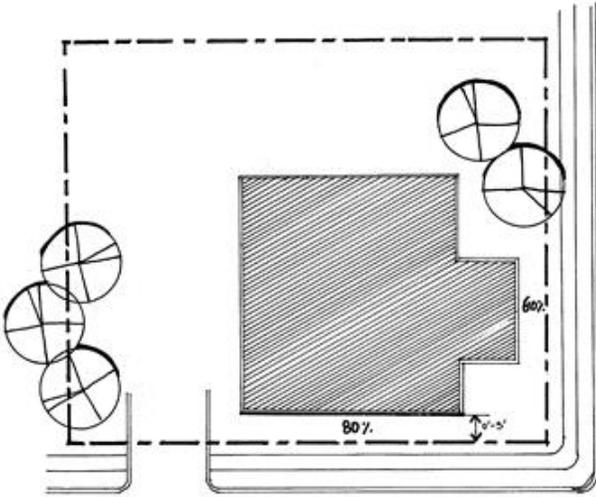


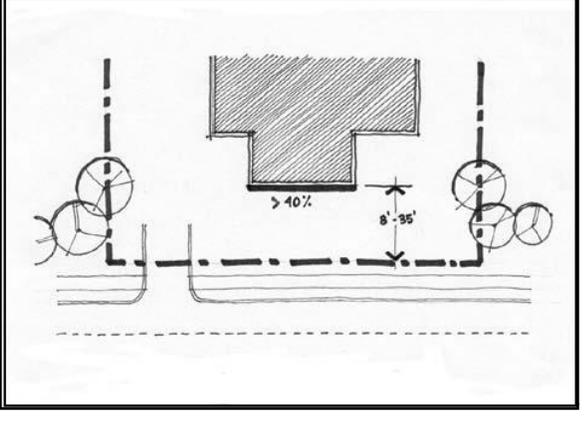
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Building Frontage Requirements**

**AN ORDINANCE TO ELIMINATE ARTICLE XI ARCHITECTURAL REVIEW SECTION  
19-1110 ARCHITECTURAL DISTRICT STANDARDS TABLE 19-1110.1.B. BUILDING  
FRONTAGE REQUIREMENTS**

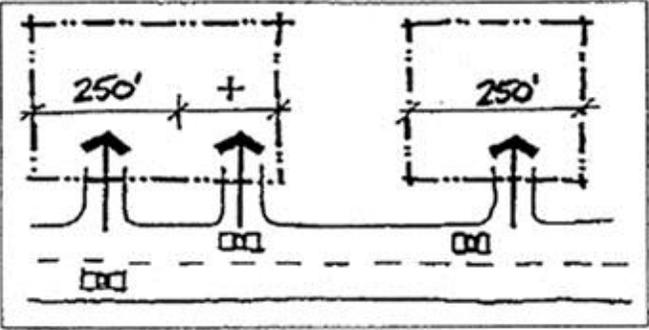
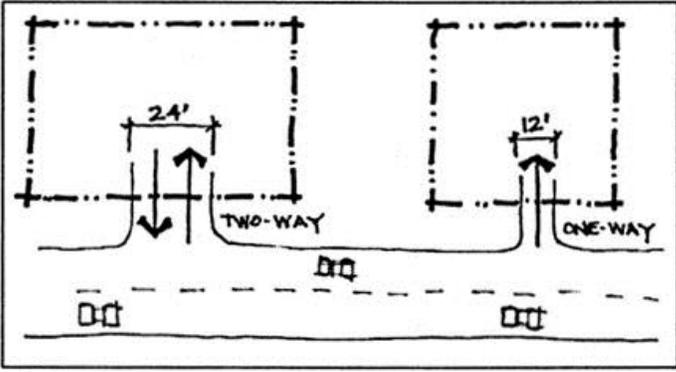
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<b>b. Building Frontage Requirement</b>					
<p>1) A minimum of 80 percent of the front facade of all principal structures shall be located within zero and 15 feet of the front property line.</p>  <p>The diagram shows a building footprint with a dashed line representing the 80% frontage requirement. The dashed line is 15 feet from the front property line. The building's front facade is shaded, and the percentage '80%' is indicated. A '15'-0"' dimension is shown from the property line to the dashed line. There are also circular symbols representing trees or landscaping around the building.</p>	✓	✓	-	-	-
<p>2) A minimum of 60 percent of the front façade of all principal structures shall be located at the maximum front setback line for all properties fronting N. Clemson, Earle, McCullom, Findley, Keith, Sloan Streets, and properties abutting Strode circle or Keowee Trail (see figure in item "b.1)" above).</p>	✓	✓	-	-	-
<p>3) A minimum of 40 percent of the front façade of all principal structures shall be located at the maximum front setback line for properties fronting Daniel Drive in the AR #1 and properties abutting Strode circle or Keowee Trail in the AR#2.</p>	✓	✓	-	-	-
<p>4) For single buildings, a minimum of 40 percent of the front facade shall be located within eight to 35 feet of the front property line.</p>	-	-	✓	✓	-

