

ARTICLE 2 DESIGN AND DEVELOPMENT STANDARDS

Section 2.01 Types of Land Development

For purposes of this Article, land development activity is divided into five categories:

1. Land Development, Generally
2. Land Development in Flood Hazard Areas
3. Land Development in the Vicinity of Spartanburg Downtown Memorial Airport
4. Subdivisions
5. Conservation Subdivisions

Design and development standards for each type of development follow.

Section 2.02 Land Development, Generally

The following requirements apply to all development in Spartanburg County, where applicable.

Section 2.02-1 Dimensional Standards

1. Purpose

The purpose of this Section is to establish order to the development process and reduce, if not eliminate, potential off-site conflicts regarding the development of a lot or parcel.

2. Lot Dimensions, Building Setbacks, and Height Requirements

Minimum lot areas, lot width, building setbacks and maximum height requirements are established on Table 3 (Amended 10/21/2002).

The following Tables are excerpts from Spartanburg County's "Unified Land Management Ordinance - Article 2 Design and Development Standards" :

Table 3b - Commercial Setback Requirements

Table 4 - Bufferyard Requirements

Table 6 - Off-Street Parking Requirements

EXHIBIT B

Table 3b – Commercial & All Other Uses - Setbacks and Other Requirements

In any case where this table does not match the text in the chapters, use the requirements in the text

Uses	Section Reference	Minimum Lot (Project Area-Square feet)	Minimum Lot Frontage (feet)	Minimum Setback (feet from)									Maximum Height (feet)
				Front Lot Line See Footnote (Z)			Rear Lot Line	Side Lot	Residential Units				
				Arterial Street	Collector Street	Minor Street			One	25 or more (I)	Other Uses (A)	Spacing between buildings on same lot	
Auction House/Barn	3.07	(87,120)	60(K)	50(L)/83(M)	40(L)/65(M)	X	20(Z)	15(Z)	500(W)	500(W)	NA(W)	20 +5 per story over first (DD)	(Y)
Commercial Kennels/ Certain Agricultural Uses	3.08	(20,000)	60(K)	50(L)/83(M)	40(L)/65(M)	X	50(Z)	25(Z)	500(W)	1000 (W)	1000 (W)	20(DD)	(Y)
Mining Operations	3.09	NONE	60(K)	50(L)/83(M)	40(L)/65(M)	X	NONE	NONE	(B)	(B)	NA	20(DD)	NONE
Motor Speedways and Testing Tracks	3.10	NONE	60(K)	100(L)/133 (M)	100(L)/125(M)	X	100(Z)	100(Z)	1000 (W)	2000 (W)	2000 (W)	20(DD)	NONE
Outdoor Gun or Skeet Range	3.11	NONE	60(K)	50(L)/83(M)	40(L)/65(M)	(P)	50(Z)	25(Z)	1000 (W)	1000 (W)	1000 (W)	20(DD)	NONE
Sexually Oriented Businesses	3.12	NONE	60(K)	50(L)/83(M)	40(L)/65(M)	X	20(Z)	15(Z)	200(W)	1000 (W)	(F)	NONE	NONE
Camps & RV Parks	3.13	(217,800)	100(K)	50(L)/83(M)	40(L)/65(M)	X	50(Z)	50(Z)	NA	NA	NA	10	(Y)
Petroleum Products	3.14	NONE	60(K)	50(L)/83(M)	40(L)/65(M)	X	50(Z)	50(Z)	1000 (W)	1000 (W)	1000 (W)	20	NONE
Off-Site Hazardous Chemicals	3.15	(87,120)	60(K)	50(L)/83(M)	40(L)/65(M)	X	50(Z)	50(Z)	500(W)	1000 (W)	NA	20 + 5 per story over first	(Y)
Coin-Operated Amusement, Cash Payouts	3.16	NONE	60(K)	50(L)/83(M)	40(L)/65(M)	X	20(Z)	15(Z)	NA	500(W)	500(W)	NONE	(Y)
Refuse Facilities/Sites	3.17	NONE	60(K)	50(L)/83(M)	40(L)/65(M)	X	100(Z)	100(Z)	(C)	(C)	(C)	20(DD)	(Y)
Communication Towers/Antennas	3.18	NONE	(V)	(D)(E)	(D)(E)	(D)(E)	(D)(E)(Z)	(D)(E)(Z)	(D)	(E)	Section 3.18	NONE	NONE
Junk/Salvage Yards	3.19	(217,800)	100(K)	50(L)/83(M)	40(L)/65(M)	X	50(Z)	50(Z)	500(W)	1000 (W)	1000(W)	NONE	Sec. 3.19-4(3)
Signs/Billboards	3.20	NONE	NONE	20(L)/83(M)	20(L)/45(M)	X	5(Z)	5(Z)	NA	NA	NA	NONE	(CC)
Accessory Uses	3.21	NA	NA	50(L)/83(M)	40(L)/65(M)	30(L)/55(M)	5(Z)	5(Z)	NA	NA	NA	NONE	(Y)
Temporary Uses	3.22	-	-	-	-	-	-	-	-	-	-	-	Sec 3.22
Nuclear & Hazardous Waste Disposal	3.23	NOT PERMITTED	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX
Certain Public Service Uses	3.24	See Sec. 3.24	-	-	-	-	-	-	-	-	-	-	Sec. 3.24
All Other Commercial & Industrial Uses	3.25	NONE	60(K)	50(L)/83(M)	40(L)/65(M)	30(L)/55(M)(BB)	20(Z)	15(Z)	NA	NA	NA	20(DD)	(Y)
ALL OTHER USES		NONE	60(K)	50(L)/83(M)	40(L)/65(M)	30(L)/55(M)	20(Z)	15(Z)	NA	NA	NA	20(DD)	(Y)

