

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENWOOD )

ORDINANCE NO. 25-003

**ORDINANCE AMENDING THE CITY OF GREENWOOD’S ZONING ORDINANCE,  
CHAPTER 3, ARTICLE 3, SECTION 3.3.6 INSTITUTIONAL PROFESSIONAL, 3.3.6.1 ADDITIONAL  
USES PERMITTED IN IP TO ADD *DUPLEX*, AND TABLE 3-1 ZONING DISTRICT USE CHART TO ADD  
*DUPLEX* AS A PERMITTED USE IN IP**

**WHEREAS**, the City Council of Greenwood is authorized by the South Carolina Code of Laws, Section 6-29-160, to make amendments to the City of Greenwood Zoning Ordinance No. 04-020; and,

**WHEREAS**, the Greenwood County Joint Planning Commission has certified that it held a Public Hearing on Tuesday, January 28, 2025 and as a result did recommend approval of the request to amend the City of Greenwood’s Zoning Ordinance as indicated below; and,

**WHEREAS**, the City Council of Greenwood has thoroughly considered the recommendations and concluded that the City of Greenwood Official Zoning Map should be amended in accordance therewith.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Greenwood:

**CHAPTER 6 SUPPLEMENTAL REGULATIONS**

**3.3.6. IP – Institutional Professional**

The Institutional Professional Zoning Districts are primarily designed to accommodate the development of professional offices, research parks, and corporate headquarters, both individually and in a campus setting, as well as governmental and public facilities.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the IP Zoning District. In addition, the IP Zoning District also allows all permitted uses, conditional uses, special exceptions, and accessory uses listed in Section 3.3.1. – Regulations Applied to All Commercial Districts.

### 3.3.6.1. Additional Uses Permitted in IP

Accountant	Law Office
Administrative Offices	Library
Architect/Engineer Office	Medical Clinic
Auditorium/Arena	Medical/Dentist/Doctor Office
Barber/Beauty School	Music Studio
Biotechnological Center	Outpatient Hospital
Botanical Garden	Parking Garage
Church, Temple or Synagogue	Parking Lot, Commercial
Community Center	Photography Studio
Community/Neighborhood Recreation	Police, Fire & EMS Station
Duplexes	Post Office
Financial Stockbroker	Private Recreation Area
Golf Course, Including Clubhouse	Public Assembly Hall
Government/Public Utility Office	Public Park and/or Playground
Group Home, Extensive	Single Family Detached
Hospitals/Sanatoriums	Theater, Outdoor
Interior Design Studio	
Laboratory/Research Facility	

### 3.3.6.2. Additional Conditional Uses Allowed in IP

The following uses are permitted in all IP zoning districts, provided the following conditions are met:

A. Arts and Crafts Sales/Exhibitions – provided the temporary zoning permit is issued for arts and crafts sales and exhibitions as an accessory use to an approved principal use (such as an off-street parking lot). The maximum term for such permit shall not exceed five (5) days, and no more than four (4) such permits may be issued per property, per calendar year.

B. Assisted Living – provided:

1. A maximum density of ten (10) units per acre if developed as apartments/condominiums.
2. A maximum density of one (1) bed per 1,000 square feet if not self-provided.

C. Bed and Breakfast – provided:

1. The facility meets the minimum standards as set forth in the South Carolina Code of Laws, Title 45, Chapter 4, South Carolina Bed and Breakfast Act.
2. Bed and Breakfast or Bed and Breakfast Inn shall be defined according to the South Carolina Code of Laws, Title 45, Chapter 4, South Carolina Bed and Breakfast Act.

3. The facility must be located on one (1) tract containing no less than one (1) acre for up to three (3) guest rooms; the minimum lot size shall increase by an additional 0.25 acres per each one (1) additional guest room.

4. Parking shall be provided in the rear of the lot and shall be an unpaved surface or gravel or crusher run with a depth of four (4) inches bounded by edging to hold the material in place.

D. Business Services, General – provided:

1. The use is designed to resemble a residential structure.

2. The structure does not exceed 5,000 square feet on the main floor.

3. Parking is provided in the rear of the lot.

E. Child/Adult Care Center – provided:

1. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter of approval from DSS/DHEC will be required for zoning approval.