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<p>5) For multiple buildings, a minimum of 40 percent of the linear frontage of a parcel (property) shall be occupied by building façade within the front setbacks. (see figure in item “b.4)” above)</p>		-	✓	✓	✓	-
<p>6) The front facade of principal structures all properties line abutting Old Greenville Hwy shall have:</p> <p>a) A minimum of 60 percent of the principal structure(s) located within zero and 15 feet of the front property line;</p> <p>b) For sites with multiple principal structures, a minimum of 60 percent of the linear frontage of a parcel (property) shall be occupied by building façade within zero and 15 feet of the front property line. See illustration in 19-1110-B.1.b)4).</p>		-	-	-	-	✓
<p>7) The front facade of all principal structures all properties line abutting Hillcrest, Pine and Oak Streets shall be a minimum of 40 percent of the front façade of all principal structures shall be located within zero and 15 feet of the front property line abutting.</p>		-	-	-	-	✓
<b>b. Vehicular And Pedestrian Access</b>						
<p>1) A maximum of one curb cut shall be allowed for lots with street frontage less than or equal to 250 feet. One pair of one-way curb cuts shall count as one curb cut. (see figure in item “b.1)” above)</p>		-	✓	✓	✓	✓
<p>2) For lots with street frontage greater than 250 feet, one additional driveway opening per 250 feet of street frontage shall be allowed.</p>		-	✓	✓	✓	✓

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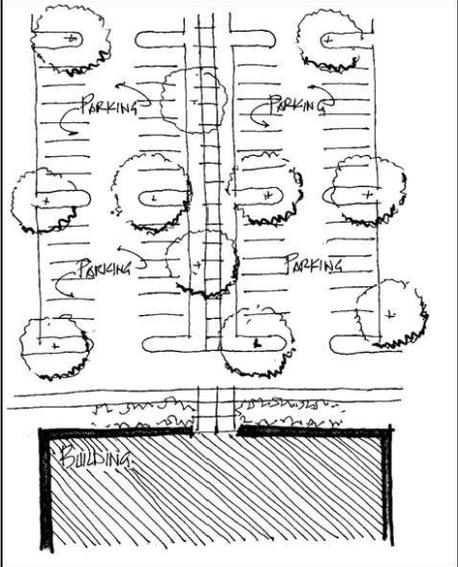
					
