

## **Excerpt from the City of Greenville Zoning and Subdivision Regulations**

### Section 1110. Development Plans

1110.01 *Applicability.* In the following named districts, development shall not proceed until a development plan has been submitted to, and approved unconditionally by the Planning Commission or other authority as designated herein:

R-TH                      C-1                      C-2                      C-3                      M-1                      M-2

(R-2, R-3, and R-4 for townhouse and patio garden development).

1110.2 *Purpose.* The purpose of development plan review and approval is to ensure that all new construction in the above listed districts will meet the minimum standards of the zoning, floodplain, subdivision, traffic, fire, health, and other applicable ordinances, codes, regulations, etc. applicable to development in the City of Greenville.

1110.3 *Scope.* Development plans shall:

- a. Include all site information set forth elsewhere in ordinances, codes, regulations etc. for development in the City of Greenville, especially pertaining to any required subdivision of land, rezoning, variances, health, water/sewer, and/or building permits, as may apply to a given development
- b. Show the proposed development in detail sufficient to enable the planning commission to determine impact of the proposed development on:
  - (1) The character of the surrounding neighborhood
  - (2) Matter of public safety and welfare, such as (but not limited to) traffic flow, noise levels and congestion; and
  - (3) The capacity of public service, service and commercial resources such as (but not limited to) utilities, public safety, streets, schools, health care, recreation, public service agencies, retail outlets, and private service providers to serve the proposed development satisfactorily

1110.4 *Content.* At initial submission, the developer shall provide two (2) sets of scaled site plans showing clearly:

- a. Location and lot dimensions, including existing lots and any proposed subdivision
- b. Public and private easements, existing and proposed
- c. The location, shape, height, type of construction and use of each proposed building on each proposed lot to be developed
- d. The number of dwelling units, if any, within each building to be constructed
- e. Existing and proposed setbacks of all existing and proposed buildings on existing and proposed lots within the development, and existing setbacks on parcels adjoining the parcel proposed for development
- f. Layout and type of surfacing of existing and proposed off street parking and loading/unloading spaces
- g. Existing and proposed curb cuts, and ingress/ egress routes from/ to existing public streets

- h. Existing and proposed surface drainage
- i. Location and size of existing and proposed public water and sewer mains serving the proposed development, and/or layout, design, capacity and other appropriate specifications of any proposed nonpublic water/sewer service
- j. Location of existing and proposed fire hydrants
- k. Location, height and materials of existing and proposed fences, walls and vegetation buffers
- l. Elevation(s) of finished floors of all existing and proposed principal structures and attached accessory structures
- m. Other site information required for permits and licenses applicable to the proposed development