(A) Other Uses include public parks, schools, religious institutions, hospitals, day care facilities, nursing homes.	(P) Upon a case-by-case review by Commission, a 25-foot or more easement may be substituted.
(B) 1,000 feet for mining involving explosives. 300 feet for mining not involving explosives.	(Q) Without Community Sewer, as determined by SC DHEC.
(C) 200 feet from any surface water body. 100 feet from any well. Sites 15 acres or larger: 1,000 feet from any residence, school, day care, hospital or park.	(R) For Patio Homes designated deeded Common Areas may be substituted to fulfill the minimum requirements for setback, bufferyard and Open Space. A 10-ft. setback required between the unit and the Common Areas. In such cases, lot size may be reduced by up to 10%.
(D) Height of tower minus 20 feet.	(S) 25 feet for approvable flag lots, see Section 2.05-4.
(E) Setbacks from platted subdivisions with 25 lots or more or at least 50 dwelling units within 1,000 feet of a proposed tower shall be 2 times the height of the tower (if the tower is less than 200 ft.) or 3 times the height of the tower if tower is taller than 200 ft.	(T) Required frontage on residential private roads built in accordance with Section 2.05-3.
(F) 1,000 feet from another sexually oriented use and other uses listed in (A).	(U) For cul-de-sac lots, see Section 2.05-4.
(G) No side yard required between townhouses; 7.5 feet required between building and property line.	(V) Minimum of a 25-foot recorded access easement to a publicly maintained road.
(H) If a zero lot line development, one side of lot shall provide a five-foot (5') side yard setback. If not a zero lot line development, each side shall have a three & 1/2 foot (3.5') side yard setback.	(W) Setbacks shall be measured from the proposed structure to the nearest property line.
(I) 25 or more units in a platted subdivision.	(Y) Each additional foot above 35' add 1' to each side and rear yard setback.
(J) 8,000 sq. ft. with community sewer.	X= Denied Access to Minor Street.
(K) Commercial/Industrial Developments must take access of a paved public or privately maintained road built to at least the County standards other than Section 2.05-3-Private Road Developments. Other Uses require frontage on all weather or paved public or privately maintained road built to at least the County Standards other than Section 2.05-3 - Private Road Developments.	XX= Not Permitted.
(L) Setbacks shall be measured from the right-of-way line where dedicated. Setbacks may be modified by Section 2.02-2, Bufferyards.	(Z) All setbacks on roads are front setbacks as required by the road classification except as in footnote (N)
(M) Where there is no right-of-way, measure from the centerline of the road	(AA) Family Property-minimum of a 20'-foot recorded access easement to a publicly maintained road.
(N) 10-ft side yard setback for corner lots within Residential Subdivisions on Minor and Major Residential Streets shall be measured from right-of-way.	(BB) As allowed in Section 3.25
	(CC) 35 on non-interstate road; 50 on interstate.
	(DD) Spacing between non-residential buildings may be reduced if the requirements of the International Building Code are met.

