

19-6.9 Single-family residential infill standards

19-6.9.1 General

(A) **Purpose and intent.** This section is intended to establish infill development standards that will allow balanced growth and maintain the character, integrity, diversity, affordability, and environmental features of the City’s neighborhoods.

(B) **Applicability.** The provisions of this section shall apply to all following development activities located in established single-family residential areas:

- (1) New lots created by summary plat or major subdivision (*Section 19-2.3.13*).
- (2) Construction of any new structure.
- (3) Addition of an attached garage/carport.
- (4) Installation and/or expansion of a driveway.
- (5) Renovations/additions to a dwelling whose construction value exceeds 50 percent of the fair market value of the property as reflected on the Greenville County Tax Assessor's role. All costs of renovations/additions phased over a five-year period shall be combined to determine applicability of the percent threshold criteria.
- (6) Additions that increase the principle building footprint square footage by more than 40 percent. All square footage of additions phased over a five-year period shall be combined to determine the applicability of the percent threshold criteria.

(C) **Definitions.** For the purposes of this section, the following definitions apply:

Block, in the context of residential infill means the lots and residential buildings fronting both sides of a section of street located between intersecting streets or, in the absence of intersecting streets, the lots and residential buildings fronting both sides of a section of street within 300 feet of each side of the subject property, on which the lot fronts, whichever is greater.

Established single-family residential area, in the context of residential infill, means any property located within a residential zone district.

Form, in the context of residential infill, refers to the shape and scale of a building. Form and its opposite, space, constitute primary elements of architecture and place. Both form and space are given shape and proportion in the design process. Therefore, the placement of a building form in relation to its immediate site and neighboring buildings is a crucial aspect of this form/space relationship.

Form Analysis, in the context of residential infill, means an analysis that combines a number of aspects that must be considered in order to analyze or design a resilient architectural form and resultant placement of that form, including shape, mass, size, proportion, and space.

Height. See *Height of building, Section 19-1.11*.

Mass means the three-dimensional representation of a structure and is the resultant of an analysis of the width, height and overall presentation of an individual existing structure.

Proportion of building means the comparative relation between elements of building size and height.

Shape, in the context of residential infill, refers to the configuration of surfaces and edges of a two- or three-dimensional object. Shape is the contour or silhouette, rather than the detail, of identified structures and is expressed in both plan (2D) and form (3D).

Size, in the context of residential infill, means the spatial dimensions, proportions, magnitude or bulk of a structure or lot configuration.

Space, in the context of residential infill, means the area in, around and between adjacent forms. (With respect to structures within existing neighborhoods, the area and volume between and around existing structures and, with respect to land subdivision, the width and depth of existing lots)

Yard, Rear, in the context of residential infill, means the open space area, at grade, located behind the rear wall of the habitable residential structure on the lot and the rear lot line and extending the full width of the lot.

Yard, Front, in the context of residential infill, means the yard area located in front of the front wall of the habitable residential structure on the lot.

Yard, Side, in the context of residential infill, means the yard area located between the front wall and the rear wall at both sides of the habitable residential structure on the lot.

Yard, Special Side, in the context of residential infill, means the yard area located between the front wall and the rear wall of a habitable residential structure located on a corner lot at the elevation that faces the second street. A special side yard may only occur as a conditioned approval by the Administrator.

19-6.9.2 Neighborhood Character Protection

Character. This section is intended to establish infill development standards that will propagate the existing aggregate of features and traits that compose an existing individual neighborhood, in which an infill project is proposed.

Protection. This section is intended to establish infill development standards that will both protect and maintain the character and integrity of the city's established single-family residential areas.

(A) Mass and Form Analysis. Prior to submittal for a building permit, the applicant shall perform a mass and form analysis of the immediate area that surrounds the proposed building site. The completed analysis shall be submitted with the building permit application and shall be used to establish the scale, height and placement of a new or replacement structure on the lot.

(1) Mass Analysis. A mass analysis is required to determine the relative appearance of the size and scale of structures in the applicable neighborhood and to ensure that the existing fabric of the neighborhood remains intact as new structures are added and older or damaged structures are replaced.

(a) To conduct the mass analysis, determine the approximate width and height of all the individual residential structure elevations within the same block and then summarize as a representative average.

(b) All new structures or replacements must provide a front elevation design that is within plus or minus 20 percent of the representative average of the width of the existing structure elevations as determined by the mass analysis.

- (c) All new structures or replacements must provide a front elevation design that does not exceed the average height of the existing elevations present within the block by more than one story.

(2) Form Analysis. A form analysis is also required to ensure that the existing fabric of the neighborhood remains intact as new structures are added, older or damaged structures are replaced, or new lot subdivisions are proposed. The form analysis is required to preserve and maintain the block *pattern* and *placement* of any new or replacement structure, lot or subdivision.