<p>3) Sites providing separated service delivery routes may be allowed an additional driveway entrance.</p>	-	-	✓	✓	-
<p>4) The maximum width of curb cuts shall be 12 feet for one-way drives and 24 feet for two-way drives. Additional width shall be provided to allow for safe turn radii at the point of intersection between the driveway and the public street.</p> 	-	✓	✓	✓	✓
<p>5) Wider curb cuts for driveways containing a landscaped median may be allowed.</p> <ol style="list-style-type: none"> <li>The combined width of the landscaped median and the drives shall not exceed 55 feet.</li> <li>Lanes shall be clearly marked and striped.</li> <li>The landscaped median shall be a minimum of five feet, planted with groundcover and low-growing shrubs.</li> <li>Ornamental trees may be placed within the landscaped median provided they do not impede the sight lines for traffic.</li> <li>Mulch will not be allowed as an acceptable groundcover, but may be used under the plant material.</li> </ol>	-	-	✓	✓	

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<p>6) Shared driveways that serve more than one property may be provided.</p>		-	✓	✓	✓	✓
<p>7) Pedestrian and/or bicycle connections to the primary public entrance of the building(s) shall be provided where a public sidewalk or bikeway is adjacent to property or US Army Corps of Engineers property.</p>		-	✓	✓	✓	✓
<p>8) In addition to other requirements, the following conditions shall apply to all driveways and curb cuts on Knox Lane.</p> <p>a) Any driveway to Knox Lane shall be one-way and for exiting only.</p> <p>b) The width of the driveway shall be 12 feet.</p>		-	✓	-	-	-

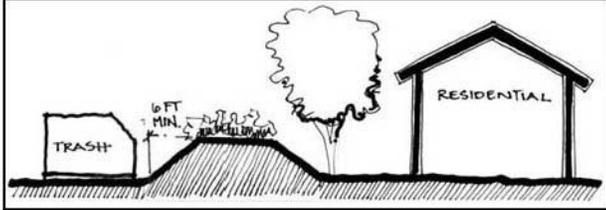
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<p>c) Any driveway to Knox Lane shall be offset from any driveway from College Avenue by at least 30 feet.</p> <p>d) Driveways may be designed to allow for shared use from adjacent properties.</p> <p>e) Driveways, with the exception of shared driveways, shall be positioned at least 15 feet from any property line.</p>					
<p>9) Contrasting paving materials, such as brick pavers, shall be used to clearly mark pedestrian circulation areas within the parking lot.</p>	-	-	✓	✓	-
<p>10) Pedestrian walkways, at least four feet in width, shall be provided from public sidewalks adjoining the property to a principal customer entrance.</p> 	-	-	✓	✓	-
<p>11) Along facades with a customer entrance and along any facade abutting public parking areas, sidewalks, at least four feet in width shall be provided along the full length of the façade.</p>	-	-	✓	✓	-
<p>12) Walkways shall incorporate at least two of the following features:</p> <p>a) Landscaped areas along at least 30 percent of their length.</p> <p>b) Use of smaller scale pavement (pavers or scoring).</p> <p>c) Pedestrian scale lighting.</p> <p>d) Rain protection such as an awning or arcade.</p>	-	-	✓	✓	-
<p><b>c. Loading, Outdoor Storage And Service Areas</b></p>					

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<p>1) Where these areas face adjacent residential uses or public rights-of-way:</p> <p>a) An earthen berm, fence, or wall, no less than six feet in height, shall be provided;</p> <p>b) The berm shall be landscaped with evergreen trees, planted at minimum intervals of 20 feet on center; and</p> <p>c) The berm shall also contain a minimum of seven evergreen shrubs per tree.</p> 	-	-	✓	✓	-
<p>2) No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 35 feet of any public street or public sidewalk on Tiger Boulevard or Anderson Highway.</p>	-	-	✓	✓	-
<p>3) Materials, colors, and design of screening walls and/or fences shall conform to those used as predominant materials and colors on the principal building.</p>	-	-	✓	✓	-
<p>4) Service functions shall be incorporated into the overall design of the building and landscaping, so that they are fully contained and out of view from adjacent properties and rights-of way.</p>	-	-	✓	✓	-
<p>5) Outdoor areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences.</p>	-	-	-	✓	-
<b>d. Landscaping</b>					
<p>1) Existing trees having a DBH (diameter-at-breast-height, measured at 4½ feet above ground level) over eight inches shall be preserved, unless removal is approved by the BAR.</p>	-	✓	✓	✓	✓
<p>2) If a preserved tree dies, it must be replaced with a two inch diameter tree of the same or similar tree species, subject to approval by the Zoning and Codes Administrator.</p>	-	✓	✓	-	✓
<p>3) All trees planted in front of the front building line shall:</p> <p>a) Be at least 2 inches in caliper for single-stemmed trees, or at least 10 to 12 feet in height for multi-stemmed trees at the time of planting;</p> <p>b) All other trees shall be 2 inches in caliper at the time of planting, unless otherwise provided by these standards; and</p> <p>c) Trees may be clustered.</p>	-	-	✓	✓	-