14. Bufferyards for Industrial or Commercial Expansions

When an industrial or commercial land use expands in the direction of an existing adjacent land use, it is required to provide a bufferyard against that adjacent land use, as outlined in Table 4.

Table 4
Side and Rear Bufferyard Requirements

<i>Proposed Use (5)*</i>	<i>Existing Use (1)(2)</i>								
	<i>Agricultural (with residence) (6)</i>	<i>Single-family Home (3)</i>	<i>All Other Residential (4)</i>	<i>Office/Institutional</i>	<i>Low Intensity Commercial</i>	<i>Medium Intensity Commercial</i>	<i>High Intensity Commercial</i>	<i>Light Industry</i>	<i>Heavy Industry</i>
Office / Institutional	2	4	3	0	0	0	0	0	0
Manufactured Home Park	3	5	4	0	0	0	0	0	0
Multi-Family 1-3 units/acre	1	3	2	0	0	0	0	0	0
Multi-Family 4-8 units/acre	2	4	3	0	0	0	0	0	0
Multi-Family > 8 units/acre	3	5	4	0	0	0	0	0	0
Townhouses 1-3 units/acre	1	2	1	0	0	0	0	0	0
Townhouses 4-8 units/acre	2	3	2	0	0	0	0	0	0
Townhouses > 8 units/acre	3	4	3	0	0	0	0	0	0
Low Intensity Commercial	1	3	2	0	0	0	0	0	0
Medium Intensity Commercial	2	5	4	1	1	0	0	0	0
High Intensity Commercial	3	5	5	2	2	1	0	0	0
Light Industry	3	6A	5	2	2	1	1	0	0
Heavy Industry	4	6B	6	3	3	2	2	1	0

Footnotes apply only where indicated in the table.

- (1) Buffer along minor streets as if the property were an adjacent parcel.
 - (2) In determining bufferyard classification, adjacent vacant parcel(s) that total less than 100 feet in width shall be disregarded, and the buffer applied shall be determined by the next adjacent property use.
 - (3) Includes subdivision of 25 or more submitted for approval or recorded platted lots, or a single-family home or manufactured home on a minor street.
 - (4) Requirements may be reduced by one side bufferyard class where existing residential use is located on an arterial street.
 - (5) Planning Department Staff shall determine appropriate bufferyard within the classes listed above.
 - (6) To be considered, existing residence must be within 100 feet of property line adjacent to new use. Accessory structures and uses are not to be considered.
- * If the proposed use is not stated on the site plan or plat, then the highest intensity buffer shall be required at perimeter of project boundary. If projects are phased, Bufferyard must be consistent with previous or other phases. (Amended 07/19/2004)

Section 2.02-5 Off-Street Parking and Loading

1. Purpose

The purposes of this Section are to ensure adequate provision of on-site parking and loading space, to improve traffic circulation and minimize vehicular and pedestrian conflicts, to reduce the expense of paving, and to promote the aesthetic appeal of parking lots.

2. Land to Provide Parking

Required off-street parking must be provided on the same lot or parcel as the principal use for which it is required; however, street separation is permissible.

3. Numerical Requirements, Off-Street Parking

When any new development is commenced or when any existing development is enlarged by 10% or more, or the use changed, provision shall be made for off-street vehicular parking facilities on the same lot in accordance with the standards of this Section.