- (a) To conduct the form analysis, determine the shape and proportions of all the residential structure elevations and the spaces between all the residential structure buildings, identified in the mass analysis phase, and then include the finding with the results of the mass analysis.
- (b) For subdivision proposals, determine the shape, width and square footage pattern of the existing lots within the study block area and average the result to determine the allowable minimum lot width and size for the neighborhood. Resultant lots shall be within plus or minus 20 percent of the representative average lot width and lot area to ensure sufficient dimensions for a building and spacing between structures consistent with the block pattern, as required in this ordinance.

(3) Exception.

- (a) Existing lots, present at the date of adoption of this ordinance, that
 - i. are significantly narrower than the average width of existing lots within the block; and
 - ii. which prevent the placement of a new structure that is able to comply within plus or minus 20 percent of the representative average width of the structure elevations by the mass analysis; and
 - iii. which prevent the ability to comply with the average spacing between existing structures as established by the form analysismay petition the Administrator to provide a building elevation width that complies with the applicable required side setback of the zoning district, even if the overall elevation is too narrow to comply with the average elevation width of this ordinance.
- (b) If a new structure is unable to meet the minimum spacing between structures, as determined by the form analysis step, due to an existing narrow lot width, then the front elevation must:
 - 1. Be designed to not exceed the average existing elevations average height present with the block; and
 - 2. May add one story with a step back no less than 20 feet from the front entry wall elevation. All analysis results shall be reported on the Mass and Form Analysis form, provided by the city, and submitted with an application for a certificate of appropriateness or the building permit application, whichever is applicable.

(B) Structure Removal and Replacement. Prior to the removal or replacement of any structure in an established residential neighborhood, the applicant must:

(1) Determine if the property is in a neighborhood within a Preservation Overlay District, Historic Overlay District, Historic Resources List or the list of Local Landmarks. If so, *Section 19-2.3.8* will apply.

(2) Must obtain a demolition permit prior to any work.

(C) New Structure Placement. Prior to the placement of any structure in an established residential neighborhood, the applicant must:

(1) Determine if the property is in a neighborhood within a Preservation Overlay District or Historic Overlay District. If so, *Section 19-2.3.8* will apply.

(2) Must obtain a building permit prior to any work.

(D) Structure Support Features. To minimize the impact of support features, such as garages, carports, accessory structures and driveways, on the character of established single-family residential areas, this section is intended to establish infill development standards that will address the location of garages or carports and driveways and the orientation of garage or carport openings relative to the street. The following shall apply:

(1) In established single-family residential areas, garages, carports, and driveways shall be constructed in a way that is consistent with the predominant development pattern and rhythm of the block.

(2) Attached garages or carports shall not open onto a front yard, unless:

(a) A majority of the existing dwellings in the block also have attached garages or carports which open onto a front yard; and

(b) The garage or carport adheres to all the following conditions:

1. The garage or carport is integrated into the design of the house.

2. The front wall of the garage or carport must be set back at least 10 feet from the front wall of the house. This setback may include up to 5 feet of the depth of a front porch that spans at least 50 percent of the front façade of the house and is at least five feet in depth.

3. The new garage or carport width shall not exceed 25 percent of the lot width of the building lot.

4. The new garage or carport may be allowed access, via an apron the width of the garage opening, up to a standard two car garage opening.

(3) Attached garages or carports may open onto the special yard of a corner lot. The front door of the house shall not face the special yard. Garages or carports, located in a special side yard that front any road with a speed limit posted above 30mph or any road that is classified as a major residential collector must:

(a) provide a driveway configuration that is a minimum of 24 feet deep from the edge of the road pavement to the face of the garage; and

(b) allow enough space for a vehicle to reorient and enter traffic nose first.

(4) All detached garages/carports shall comply with the provisions of *Section 19-4.4. Accessory uses and structures.*

- (5) If a garage or carport is not eligible to open onto a front or special side yard, then driveways and parking shall generally be directed and located to the side and/or rear of the dwelling and shall comply with the following requirements:
 - (a) The maximum width of a driveway, or the aggregate of multiple driveways or driveway entries into a single lot, shall not exceed 25 percent of the lot width, except in the rear yard.
 - (b) The lot width used for this calculation is the actual lot width up to a maximum of 80 feet. All lot widths in excess of 80 feet have a maximum driveway width of 20 feet.
 - (c) All driveway widths may not exceed the calculated allowable width of 20 feet, until the driveway either:
 1. Extends into a side yard area in compliance with the same dimensional restrictions of *Section 19-6.9.2(D)(2)(b) 2, 3 and 4*; or
 2. Extends into the rear yard area.
- (6) Parking pads may be allowed in the front yard provided the pad conforms with all the following:
 - (a) Parking pads shall not be located within any required zoning district setback; and
 - (b) Parking pads may be allowed in the area between any required zoning district setback and the front wall of the primary residential structure; and
 - (c) Parking pad placement must include a minimum of a 5-foot landscape buffer between the edge of the parking pad closest to the residential structure and the front wall or porch of the residential structure.
- (7) Circular driveways may be allowed in the front yard provided the driveway conforms with all the following:
 - (a) The ingress and egress of circular driveways must conform to *Section 19-6.9.2(D)(5)* for driveway width.
 - (b) Circular driveways shall not be located within any required zoning district setback.
 - (c) Circular driveways may be allowed in the area between any required zoning district setback and the front wall of the primary residential structure.
 - (d) Circular driveway placement must include a minimum of a 5-foot landscape buffer between the edge of the drive closest to the residential structure and the front wall or porch of the residential structure.
- (8) Parking in a front yard may be allowed by the administrator when conditions exist that do not allow access to the side or rear yard (i.e. topography, limited space between an existing house and the lot line (an area less than 10 feet wide), provided the limiting conditions are not created by the applicant or a lack of foresight by the applicant's builder or designer of the building placement on the lot.
- (9) Backup space in a front yard may be allowed by the administrator when access to an adjacent street may be difficult due to traffic patterns on any road with a speed limit posted above 30mph or any road that is classified as a major residential collector.

