

## **Section 8:4 I-2, Industrial District**

### **8:4.1 Intent**

This district is established to provide a high level of design quality, site amenities, and open space for light industry, warehouse distribution, research and development operations, and similar industrial uses with compatible operations within a park atmosphere. All of the uses shall be of a type or intensity that do not produce odors, smoke, fumes, noise, glare, heat or vibrations which are incompatible with other uses in the park or its surrounding land uses outside the industrial park. The physical and operational requirements of the use, including type of structure used and volume of heavy truck traffic generated, shall not have an adverse impact upon surrounding land uses. Regulations are directed toward protecting neighboring land uses from any of the potential nuisances associated with industrial uses.

### **8:4.2 Uses Permitted and Uses Permitted by Special Exception**

*I-2 Uses listed in Table 6.1*

Automatic teller machines  
Business Incubator Centers  
Cemetery (by special exception use)  
Emergency Service, Fire, Police, EMS  
Golf courses  
Governmental facilities and operations (by special exception use)  
Group Industrial development  
Industrial / Service  
Industrial Light  
Laboratories  
Office – Business  
Office – Medical  
Public Utility (by special exception use)  
Recreation – (community area)  
Recreation – Private  
Recycling Drop Box  
Storage Units (Temporary)

*See Table 6.1 (for more information)*

### **8:4.3 Setback/Height**

*Minimum Lot Width & Maximum Height requirements for the I-2 District listed in Table 7.3*

Minimum Width (feet) - None  
Maximum Height (feet) – 90

*Minimum Front, Side and Rear setbacks described in Section 8:4.10*

Front Setback – 100 feet from street right of way line  
Side and Rear Setback – 50 feet from rear or side property line

*See Table 7.3 and Section 8:4.10 (for more information)*

### **8:4.4 Off-Street Parking/Loading**

*Minimum parking requirements listed in Table 12.1*

**Factory, industrial** – Minimum of 1 space per 500 square feet of leasable floor area for the first 3,000 square feet and then 1 space per 1,500 square feet of leasable floor area thereafter.

**Office and Professional Building** - Minimum of 3 spaces per 1000 square feet of leasable floor area.

**Warehousing and Flex Space Uses** – Minimum of 1 space per 500 square feet of leasable floor area for the first 3,000 square feet and then 1 space per 2,500 square feet of leasable floor area thereafter.

*See Table 12.1 (For more information)*

### **Off-Street Loading**

*Minimum off-street loading requirements described in section 12:3.1*

Every industrial and wholesale building hereafter erected shall provide space as indicated herein for loading and unloading of vehicles. The number of off- street loading berths required by this section shall be considered as the absolute minimum, and the developer shall evaluate his own needs to determine if they are greater than the minimum specified by this section. For purposes of this section, an off-street loading berth shall have minimum plan dimensions of 12 feet by 60 feet and 14 feet overhead clearance with adequate means for ingress and egress.

*See Section 12:3 (for more information)*

### **8:4.5 Prohibited Uses**

Abattoirs (slaughter houses)

Correctional facilities and prisons

Commercial incineration

Landfill - sanitary

Manufacture and storage of explosives

Paper mills

Quarries

Scrap / salvage / junk yards

Any uses that are not compatible with the permitted uses as determined by the Zoning Administrator shall be considered prohibited uses.

### **8:4.6 Minimum Park Size**

The minimum park size shall be 20 acres.

### **8:4.7 Minimum Lot Area**

No minimum lot area is required within the park in order to allow for flexibility and creativity in design.

### **8:4.8 Maximum Percent of Lot Coverage**

Building coverage shall not exceed 50% of the area of the lot on which it is located.

### **8:4.9 Signs**

Identification signs and business signs shall be of a uniform design and non-flashing.

1. A Park Identification sign with logo is allowed at each primary entrance. It shall not exceed 300 square feet in area or 35 feet in height.
2. A Directory sign is allowed in addition to the Park Identification sign(s). It shall not exceed 200 square feet in area or 16 feet in height.

3. A Wall sign and a logo is allowed on each building wall having street frontage not to exceed 20% of the wall area or 350 square feet maximum area, and shall not protrude above the roof line.
4. Directional signs indicating entrance, exit, loading areas or location of parking shall not exceed six (6) square feet.

#### **8:4.10 Setbacks and Buffers**

No building shall be closer than 100 feet from all street right-of-way lines or 50 feet from a side or rear property line. No building or accessory structure shall be located closer than 150 feet from a residential district. A landscaped buffer area of a minimum of 100 feet shall be provided along boundaries of the park that abut residentially zoned districts.