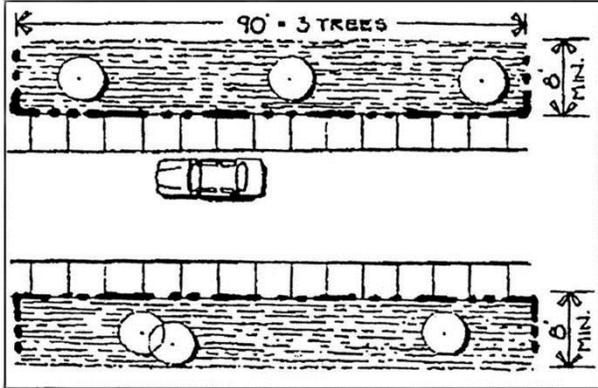
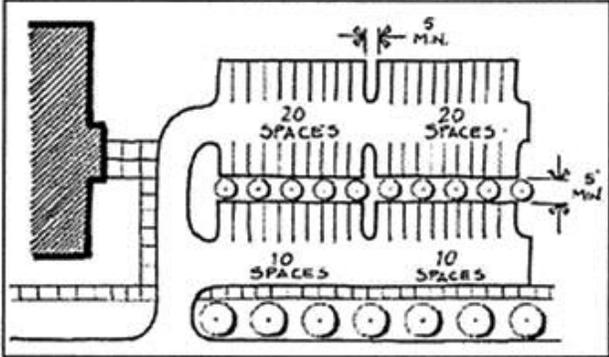
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<p>4) Upperstory trees shall be planted along property lines abutting Anderson Highway at a ratio of one tree for every 30 linear feet in a minimum eight foot wide planting strip</p>		-	-	✓	✓	-
<p>5) Where a vehicular use area is adjacent to a public right-of-way, an eight foot-wide landscape buffer shall be provided between the edge of the right-of-way and the edge of the parking lot. In addition to the required trees, the buffer shall consist of one of the following:</p> <p>a) Landscape requirements at one shrub to every three linear feet planted within four feet of the vehicular use area.</p>	<p>b) A minimum three foot high berm, planted with ground covers and shrubs.</p> <p>c) A 3.5 foot high decorative stone or masonry wall consistent with the materials used in the primary buildings.</p>	-	-	✓	✓	-

