



ORDINANCE NUMBER 44-2019

AN ORDINANCE TO AMEND THE CITY OF GREER ZONING CODE OF ORDINANCE BY AMENDING ARTICLE 6 REQUIRED OPEN SPACE.

WHEREAS, the City of Greer City Council at various times reviews the city ordinances to make necessary improvements and/or changes; and

WHEREAS, the City of Greer desires to amend certain sections of its zoning ordinance to better define the regulations; and

WHEREAS, the City of Greer Planning Commission recommended approval of the requested amendment to the zoning ordinance at a Public Hearing held at 6:30 p.m. on October 21, 2019 in the Council Chambers of Greer City Hall, Greer, South Carolina after due notice in The Greer Citizen, a newspaper in Greer, South Carolina, with general circulation in the Greer area, for the purpose of considering proposed amendment to the City of Greer Zoning Ordinance. The minutes and staff report from said meeting are attached hereto marked as Exhibit A;


NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Greer that the City of Greer Zoning Code of Ordinance Article 6 General Provisions Section 6:14.6 is amended as follows:

In order for a site to be considered for a cluster residential development, a minimum 25% of the total acreage must be designated as open space. The required open space ~~is~~ may include both developable and undevelopable land. Of that land dedicated for open space, a minimum of fifty percent (50%) of the total open space must be considered developable land, as defined in Article 4 Definitions.

Land dedicated as open space shall be of meaningful proportions and dimensions so as to be consistent with the purpose and intent of this section. The open space shall be contiguous to the extent practicable. Land dedicated to open space shall not include land dedicated for uses such as community swimming pool (s), clubhouse (s), and similar uses. Recreational lakes or ponds used for stormwater management may be included in the land designated as open space. Fenced detention or retention areas used for stormwater management shall not be included in the calculation of required open space.

This ordinance shall be effective immediately upon second reading approval hereof.

CITY OF GREER, SOUTH CAROLINA


Richard W. Danner, Mayor

ATTEST:



Tammela Duncan, Municipal Clerk

Introduced by: Councilmember Jay Arrowood

First Reading: November 12, 2019

Second and
Final Reading: November 26, 2019

Approved as to Form:



John B. Duggan, City Attorney