#### **8:4.11 Outside Storage**

No outside storage of material shall be allowed within the park.

#### **8:4.12 Architectural Form**

1. The architectural design of buildings and structures and their materials and colors shall be visually harmonious with the overall appearance of the park.
2. All street furniture i.e., lights, signs, pedestrian benches, bus shelters etc. shall have a uniform design.

#### **8:4.13 Noise, Odor, Vibrations, Emissions**

All noises, odors, vibrations, emissions of smoke, dust, or gases shall be controlled so as not to be detrimental or cause a nuisance to nearby residential or commercial areas or other uses in the park. Any time prior to or after a building or site is occupied; control measures may be required in accordance with the appropriate governmental agencies, which monitor public health and welfare.

#### **8:4.14 Screening of Loading Areas**

A Landscape Plan shall be submitted with the rezoning application that provides buffers, screening or both between the park and neighboring residential districts. Opaque walls and/or fences and landscaping are required around outdoor waste containers, loading areas, and parking areas for commercial vehicles.

#### **8:4.15 Covenants**

A copy of any covenants must be provided with the rezoning application.

#### **8:4.16 Traffic Impact Analysis**

A traffic impact analysis shall be submitted with the rezoning application for development projects or development plans where 150 or more vehicle trips are expected to be generated at the peak hour.

The traffic impact analysis shall be prepared by a registered professional engineer with experience in traffic engineering. This analysis shall include:

1. An estimate of the traffic generated as a result of the proposed development;
2. An analysis of the existing street system serving the proposed development; and
3. An assessment of improvements needed to the existing street system, as well as any new improvements in order to support the traffic from the proposed development.

Estimates of vehicle trips shall be calculated based on trip generation rates from the most recent edition of the Trip Generation Manual published by the Institute of Transportation Engineers.

The results and recommendations of the Traffic Impact Analysis will be forwarded to Greenville County Council so that any needed road improvement can be added to the County's Road Improvement Plan.

#### **8:4.17 Environmental Reviews**

DHEC regulates pollution, which may impact citizens in proximity to industrial parks. These types of pollution include, but are not limited to:

1. Air Pollution
2. Water Pollution
3. Solid Waste
4. Hazardous Waste
5. Underground Storage Tanks

The applicant should contact the South Carolina Department of Health and Environmental Control (DHEC) Permitting Liaison. The Permitting Liaison is responsible for contacting all Bureaus within DHEC and insuring that facilities obtain the correct permits prior to construction. The Permitting Liaison can be contacted at:

SC DHEC  
Appalachia II Environmental Quality Control  
301 University Ridge - Suite 5800  
Greenville, SC 29601-5800  
(864) 241-1090 FAX: (864) 241-1092

Permitting Liaison  
Office of Environmental Quality Control  
South Carolina Department of Health and Environmental Control  
2600 Bull Street  
Columbia, SC 29201

#### **Additional information:**

##### **Section 7:3.7 Height**

All buildings may exceed the height limitations of the district if the minimum depth of rear yards and the minimum width of side yards required in the district regulations are increased 1 foot for each 3 feet by which the height of such building exceeds the prescribed height limit. Chimneys, elevators, poles, spires, tanks, towers, and other projections not used for human occupancy may exceed the district height limit. *(Source)*

##### **Section 12:2 Off-Street Parking**

There shall be provided at the time of the erection of any building, or at the time any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area; or before conversion from one type of use of occupancy to another, permanent off-street parking space in the amount specified by this section. Such parking space may be provided in a parking garage or properly graded and improved open space. All

portions of the required space, which are paved, shall be marked in accordance with the standards contained herein. Lines shall be visibly marked with paint.

**Section 12:4 Parking Lot Landscaping**

All new off-street parking lots with ten (10) *or* more spaces located adjacent to existing public right(s)-of-way shall establish roadside buffers. Roadside buffers shall be located outside of the rights-of-way of existing roads and shall be located outside the future rights-of-way of all GRATS and SIB projects identified in the Transportation Corridor Preservation Ordinance of Greenville County.

**Section 12:8 Height**

Federal Aviation Agency height regulations in the vicinity of an airport or the area governed by the Federal Aviation Agency regarding approach zones and protected areas shall take precedence over all other types of regulations.

Click on or go to the following link to access entire Greenville County Zoning Ordinance:

[http://www.greenvillecounty.org/gcpc/current\\_planning/pdf/zoning\\_ordinance.pdf](http://www.greenvillecounty.org/gcpc/current_planning/pdf/zoning_ordinance.pdf)