2. The facility must conform to all applicable standards of any Ordinance in effect within the City of Greenwood.

3. No other business enterprise shall be allowed to operate on the same property as the facility.

4. Entrances, exits and other parking areas shall be located off collector and residential streets rather than arterial roads unless such access is not available.

5. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility shall be provided.

6. An on-site drop-off for children/adults shall be provided.

7. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult shall be provided. Outdoor areas must be enclosed with a fence that is at least four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.

8. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.

9. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.

F. College/University Building – provided:

1. The side yard setback shall be:

- a) Ten (10) feet for buildings under 36 feet in height and adjacent to a non-residential zone.
- b) 20 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
- c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.
- d) 40 feet for buildings 36 feet in height or greater and adjacent to a residential zone.

2. The rear yard setback shall be:

- a) 15 feet for buildings under 36 feet in height and adjacent to a non-residential zone.
- b) 30 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
- c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.
- d) Increased by one (1) foot for every two (2) feet of building height above 36 feet when adjacent to a residential zone.

G. Commercial/Trade School – provided:

1. The side yard setback shall be:

- a) Ten (10) feet for buildings under 36 feet in height and adjacent to a non-residential zone.
- b) 20 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
- c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.
- d) 40 feet for buildings 36 feet in height or greater and adjacent to a residential zone.

2. The rear yard setback shall be:

- a) 15 feet for buildings under 36 feet in height and adjacent to a non-residential zone.
- b) 30 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
- c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.
- d) Increased by one (1) foot for every two (2) feet of building height above 36 feet when adjacent to a residential zone.

H. Concerts and Stage Shows – provided zoning permits for temporary public assembly use and events of public interest such as outdoor concerts and stage shows and parking for such events, are issued for periods of no more than five (5) consecutive days. No more than five (5) such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.

I. Convent/Monastery – provided the use is contained on the same piece of property as the church or house of worship. All applicable setbacks, height restrictions and parking requirements for multi-family must be met. The density for this use shall not exceed four (4) housing units per acre.

J. Dormitory – provided:

1. The site is located on property owned by a college or university or contiguous to such use.

2. The maximum density does not exceed ten (10) units per acre.

3. The side yard setback shall be:

a) Ten (10) feet for buildings under 36 feet in height and adjacent to a non-residential zone.

b) 20 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.

c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.

d) 40 feet for buildings 36 feet in height or greater and adjacent to a residential zone.

4. The rear yard setback shall be:

a) 15 feet for buildings under 36 feet in height and adjacent to a non-residential zone.

b) 30 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.

c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.

d) Increased by one (1) foot for every two (2) feet of building height above 36 feet when adjacent to a residential zone.

K. Educational Institution and Primary/Secondary School – provided:

1. The side yard setback shall be:

a) Ten (10) feet for buildings under 36 feet in height and adjacent to a non-residential zone.

b) 20 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.

- c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.
- d) 40 feet for buildings 36 feet in height or greater and adjacent to a residential zone.

2. The rear yard setback shall be:

- a) 15 feet for buildings under 36 feet in height and adjacent to a non-residential zone.
- b) 30 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
- c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.
- d) Increased by one (1) foot for every two (2) feet of building height above 36 feet when adjacent to a residential zone.

L. Museum/Art Gallery – provided that the use shall be located in a pre-existing historic residential structure as defined by the Board of Architectural Review.

M. Nursing/Convalescent Home – provided:

- 1. Such uses must meet the minimum standards set forth for such facilities by DSS and other federal, state and local agencies which exercise jurisdiction over such facilities.
- 2. Such use shall be housed in a permanent structure.
- 3. Such uses shall have a minimum lot area of one (1) acre.
- 4. Such uses shall be required to maintain a minimum outside recreational area of 75 square feet per bed. Group care facilities may be required to place a fence around the recreation areas when the planning staff determines that there is a safety concern.

N. Office Building – provided:

- 1. The use is designed to resemble a residential structure.
- 2. The structure does not exceed 5,000 square feet on the main floor.
- 3. Parking is provided in the rear of the lot.

