

ORDINANCE # 834

AN AMENDMENT TO THE MAULDIN ZONING ORDINANCE TO CONDITIONALLY ALLOW MULTI-FAMILY DWELLINGS IN THE C-1, C-2, AND S-1 ZONING DISTRICTS (SECTIONS 5:7.3, 5:8.3, AND 5:9.3), REQUIRE A PUBLIC SIDEWALK FOR RESIDENTIAL HOUSING DEVELOPMENTS (SECTION 8:1) AND ALSO PROVIDE CONDITIONAL USE STANDARDS FOR MULTI-FAMILY DWELLINGS IN THE C-1, C-2, AND S-1 ZONING DISTRICTS (SECTION 10:13).

Whereas, the strict segregation of residential and commercial uses can present a hardship to landowners;

Whereas, the City of Mauldin Comprehensive Plan encourages mixed-use development patterns that reduce the need for short-distance automobile trips;

Whereas, the proposed amendment provides flexibility and greater opportunities for infill development;

Whereas, the City of Mauldin finds that it is appropriate for multi-family residential uses to mix with commercial uses provided that certain minimum design standards are followed; and

BE IT ORDAINED by the Mayor and City Council of the City of Mauldin, South Carolina, in council assembled and by authority thereof that the Mauldin Zoning Ordinance be amended as follows:

**Section 1. Amendment.** Amend Section 5:7.3 C-1 Conditional Uses, by the addition of “Multi-family dwellings” to the list of Conditional Uses in the C-1 zoning district as follows:

Multi-family dwellings (in accordance with provisions of Section 8:1 and Section 10:13)

**Section 2. Amendment.** Amend Section 5:8.3 C-2 Conditional Uses, by the addition of “Multi-family dwellings” to the list of Conditional Uses in the C-2 zoning district as follows:

Multi-family dwellings (in accordance with provisions of Section 8:1 and Section 10:13)

**Section 3. Amendment.** Amend Section 5:9.3 S-1 Conditional Uses, by the addition of “Multi-family dwellings” to the list of Conditional Uses in the S-1 zoning district as follows:

Multi-family dwellings (in accordance with provisions of Section 8:1 and Section 10:13)

**Section 4. Amendment.** Amend Section 8:1 Design Standards for Residential Housing Developments, by the addition of a requirement for a public sidewalk as follows:

6. *Public Sidewalk.* A public sidewalk, not less than five feet in width, shall be required within the right-of-way along all adjacent streets. Sidewalks shall be constructed of concrete with a minimum thickness of at least four inches. Sidewalks shall align vertically and horizontally with abutting sidewalks and shall comply with the Accessibility Guidelines of the Americans with Disabilities Act (ADA) and the building codes administered by the City of Mauldin.

**Section 5. Amendment.** Amend Chapter 10 Conditional Uses, by the addition of new section for Multi-family dwellings in the C-1, C-2, and S-1 districts as follows:

Sec. 10:13 – Multi-family Dwellings: C-1, C-2, and S-1 Districts.

This section establishes design standards for multi-family dwellings in the C-1, C-2, and S-1 zoning districts. These standards are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing design principles, which can result in creative solutions that will develop a satisfactory

visual appearance, preserve taxable values, and promote the public health, safety, and general welfare. These standards are supplemental to other regulations which would otherwise apply.

A. *Maximum Density.* The maximum density shall not exceed 16 dwelling units per acre. Notwithstanding the maximum density may be increased to a maximum of 20 dwelling units per acre if the multi-family residential development project meets one of the following criteria:

1. The ground floor of the applicable principal structure(s) shall be entirely occupied or reserved for occupancy by retail or commercial uses;
2. The applicable principal structure(s) shall front a public sidewalk not less than 8 feet in width and shall not be set back further than ten feet from the front property line. Furthermore, no off-street parking shall be located between the principal structure(s) and the front property line;
3. The entire project qualifies as a service-based senior living facility. As used herein, a service-based senior living facility shall mean a facility which provides both services and housing restricted to persons generally 55 years of age and older. Examples of such services may include security, concierge, enriching activities, dining, religious services, and housekeeping.

B. *Orientation.*

1. Multi-family residential buildings shall be configured in a manner that activates street frontages and enhances pedestrian activity by orienting buildings and entrances towards adjacent streets, sidewalks, and open spaces.
2. Principle buildings shall be sited to maximize natural ventilation, solar access, and access to views, to the maximum extent practicable.