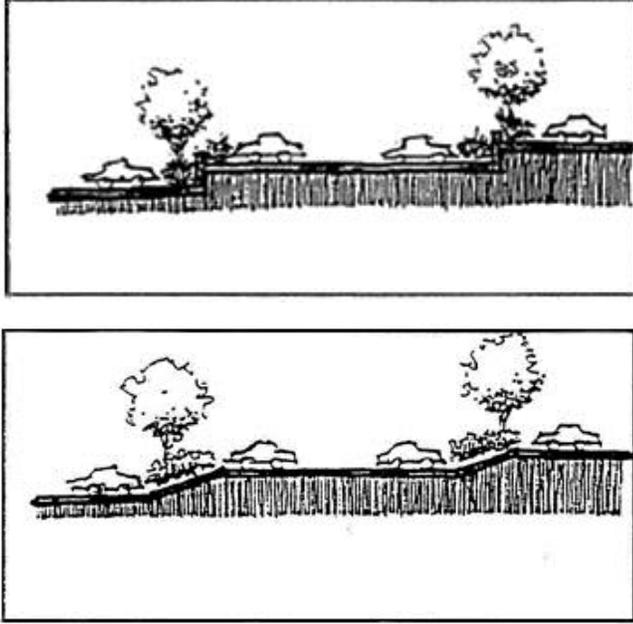
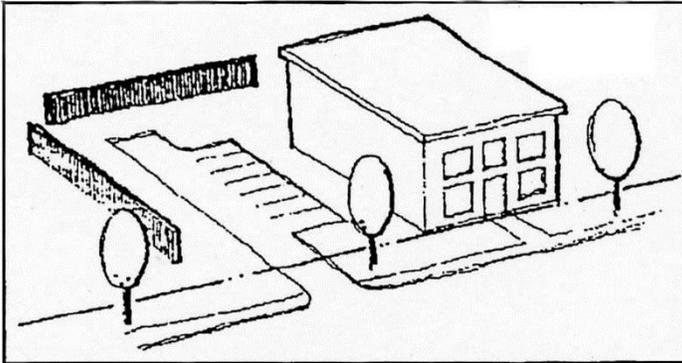
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<p>6) Shrubs shall be evergreen only. At the time of planting, the required material shall be a minimum size of three gallons.</p>	-	✓	✓	✓	✓
<p>7) Canopy trees shall be planted along property lines abutting a street at a ratio of one tree for every 30 linear feet in a minimum eight foot wide planting strip. Trees may be clustered.</p> 	-	-	-	-	✓
<b>e. Off-Street Parking Site Design</b>					
<p>1) Parking areas shall be designed as a series of smaller lots that provide space for no more than 20 cars for double-sided parking and 10 cars for single-sided parking.</p>	-	✓	✓	✓	✓
<p>2) The small parking lots shall be separated by a minimum of five-foot-wide internal planting areas that feature trees planted in grass or other approved landscape material.</p> 	-	✓	✓	✓	✓
<p>3) Where slopes over five percent exist, parking bays shall be terraced and landscaped between changes in level. The landscaping shall be:</p>	-	✓	✓	✓	✓

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<p>a) Equal to one three-gallon evergreen shrub for every three lineal feet of the width of the adjacent parking bay,</p> <p>b) Maintained at a height of at least 36 inches, and</p> <p>c) Planted in an area of minimum five feet in depth.</p> 					
<p>4) In parking areas containing over 20 parking spaces, pedestrian pathways identified with smaller scale pavement (pavers or scoring) oriented toward the principal building entrance(s) shall be provided.</p>	-	-	✓	✓	-
<p><b><i>f. Fencing And Screening Design</i></b></p>					
<p>1) Screening walls and fencing are allowed only in side and rear yards and behind the front building line, with the exception of outdoor eating and play areas.</p> 	-	✓	✓	✓	✓

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2) If a wall or fencing is provided in front of the front building line, the opaque portion shall be limited to a height of three feet from the ground. The remainder of the wall or fencing shall be ornamental metal and see-through.	-	✓	-	-	-
3) Fencing and wall materials shall be consistent with the site and architectural design of the principal structure.	-	✓	✓	✓	✓
4) Fences and walls shall be made of masonry, ornamental metal, wood, stucco, or a combination of these materials and constructed with the finished side facing the exterior property line.	-	✓	✓	✓	✓
5) Fences or walls greater than 50 feet in length or six feet in height shall have a change in plane, height, material, or material texture, or significant landscape massing.	-	✓	✓	✓	✓
<b>g. Lighting, Excluding Lighting Elements</b>					
1) The style of light fixtures shall be in keeping with the architectural style of the building(s).	✓	✓	✓	✓	✓
2) Accent lights used to call attention to signs or landscape features are permitted provided they meet all of the following conditions: a) They are comprised of white or clear lights; b) They do not exceed 25 watts per fixture; c) They are directed directly onto the surface of the sign or into the plant material; d) They do not spillover beyond the plane of the building; and e) They are not moving or animated.	✓	✓	✓	✓	✓
3) Low intensity architectural trim lighting intended to highlight specific features of the principal structure(s) façade is permitted provided it meets all of the following conditions: a) It is comprised of no more than two colors; b) It is not a dominant feature on the building façade; and c) It does not move and is not animated.	✓	✓	✓	✓	✓
<b>h. Trash Enclosures</b>					
1) Trash enclosures and other service areas shall be constructed of materials and finishes which are consistent with the principal building.	✓	✓	✓	✓	✓