Off-street parking provided to comply with the provisions of this Section shall not be reduced below the requirements herein. (Amended 07/19/2004)

Table 6
Off-Street Parking Requirements

Use	Required Off-Street Parking Space
Amusement-Coin Operated, Video Arcades, etc.	6.0 per 1,000 s.f. of GFA
Animal Shelter & Pounds	1.0 per 1,000 s.f. of GFA
Antique Store	1.0 per 350 s.f. of GFA
Apartment Development	1.5 per dwelling unit <i>plus</i> 1.0 per every 5 units for visitor parking
Apparel & Accessory Stores	1.0 per 350 s.f. of GFA
Aquarium	2.0 per 1,000 s.f. of GFA
Attached Multi-Plex Dwelling Projects	See Apartment Development, Condominium Development, or Townhouse Development
Auto, Home Supply Stores	1.0 per 350 s.f. of GFA

**Table 6
Off-Street Parking Requirements (Continued)**

Use	Required Off-Street Parking Space
Automotive, Repair & Services	1.0 per 300 s.f. of GFA <u>plus</u> 1.0 per 5,000 s.f. of gross land area
Automotive/Recreational Vehicle/Boat Dealers	2.0 per 1,000 s.f. of GFA <u>plus</u> 1.0 per every 20 vehicle display spaces
Barber/Beauty Shops/Tattoo Facilities	1.0 per each employee <u>plus</u> 2.0 per chair
Bed & Breakfast Inns	1.0 per guestroom <u>plus</u> 1.0 per each employee
Billard/Pool Halls	1.0 per 200 s.f. of GFA
Book Stores	1.0 per 350 s.f. of GFA
Bowling Centers	5.0 per lane
Broadcasting & Telecommunications	1.0 per 500 s.f. of GFA
Business Services	1.0 per 350 s.f. of GFA
Camera & Photography Supply	1.0 per 350 s.f. of GFA
Campgrounds, RV Parks	1.5 per RV / campsite or dwelling unit <u>plus</u> 1.0 per employee
Car Washes	Mechanical: 1.0 per every 2 employees <u>plus</u> 1.0 per manager / owner <u>plus</u> stacking spaces equal to 5 times the maximum capacity of auto washing unit. Self-Service: Stacking spaces equal to 5 times the maximum capacity.
Cemeteries	None
Churches	1.0 per every 4 seats in the main assembly room
Clubhouses – Development Specific	1.0 per 350 s.f. of GFA
Communication Tower Antenna	None
Condominium Development	2.0 per dwelling unit
Correctional Institution	1.0 per each employee on largest shift <u>plus</u> 1.0 per 25 inmates
Crematories	1.0 per 500 s.f. of GFA
Day Care Services (Nursery School)	1.0 per 300 s.f. of GFA with designated drop-off & stacking.
Depository Institutions, Banks	5 stacking spaces per drive-in window <u>plus</u> 1.0 per each employee on largest shift <u>plus</u> 1.0 per 300 s.f. of GFA
Drug Stores	1.0 per 350 s.f. of GFA
Dwelling, Single-Family & Duplex, Two-Family	2.0 per dwelling unit
Fairs, Carnivals	By individual review
Fire Departments, EMS	4.0 per bay
Fireworks	1.0 per 350 s.f. of GFA
Flea Markets	1.5 per stall
Florists	1.0 per 350 s.f. of GFA
Fuel Dealers	1.0 per 500 s.f. of GFA
Funeral Chapels (except crematories)	5 spaces <u>plus</u> 1.0 per every 2 seats in the main assembly room
Furniture, Home Furnishings	1.0 per 350 s.f. of GFA