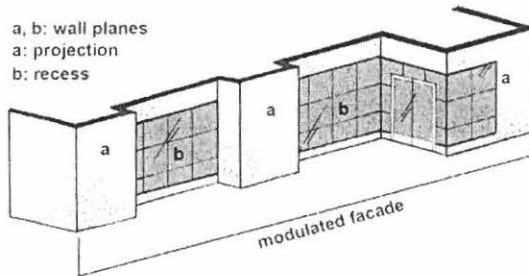
C. *Entrances.*

1. All entrances shall be adequately illuminated and oriented to promote natural surveillance.
2. The main entrance of each principal building must face the street. On corner lots, the main entrance may face either of the streets or be oriented to the corner. With buildings that have more than one main entrance, only one entrance must meet this requirement.
3. Shared building entrances shall be pedestrian-scaled and covered with canopies or overhangs.
4. Exterior open stairways and corridors serving more than one dwelling unit and facing a public street or residential zoning district are prohibited.

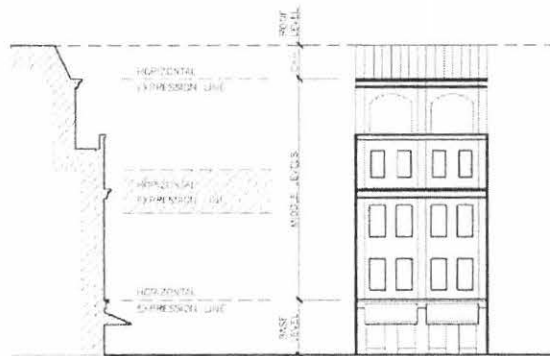
D. *Building façades.*

1. Buildings shall incorporate varied massing and design across long façades. Building walls shall be articulated at a minimum of every 50 feet. Articulation may include modulating building elements such as recesses, projections, expressed entries, building form, columns, pilasters, colonnades, arcades, and/or other clearly expressed architectural

details. No horizontal section of the building façade shall exceed 50 feet without incorporating visible changes in the façade elevation.



2. In order to modulate their scale, buildings at least three stories in height shall individually articulate the base, middle, and cap through the use of expression lines, cornices, string cornices, step-backs, or similar articulating feature. For the purposes of this section, the base generally includes the ground floor of the building, including entryways and windows; the middle is generally described as the upper stories of a building and typically features windows and/or balconies; and the cap includes the area from the top floor to the roof of the building.



3. For buildings at least three stories in height, upper story decks or patios should be configured to avoid direct views into the private spaces of adjacent residential uses.
4. The articulation of buildings pursuant to this section shall include at least three of the following:
  - a) Awnings or other weather protection for pedestrians;
  - b) Distinct changes in texture and color of wall surfaces;
  - c) A covered front porch or other designated gathering area occupying at least 25 percent of the front façade width;
  - d) Vertical accents or focal points such as towers, spires, cupolas, window walls, or widow walks;

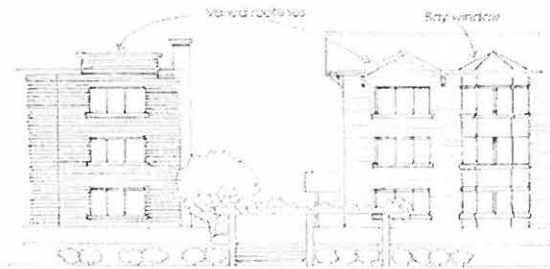
- e) Distinctive window trim including lintels and sills;
- f) Art work or bas relief;
- g) Repetitive ornamentation, including decorative features such as wall-mounted light fixtures, with a maximum spacing of 50 feet; or
- h) Other comparable elements, as approved by the Business and Development Services Director.

E. *Fenestration.*

1. At least 25 percent of the area of a street-facing façade must include windows or main entryways.
2. Windows on side façades shall be positioned to avoid direct views into the windows of an existing adjacent residential dwelling.
3. Windows and doors of proposed dwellings shall allow for casual surveillance of the parking and common open space areas.
4. Windows shall complement the rhythm, size, proportion, and trim of adjacent residential buildings.

F. *Roof Form.*

1. For buildings at least three stories in height, roof lines shall vary and be expressed in a visually interesting manner that complements the composition of the building and the surrounding area. This can be achieved through the use of dormers, varied cornice lines and/or parapets, and other similar architectural features.



2. Overhanging eaves and roof rakes on gable ends shall extend at least six inches past the supporting walls.
3. Flat roofs shall incorporate parapet walls with three-dimensional cornice treatments designed to conceal the roof and roof-mounted mechanical equipment. All parapet walls visible from a public street shall be finished.
4. The parapet wall shall be similar in color and material to the building and shall not exceed 25 percent of the height of the supporting wall.

5. When adjacent to residential zoning districts, the roof form of multi-family residential buildings shall complement the character of surrounding residential structures.
6. All roof vents, pipes, antennae and other roof penetrations should be of a color that will minimize their visual impact unless concealed by a parapet, located on the rear elevation, or configured to have a minimum visual impact as seen from the street or existing residential development.