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<b>i. Outdoor Seating Areas</b>					
1) Outdoor seating areas supporting a drinking place shall only be permitted in the side or rear yard behind the front building line.	✓	-	-	-	-
2) Outdoor seating serving an eating establishment or other permitted use may be permitted between the front building line and the right-of-way provided any service areas such as bars and waitress stations are located on the side or rear of the building or inside the main structure.	✓	-	-	-	-
3) The entry shall be clearly defined if a secondary point of ingress and egress is provided directly from the sidewalk.	✓	-	-	-	-
4) An architecturally integrated cover, awning, or second floor overhang shall be permitted to provide shade and cover during inclement weather.	✓	✓	✓	✓	✓
5) No permanent storage of containers or utility carts for food and/or beverages service shall be permitted.	✓	✓	✓	✓	✓
6) Furniture shall be of a durable material such as wood or metal, designed specifically for outdoor use.	✓	✓	✓	✓	✓
7) Furnishings not in use may not to be stacked or stored on the exterior of the building within view of the public right-of-way or sidewalk.	✓	✓	✓	✓	✓
8) Trash receptacles must be completely enclosed and made of steel, metal alloy, wood or a combination thereof.	✓	✓	✓	✓	✓
9) The use of umbrellas is permitted subject to all of the following conditions. a) They do not exceed 10 square feet in diameter. b) No more than 20 percent of the total exterior surface of the umbrella is covered in commercial copy, corporate trademark, or business logos. c) They are constructed of color-fast, flame retardant fabric. d) They do not encroach over the pedestrian barrier or onto any right-of-way.	✓	✓	✓	✓	✓
10) Outdoor dining must be separated from the right-of-way and sidewalk by a pedestrian barrier meeting all of the following conditions. a) Pedestrian barriers must be constructed of a sturdy, stable, and weatherproof material and may include plant material. b) Pedestrian barriers must be permanently secured to the patio or pavement. c) Pedestrian barriers must be at least 36 inches in height, but shall not exceed six feet in height. If the barrier exceeds four feet in height, the upper two feet must be designed to allow clear line of sight from the sidewalk into the seating area to promote public safety. d) Painted surfaces must be kept free of fading, chips and rust; and	✓	✓	-	-	-

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e) Barriers using chain or rope barriers are prohibited.					
11) Planters may be permitted subject to all of the following conditions. a) Planters may not exceed a maximum height of 36 inches above the level of the sidewalk not including the plant material. b) Plants may not exceed a height of four feet above the level of the sidewalk. c) Plants must be maintained in a healthy condition. d) Empty planters or planters containing only bare dirt, mulch, straw, woodchips or non-living material, and planters containing plants considered obnoxious, hazardous, or otherwise unsuitable for close urban areas, are not permitted.	✓	-	-	-	-
<b>j. Other Decorative Features</b>					
1) Decorative features, including water features/fountains, benches, and art, may be permitted on a case-by-case basis.	✓	✓	✓	✓	✓
2) All decorative features shall be shown on the site plan reviewed by the BAR detailing height, location, and type of installation(s) proposed.	✓	✓	✓	✓	✓