**Table 6
Off-Street Parking Requirements (Continued)**

Use	Required Off-Street Parking Space
Gasoline Service Stations-Full Service	1.0 per each employee on largest shift <i>plus</i> 3 for each service rack or car wash
Gasoline Service Stations-Self Service	1.0 per 600 s.f. of GFA
Gift, Novelty & Souvenir Shops	1.0 per 350 s.f. of GFA
Golf, Driving Range-only	1.0 per tee <i>plus</i> 1.0 per each employee on largest shift
Golf, Miniature, Putt-Putt	1.0 per hole <i>plus</i> 1.0 per each employee on largest shift
Golf, Par 3-only	2.0 per hole <i>plus</i> 1.0 per each employee on largest shift
Government, Executive, Legislative, General	1.0 per 350 s.f. of GFA
Gravestones, Monuments	1.0 per each employee
Grocery Store-Convenience, (i.e.7-11)	1.0 per 100 s.f. of GFA
Grocery Store-Supermarket	1.0 per 350 s.f. of GFA
Hardware Stores	1.0 per 350 s.f. of GFA
Health Services-Urgent Care (No beds)	1.0 per 150 s.f. of GFA
Health, Home Care Services	1.0 per 500 s.f. of GFA
Hobby, Toy & Game Shops	1.0 per 350 s.f. of GFA
Holdings, Investment Companies	1.0 per 350 s.f. of GFA
Hospitals, Institutions-Medical (Beds)	1.0 per each bed <i>plus</i> 6.0 per 1000 s.f. of office & administrative area
Hotels, Rooming Houses, Lodging, Motels	1.1 per room or suite <i>plus</i> 1.0 per every 3 patrons of maximum capacity of each meeting/banquet room <i>plus</i> 50% of spaces otherwise required for accessory uses (i.e. restaurants, lounges, etc.)
Industry-Heavy, Publishing, Manufacturing, Distributing	1.0 per company vehicle left on premises <i>plus</i> 1.0 per each employee on largest shift
Industry-Light	2.0 per every 3 employees
Jewelry Shops	1.0 per 350 s.f. of GFA
Junk Yards, Salvage Yards	1.0 per each employee PLUS 1.0 per business vehicle <i>plus</i> 1.0 per 350 s.f. GFA
Laundries/Dry-cleaning-Coin Operated	1.0 per 150 s.f. of GFA
Laundry, Cleaning & Garment Services	1.0 per 500 s.f. of GFA
Lawn & Garden Equipment & Supply Stores	1.0 per 350 s.f. of GFA
Libraries	1.0 per 350 s.f. of GFA <i>plus</i> 1.0 per each employee on largest shift
Liquor Stores	1.0 per 350 s.f. of GFA
Manufactured Home Parks	2.0 per dwelling unit
Marina/Marina with Landing	3.0 per every 4 slips <i>plus</i> 10% of spaces large enough for cars with boat trailers
Medical & Dental Laboratories	1.0 per 500 s.f. of GFA
Merchandise Stores (General)	1.0 per 350 s.f. of GFA
Mining	2.0 per every 3 employees