19-6.9.3 Stormwater Mitigation

(A) Stormwater Retention/ Detention Standards. For subdivisions where stormwater quantity requirements of *Article 19-7. Stormwater Management* apply to infill subdivisions, where above ground detention/retention facilities are proposed, they shall:

- (1) Be located at least 20 feet from an exterior property line;
- (2) Be sloped in a manner that is easily maintained; and
- (3) Be designed as an amenity to the development, when deemed feasible by the administrator. Amenity features may include additional landscaping, fountains, trails or other features acceptable to the administrator.

(B) Stormwater Standards other than Detention/Retention. For single family lots or subdivisions, where the property is not part of a larger common plan and where major or minor stormwater permits are not required or where water quality requirements, as part of a minor stormwater permit are not required, then the following requirements shall apply:

- (1) Any increase in the impervious surface shall be mitigated on site using the techniques outlined in the Guidelines for Green Infrastructure & Low Impact Development.
- (2) Any removal and replacement of existing impervious surface shall be mitigated on site using the Guidelines for Green Infrastructure & Low Impact Development.
- (3) A grading plan that includes details and mitigation techniques as specified above shall be submitted with the application. The grading plan shall conform to the following:
 - (a) Setback slopes shall not exceed a 4:1 ratio, i.e. no more than a 1 foot change in elevation per 4 horizontal feet.
 - (b) Runoff collected and concentrated from impervious surfaces shall be discharged within the property boundaries and no closer than 20 feet to the property line, unless discharge is dissipated by a design approved by the Administrator.
 - (c) On site infiltration mitigation techniques may be up to the property line.
- (4) On-site mitigation options not otherwise listed in the Guidelines for Green Infrastructure & Low Impact Development may be used only upon approval of the Administrator.
- (5) Where the applicant cannot meet the requirements of on-site mitigation due to adverse site conditions, the Administrator may approve a grading plan that incorporates best management practices for conveyance and dissipation of stormwater runoff off-site.

19-6.9.4 Tree Canopy Protection

(A) Tree protection and replacement. Protection of existing tree cover, and the incremental growth of the city's tree canopy, is intended to enhance and preserve the environmental and aesthetic qualities of the city; to encourage site design techniques that preserve the natural environment and enhance the developed environment; to control erosion, slippage, and sediment runoff into streams and waterways; to increase slope stability; to improve air quality; to protect wildlife habitat and migration corridors; and to reduce homeowner energy costs.

- (1) **Tree Surveys.** Tree surveys are not required for single-family lots or single-family subdivisions. However, the location, species, and size of trees that are proposed to be retained and/or planted to meet these requirements shall be shown on the required site plan. Additionally, trees which are defined as heritage trees per *Section 19-6.3.2(H)* and are slated for removal must be noted on the plans.

- (2) **Tree Planting.** Including required street trees, one canopy tree shall be planted for each 2,000 square feet of lot area or portion thereof, minus building footprint. Such trees shall be a minimum 3-inch caliper and may be planted anywhere on the lot. For all existing canopy trees proposed to be retained and measuring at least 6 inches in diameter, their cumulative DBH caliper inches may be counted toward these planting requirements. Retained trees may not be counted toward any optional tree-planting storm water credits per 19-6.9.3.
- (3) **Street Trees.** Street trees are required at one shade tree per 40 linear feet of street frontage, or one ornamental tree per 20 linear feet of street frontage. Street tree requirements may count toward the one tree per 2,000 sf requirement of *Section 19-6.9.4(A)(2)*.
- (a) Trees that are retained to meet the requirement of *Section 19-6.9.4(A)(2)* above shall be protected during construction consistent with the provisions of *Section 19-6.3.3*.
- (4) **Heritage Trees.** All trees greater than 20 inches in diameter and located within the buffers and setbacks of the lot, or any tree greater than 40 inches in diameter located on the property, are defined as heritage trees per *Section 19-6.3.2(H)* and shall be subject to those same protections or mitigations.