

Greenville County

| Development Feature/Standard  | GREENVILLE COUNTY           |           | FOUNTAIN INN |           | GREENVILLE         |           | GREENVILLE (draft LUDO)            |           | GREER                                    |           | MAULDIN          |           | SIMPSONVILLE                        |           | TRAVELERS REST                         |           |
|---|-----------------------------|-----------|--------------|-----------|--------------------|-----------|------------------------------------|-----------|--|-----------|------------------|-----------|-------------------------------------|-----------|--|-----------|
|   | Measure                     | Points    | Measure      | Points    | Measure            | Points    | Measure                            | Points    | Measure                                  | Points    | Measure          | Points    | Measure                             | Points    | Measure                                | Points    |
| <b>Street Width (19 points)</b>   |                             |           |              |           |                    |           |                                    |           |  |           |                  |           |                                     |           |  |           |
| Minimum pavement width in low-density residential development (<22 = 2pts; <20 = 4pts)                    | 20-22 ft                    | 4         | 20-22 ft     | 4         | 20-22 ft           | 4         | -                                  | 4         | 20-22 ft                                 | 4         | 20-22 ft         | 4         |                                     |           | 20-22 ft                               | 4         |
| Cul-de-sac street minimum pavement width (<22 = 2 pts)  | -                           | 0         | -            | 0         | 28 ft              | 0         | -                                  | 0         | -  | 0         | -                | 0         |                                     |           | -                                      | 0         |
| Manufactured Home Park street minimum pavement width (<22 = 2pts)   | 20-28 ft                    | 2         | 20-28 ft     | 2         | -                  | 0         | -                                  | 0         | -  | 0         | 20 ft            | 2         |                                     |           | 20-28 ft                               | 2         |
| Alley minimum pavement width (residential/commercial) (<15 = 3 pts; <20 = 1 pt)                           | 12/18 ft                    | 3         | 12/18 ft     | 3         | 20 ft              | 1         | -                                  | 1         | -  | 0         | -                | 0         |                                     |           | 12/18 ft                               | 3         |
| Residential alleys permitted? (yes = 2 pts)   | Yes                         | 2         | Yes          | 2         | -                  | 0         | -                                  | 0         | -  | 0         | No               | 0         |                                     |           | Yes                                    | 2         |
| Collector street minimum pavement width (<24 = 3 pts)   | 24-26 ft                    | 3         | 24-26 ft     | 3         | 32-34 ft           | 0         | -                                  | 0         | 24 ft                                    | 3         | 24 ft            | 3         |                                     |           | 24-26 ft                               | 3         |
| Curb radii for residential streets (<20 = 1 pt; <15 = 3 pts)  | 25-40 ft                    | 0         | 25-40 ft     | 0         | 30 ft              | 0         | -                                  | 0         | 30 ft                                    | 0         | -                | 0         |                                     |           | 25-40 ft                               | 0         |
| <b>Right-of-Way Width (5 points)</b>  |                             |           |              |           |                    |           |                                    |           |  |           |                  |           |                                     |           |  |           |
| Minimum ROW width for residential street? (<45 = 3pts; <50 = 1 pt)  | 50 ft                       | 1         | 50 ft        | 1         | 50 ft              | 1         | -                                  | 1         | 40-42 ft                                 | 3         | 40-42 ft         | 3         |                                     |           | 50 ft                                  | 1         |
| Utilities allowed under paved section of street? (yes = 2 pts)  | -                           | 0         | -            | 0         | Yes                | 1         | -                                  | 1         | -  | 0         | -                | 0         |                                     |           | -                                      | 0         |
| <b>Cul-de-Sacs (9 points)</b>   |                             |           |              |           |                    |           |                                    |           |  |           |                  |           |                                     |           |  |           |
| Minimum radius allowed for cul-de-sacs? (<35 = 3 pts)   | 40 ft                       | 0         | 40 ft        | 0         | 41 ft              | 0         | -                                  | 0         | 40 ft                                    | 0         | 40 ft            | 0         |                                     |           | 40 ft                                  | 0         |
| Can landscaped island be created within cul-de-sac? (yes = 3 pts)   | Yes                         | 3         | Yes          | 3         | ns                 | 0         | -                                  | 0         | Yes                                      | 3         | Yes              | 3         |                                     |           | Yes                                    | 3         |