**Table 6
Off-Street Parking Requirements (Continued)**

Use	Required Off-Street Parking Space
Mobile Home Dealers	1.0 per every 10 mobile homes on display <u>plus</u> 1.0 per 300 s.f. of office space with a minimum of 5 spaces
Monasteries, Convents	1.0 per every 6 residents <u>plus</u> 1.0 per each employee <u>plus</u> 1.0 per every 5 chapel seats (if possible)
Motor Freight Transport	1.0 per each employee on largest shift <u>plus</u> 1.0 per truck parked on site
Motorcycle Dealers	1.0 per 600 s.f. of GFA
Multi-Family	See Attached Multi-Plex Dwelling Projects
Museums, Art Galleries	1.0 per 350 s.f. of GFA
Night-Club, Cocktail Lounge, Tavern, Disco, Bar	1.0 per every 3 seating accommodations <u>plus</u> 1.0 per every 2 employees on largest shift or 1.0 per 100 s.f. of GFA, whichever requires the greatest number of spaces
Nursing & Personal Care Facilities	1.0 per every 5 patient beds <u>plus</u> 1.0 per each employee on largest shift
Office Administrative/Professional Services	1.0 per 350 s.f. of GFA
Offices & Clinics of Physicians	1.0 per 150 s.f. of GFA
Paint, Glass & Wallpaper	1.0 per 350 s.f. of GFA
Parcel Delivery Services	1.0 per 250 s.f. of GFA
Parks & Playgrounds, Public/Non-Athletic	1% of land area
Patio Homes	2.0 per dwelling unit
Pawn Shops	1.0 per 350 s.f. of GFA
Photographic Studios, Portraits	1.0 per 350 s.f. of GFA
Physical Fitness Facilities	1.0 per 300 s.f. of GFA
Produce Stand	1.0 per 350 s.f. of GFA
Racetracks	1.0 per every 4 seats provided
Racquetball/Handball	1.0 per 200 s.f. of GFA
Refuse Systems, Sanitary Landfills, Dumps	1.0 per each employee PLUS 1.0 per business vehicle PLUS 1.0 per 350 s.f. of office space
Rehabilitation, Vocational Services	1.0 per 350 s.f. of GFA
Residential Care, Congregate Care, Assisted Living	1.0 per 500 s.f. of GFA
Restaurant/Food Service-with inside or outside seating	1.0 per every 3 seats-including dining & drinking areas <u>plus</u> 2.0 for every 3 employees on largest shift
Restaurant/Food Service- Drive-through only	1.0 per 150 s.f. of GFA <u>plus</u> area for 8 stacking spaces for the first drive-in window & 6 stacking spaces for the additional drive-in window
Rifle/Shooting Range-Outdoor	1.0 per target area <u>plus</u> 1.0 per each employee

**Table 6
Off-Street Parking Requirements (Continued)**

Use	Required Off-Street Parking Space
School, College, University	5.0 per classroom <i>plus</i> 10 administrative spaces
Schools, Elementary, Secondary	2.0 per classroom <i>plus</i> 5 administrative spaces
Schools, Fine Art, Music, Dance, Vocal	1.0 per 200 s.f. of GFA
Schools, High Schools	5.0 per classroom <i>plus</i> 10 administrative spaces
Schools, Vocational, Commercial, Trade	5.0 per classroom <i>plus</i> 10 administrative spaces
Shopping Centers	1.0 per 250 s.f. of GFA
Skating/Ice Rink	1.0 per 200 s.f. of GFA or individual review
Sporting Goods & Bicycle Shops	1.0 per 350 s.f. of GFA
Stables, Horseback Riding, Boarding, etc.	1.0 per 200 s.f. of GFA or individual review
Stadium, Arena, Athletic Field	By individual review
Swimming Pool – Public	2.0 per 100 s.f. of water surface area
Swimming Pool – Development Specific	1.0 per 100 s.f. of water surface area
Tax Return Preparation Services	1.0 per 350 s.f. of GFA
Taxation, Finance, Monetary-Public	1.0 per 350 s.f. of GFA
Tennis Club	2.0 per court <i>plus</i> 1.0 per 200 s.f. of clubhouse floor area in excess of 1,000 s.f.
Tennis Courts	2.0 per court
Terminal, Truck	1.0 per 250 s.f. of floor area devoted to office space <i>plus</i> 2.0 per company vehicle operated from premises
Theaters-Indoor	1.0 per every 4 seats provided
Theaters-Outdoor	1.0 per every 5 patrons at maximum capacity, or per individual review
Townhouse Development	2.0 per each unit
Transportation Services	1.0 per 500 s.f. of GFA
Transportation, Air	1.0 per 250 s.f. of GFA
Transportation, Bus	1.0 per 250 s.f. of GFA
Travel Agency	1.0 per 350 s.f. of GFA
Truck Stops	1.0 per 600 s.f. of GFA
Veterinary Services	1.0 per 250 s.f. of GFA
Video Tape Rental	1.0 per 250 s.f. of GFA
Warehousing	1.0 per 10,000 s.f. or minimum of 5 spaces
Warehouses-Mini	1.0 per on-site employee with a minimum of 3 spaces
SPECIAL LAND USES (unique land uses)	The minimum number of parking spaces required for a use not specifically mentioned in this section shall be determined by Planning Department staff.