G. *Materials.*

1. Building materials shall either be similar to the materials already being used in the immediate area or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color, and texture shall be utilized to ensure that enough similarity exists for the building to be compatible despite the differences in materials.
2. Where two or more materials are proposed to be combined on a façade, the heavier and more massive elements shall be located below the lighter elements (e.g., brick shall be located below stucco). Use of a heavier material as a detail on the corner of a building or along cornices or windows is acceptable.
3. Primary façade materials shall not terminate or change at outside corners, and shall continue a minimum distance of two feet from the front corners along the side façades.
4. The following materials shall not be used in the exterior building finish:
  - a) Corrugated metal siding;
  - b) Exposed smooth-finished concrete block;
  - c) Styrofoam-backed and synthetic stucco within 12 feet of the grade level and within two feet of any exterior door jamb; or
  - d) Vinyl siding.

H. *Service Areas and Equipment.*

1. Exterior mechanical equipment, vending machines, service and delivery areas, outdoor storage, trash storage, and accessory uses and structures that may produce noise, odors, glare, vibration, or other nuisances, shall be screened from view of public and common areas and adjacent properties.
2. Adequate facilities for waste disposal shall be provided and shall be appropriately screened.

I. *Parking Location.*

1. Parking areas shall be located and designed to reduce or eliminate visual and operational impacts on surrounding land uses.
2. Parking structures, when included, shall provide:

- a) Building façade treatments and materials similar to façades with residential units;
- b) Clear sight lines of abutting streets, driveways, and pedestrian pathways;
- c) Light-colored interior walls and ceilings; and
- d) Adequate and uniform interior lighting without glare to surrounding properties.

J. *Landscaping and Screening.*

- 1. Building foundations shall be landscaped along the full length of each front façade. Landscaping shall wrap around the corners and shall continue around building sides to a logical conclusion point or a minimum distance of ten feet, whichever is less.
- 2. Foundation landscaping shall have an average depth of six feet and a minimum depth of four feet. Foundation landscaping depth along a sidewalk may be reduced by up to 50 percent, where needed to provide for adequate pedestrian circulation or pedestrian amenities.

K. *Exterior Lighting.*

- 1. Exterior lighting shall be compatible with building architecture and scaled (dimension and intensity) to complement its context.
- 2. Adjacent to residential zoning districts, exterior lighting, whether pole-mounted or wall-mounted, shall not exceed a maximum height of 15 feet above grade. Uplighting of building or site features shall be directed away from adjacent properties.
- 3. Internally illuminated signage or awnings are prohibited in direct view of any adjacent residential zoning district.

L. *Pedestrian Walkways.*

- 1. Pedestrian walkways at least four feet in width shall be provided between buildings, streets, driveways, community spaces, and off-street parking.
- 2. Sudden changes of grade or sharp turns resulting in “blind spots” are discouraged.
- 3. Walkways shall transect common open space to enhance visual access while minimizing conflicts between vehicles, bicycles, and pedestrians.

4. Entry points and intersections of pedestrian walkways should be framed by landscaping consisting of plant, lighting, and hardscape materials scaled to the pedestrian context.

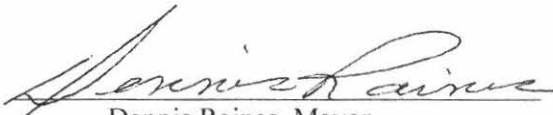
M. *Crime Prevention Through Environmental Design*. Multi-family residential development is encouraged to adhere to the generally accepted Principles of Crime Prevention Through Environmental Design (CPTED), to the maximum extent practicable. These principles involve the design of walkways, fences, lighting, signage, and landscape to enhance natural site surveillance, control of access, and clear definition of public and private spaces.

**Section 6. Conflicting Ordinances.** Any ordinance, municipal code, or other regulation that conflicts with the regulations herein are hereby repealed to the extent of the inconsistency. Such repeal shall not affect the validity of the remaining provision.

**Section 7. Effective Date.** That said amendment shall become effective upon second and final reading.

This ordinance was passed on first reading August 21, 2017; and on second and final reading September 18 2017.

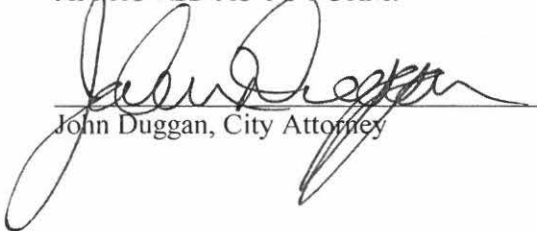
CITY OF MAULDIN, SOUTH CAROLINA

  
Dennis Raines, Mayor

ATTEST:

  
Cindy Miller, Municipal Clerk

APPROVED AS TO FORM:

  
John Duggan, City Attorney

REVIEWED:

  
Raymond Eubanks III, City Administrator