| Are alternative turnarounds such as "hammerheads" allowed? (yes = 3 pts)                                  | Yes                         | 3         | Yes          | 3         | ns                 | 0         | -                                  | 0         | No                                       | 0         | Yes              | 3         |                                     |           | Yes                                    | 3         |
| <b>Vegetated Open Channels/Swales (4 points)</b>  |                             |           |              |           |                    |           |                                    |           |  |           |                  |           |                                     |           |  |           |
| Are open channels/swales allowed for some residential streets? (yes = 3 pts)                              | Yes                         | 3         | Yes          | 3         | No                 | 0         | -                                  | 0         | Yes                                      | 3         | Yes              | 3         |                                     |           | Yes                                    | 3         |
| Design criteria for swales (dry swales, biofilters, or grass)? (yes = 1 pts)                              | Yes                         | 1         | Yes          | 1         | Yes                | 1         | -                                  | 1         | Yes                                      | 1         | Yes              | 1         |                                     |           | Yes                                    | 1         |
| <b>Parking Ratios (18 points)</b>   |                             |           |              |           |                    |           |                                    |           |  |           |                  |           |                                     |           |  |           |
| Minimum parking ratio for professional office building (per 1000 sf) (<3 = 4 pts; <4 = 2 pts; <5 = 1 pt)  | 3                           | 4         | 5            | 0         | 3.3-5              | 2         | 2                                  | 4         | 6  | 0         | 5                | 0         | 5                                   | 0         | 6                                      | 0         |
| Minimum parking ratio for shopping centers (per 1000 sf) (<3 = 4 pts; <4 = 2 pts; <5 = 1 pt)              | 3                           | 4         | 5.5          | 0         | 3.3                | 2         | 2                                  | 4         | 4-6                                      | 1         | 5                | 0         | 5.5                                 | 0         | 4-5                                    | 1         |
| Minimum parking ratio for multifamily dwellings (per unit)? (<2 = 3 pts)                                  | 1-2                         | 3         | 2            | 0         | 2                  | 0         | 1.5                                | 3         | 2  | 0         | 2                | 0         | 2                                   | 0         | 2                                      | 0         |
| Are parking requirements set as maximums? (yes = 4 pts)   | No                          | 0         | No           | 0         | No                 | 0         | min. & max.                        | 4         | No                                       | 0         | No               | 0         | No                                  | 0         | No                                     | 0         |
| Are parking requirements reduced/waived in CBD? (yes = 3 pts)   | n/a                         | 0         | No           | 0         | Yes                | 3         | Yes                                | 3         | Yes                                      | 3         | No               | 0         | Yes                                 | 3         | No                                     | 0         |
| <b>Shared Parking (6 points)</b>  |                             |           |              |           |                    |           |                                    |           |  |           |                  |           |                                     |           |  |           |
| Is shared parking allowed? (yes = 3 pts)  | Yes                         | 3         | Yes          | 3         | Yes                | 3         | Yes                                | 3         | Yes                                      | 3         | Yes              | 3         | Yes                                 | 3         | Yes                                    | 3         |
| What percentage of parking may be shared? (100% = 3 pts; <100% = 1 pt)                                    | 100%                        | 3         | 50%          | 1         | 100%               | 3         | 100%                               | 3         | 50%                                      | 1         | 50%              | 1         | 50%                                 | 1         | 50%                                    | 1         |
| <b>Parking Lot Design (10 points)</b>   |                             |           |              |           |                    |           |                                    |           |  |           |                  |           |                                     |           |  |           |
| What is the minimum stall width for a standard parking space? (<9 = 1 pt)                                 | 9 ft                        | 1         | 9 ft         | 1         | 8.5 ft             | 1         | 9 ft                               | 1         | 9 ft                                     | 1         | 9 ft             | 1         | 9 ft                                | 1         | 9 ft                                   | 1         |
| Minimum width for 2 rows of parking and drive aisle? (<60 = 3 pts)  | 64 ft                       | 0         | -            | 0         | 61 ft              | 0         | 60 ft                              | 3         | 60 ft                                    | 3         | 64 ft            | 0         | 60 ft                               | 3         | 64 ft                                  | 0         |
| Smaller dimensions allowed for compact cars? What % of spaces? (yes = 3 pts)                              | No                          | 0         | No           | 0         | No                 | 0         | No                                 | 0         | No                                       | 0         | No               | 0         | Yes; 20%                            | 3         | No                                     | 0         |