O. Outpatient Treatment Facility – provided an outpatient treatment facility treating substance abuse shall not be located closer than 1,000 feet (measured from the property line) from any house of worship, day care center, public or private elementary or secondary school, public park, public library, or any residential zoning district.

P. Sales/Leasing Offices – provided a temporary zoning permit is issued by the Zoning Officials for appropriate periods of time not to exceed twelve (12) month increments for a nonconforming structure or use incidental to building construction or land development. The structure or use must be removed upon expiration of the permit. The structure must be located on the same site as the permitted project. The structure may be a manufactured or modular dwelling.

Q. Technical College/School – provided:

1. The side yard setback shall be:

- a) Ten (10) feet for buildings under 36 feet in height and adjacent to a non-residential zone.
- b) 20 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
- c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.
- d) 40 feet for buildings 36 feet in height or greater and adjacent to a residential zone.

2. The rear yard setback shall be:

- a) 15 feet for buildings under 36 feet in height and adjacent to a non-residential zone.
- b) 30 feet for buildings 36 feet in height or greater and adjacent to a non-residential zone.
- c) 30 feet for buildings under 36 feet in height and adjacent to a residential zone.
- d) Increased by one (1) foot for every two (2) feet of building height above 36 feet when adjacent to a residential zone.

R. Veterinary Clinic/Office – provided the use does not include on-site animal kennels external to the primary structure and the boarding of animals is allowed on-site for medical treatment only.

S. Arts and Crafts Sales/Exhibitions – provided the temporary zoning permit is issued for arts and crafts sales and exhibitions as an accessory use to an approved principal use (such as an off-street parking lot). The maximum term for such permit shall not exceed five (5) days, and no more than four (4) such permits may be issued per property, per calendar year.

T. Construction/Storage Office – provided a temporary zoning permit is issued by the Zoning Official for appropriate periods of time not to exceed twelve (12) month increments for a nonconforming structure or use incidental to building construction or land development. The structure or use must be removed upon expiration of the permit. The structure must be located on the same site as the permitted project and must be removed within 15 days after the completion of the project. The structure may be a manufactured or modular dwelling.

U. Convent/Monastery – provided the use is contained on the same piece of property as the church or house of worship. All applicable setbacks, height restrictions and parking requirements for multi-family must be met. The density for this use shall not exceed four (4) housing units per acre.

V. Garage Sales/Auctions – provided auctions or garage sales of second-hand merchandise may be conducted on a property as a temporary use. Such sales may be conducted only once in a calendar year from the same property. A permit must be obtained from the city clerk's office for each sale and such permit shall be posted at the site of the sale.

W. Outdoor Religious Events – provided a temporary zoning permit for outdoor religious events such as church revivals, outdoor concerts and parking for such events is issued for periods not to exceed 14 consecutive days, and no more than three (3) such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.

**Table 3-1 – Zoning District Use Chart**

**TABLE 3-1 – ZONING DISTRICT USE CHART**

SPECIFIC USE		R1	R2	R3	RM3	R4	R7	RM7	R10	R12	R15	NC	OP	GC	CC	IP	NS	LIW	HI
<b>RESIDENTIAL</b>																			
<i>Residential</i>	Duplex						P	P	P	P	P					P			
	Group Home, Limited																		
	Houseboat																		
	Manufactured Home																		
	Manufactured Home – Residentially Designed				C			C											
	Manufactured Home Park							C											
	Mobile Home				C			C											
	Multi-Family Dwellings								P	P	P				C				
	Single Family Attached (3 or more units)																		
	- Patio Home																		
	- Zero Lot Line Home						C	C	P		P								
	- Townhouse																		
	Single Family Detached	P	P	P	P	P	P	P	P	P	P		P			P	C		

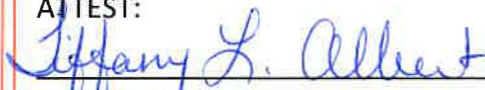
Done this 17<sup>th</sup> day of March, 2025.





Brandon Smith, Mayor

ATTEST:



Tiffany Albert, Clerk

First Reading: February 24, 2025

Second Reading: March 17, 2025