| Are pervious materials allowed/required for parking areas? (req'd: 3 pts; allowed: 1 pt)                  | Required for > 200% of min. | 3         | -            | 0         | Allowed            | 1         | Required for > 100 % of min.       | 3         | <= 25% allowed; req'd > 110% of min.     | 3         | ns               | 0         | 100% allowed                        | 1         | 100% allowed; req'd for > 110% of min. | 3         |
| <b>Parking Lot Landscaping (17 points)</b>  |                             |           |              |           |                    |           |                                    |           |  |           |                  |           |                                     |           |  |           |
| Parking lot landscaping required? (yes = 3 pts)   | Yes                         | 3         | No           | 0         | Yes                | 3         | Yes                                | 3         | Yes                                      | 3         | Yes              | 3         | Yes                                 | 3         | Yes                                    | 3         |
| Applicability of above (new lot and/or expanded lots) (all= 4pts; <= 15 spaces = 2 pts; >15 spaces = 1pt) | New lots of 60+ spaces      | 1         | -            | 0         | New; > 25 spaces   | 1         | > 5 spaces (new); > 10% (expanded) | 2         | New lots >= 60 spaces; all expanded lots | 1         | All new lots     | 4         | >=15 spaces (new); > 50% (expanded) | 1         | 60 + spaces                            | 1         |
| Required planting areas (<=1 tree /10 spaces = 4pts; <= 1/15 = 2 pts; >1/15 = 1pt)                        | 1 tree/15 spaces            | 2         | -            | 0         | 1 island/20 spaces | 1         | 1 island/15 spaces                 | 2         | No space > 90' from tree                 | 4         | 1 tree/10 spaces | 4         | 5% of vehicular area                | 1         | 1 tree/15 spaces                       | 2         |
| Are planting areas required to be curbed? (no = 3 pts)  | No                          | 3         | -            | 0         | No                 | 3         | No                                 | 3         | No                                       | 3         | No               | 3         | No                                  | 3         | No                                     | 3         |
| Bioretention or other stormwater practices required/ encouraged? (yes = 3 pts)                            | No                          | 0         | No           | 0         | No                 | 0         | No                                 | 0         | No                                       | 0         | No               | 0         | No                                  | 0         | No                                     | 0         |
| <b>Sidewalks (9 points)</b>   |                             |           |              |           |                    |           |                                    |           |  |           |                  |           |                                     |           |  |           |
| Are sidewalk requirements context sensitive? (yes = 1 pt)   | Yes                         | 1         | Yes          | 1         | Yes                | 1         | -                                  | 1         | Yes                                      | 1         | Yes              | 1         | Yes                                 | 1         | Yes                                    | 1         |
| Planting strip required between sidewalk and curb? (>= 6 ft = 4 pts; < 6 ft = 2pts; <4 ft = 1pt)          | Yes; 2 ft                   | 1         | Yes; 2 ft    | 1         | No                 | 0         | -                                  | 0         | No                                       | 0         | No               | 0         | No                                  | 2         | Yes; 2 ft                              | 1         |
| Are street trees required in the planting strip? (yes = 3 pts)  | No                          | 0         | No           | 0         | No                 | 0         | Optional                           | 0         | No                                       | 0         | No               | 0         | No                                  | 0         | No                                     | 0         |
| Can alternate pedestrian networks be substituted for sidewalks? (yes = 1 pt)                              | No                          | 0         | No           | 0         | Yes                | 1         | -                                  | 1         | Yes                                      | 1         | No               | 0         | No                                  | 0         | No                                     | 0         |
| <b>Driveways (7 points)</b>   |                             |           |              |           |                    |           |                                    |           |  |           |                  |           |                                     |           |  |           |
| Pervious paving material for residential driveways (required = 3 pts; allowed = 1 pt)                     | -                           | 0         | -            | 0         | -                  | 0         | -                                  | 0         | ns                                       | 0         | Allowed          | 1         | -                                   | 0         | -                                      | 0         |
| Residential front setbacks (minimum) (< 20 = 4 pts; =20 = 2pts)   | 30/40 ft                    | 0         | 30/40 ft     | 0         | 25 ft              | 0         | -                                  | 0         | 20/30 ft                                 | 2         | 20/40 ft         | 2         | 15-30 ft                            | 4         | 20/30 ft                               | 2         |
| <b>TOTAL POINTS (104 points)</b>  |                             | <b>57</b> |              | <b>32</b> |                    | <b>33</b> |                                    | <b>51</b> |  | <b>47</b> |                  | <b>45</b> |                                     | <b>30</b> |  | <b>47</b> |