

Future Land Use and Character Map

Adopted September 8, 2016

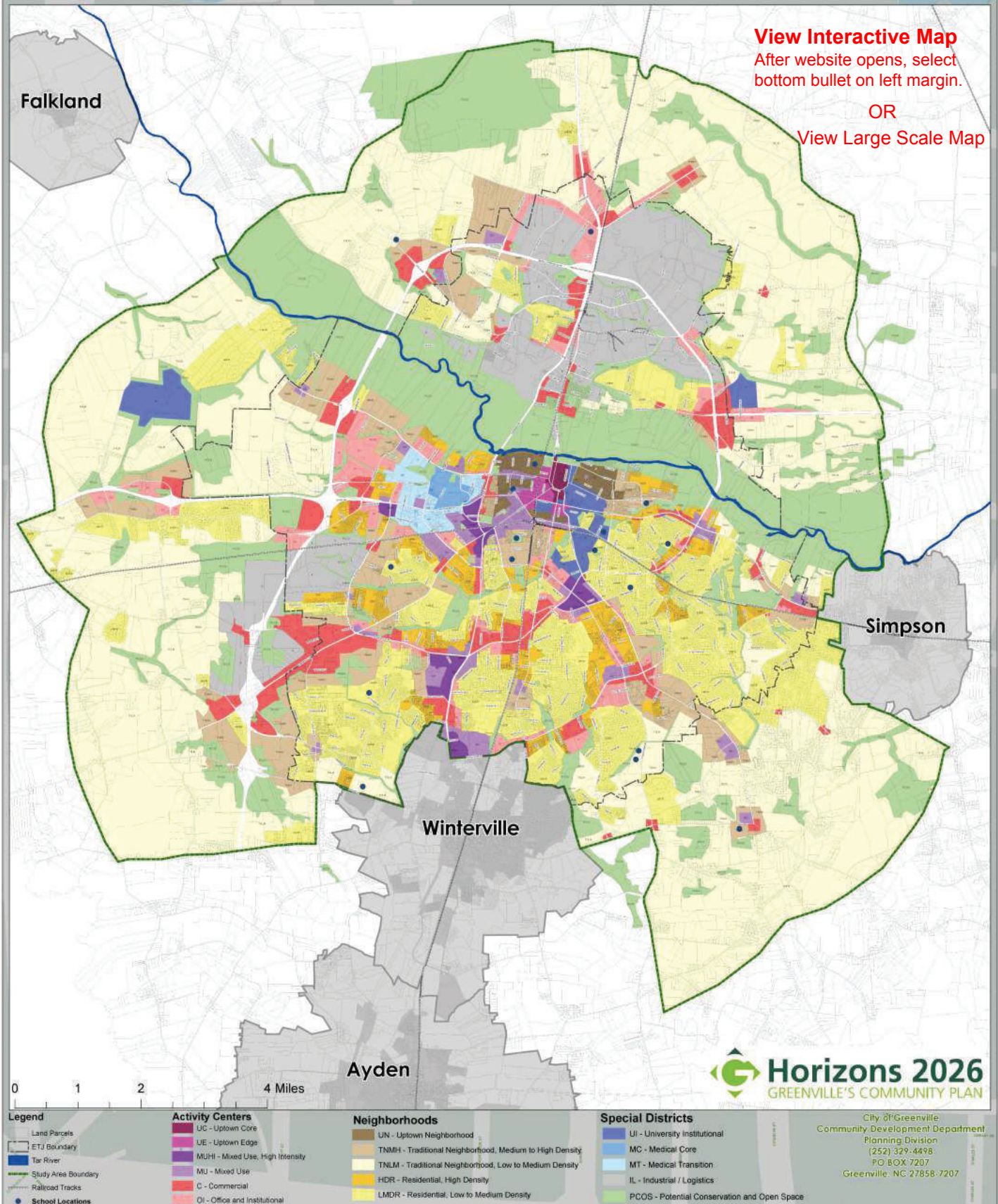


View Interactive Map

After website opens, select
bottom bullet on left margin.

OR

View Large Scale Map






Future Land Use and Character Map

The Future Land Use and Character Map expresses the city's intent for how Greenville should grow in the future. Similar to previously adopted Future Land Use Maps, this map identifies character areas, which are types of places that share attributes of urban form and function including the size and type of buildings and their relationship to the street; the surrounding street and block pattern; parking and access; as well as land uses or types of development. Character areas are not zones. The city gives force to the Future Land Use and Character Map through its zoning decisions. Multiple zoning districts may fit appropriately into a given character area.

The 16 Character Types are listed below. Attributes of each type are defined on the following pages.






ACTIVITY CENTERS

-  Uptown Core
-  Uptown Edge
-  Mixed Use, High Intensity
-  Mixed Use
-  Commercial
-  Office / Institutional

NEIGHBORHOODS

-  Uptown Neighborhood
-  Traditional Neighborhood, Medium to High Density
-  Traditional Neighborhood, Low to Medium Density
-  Residential, High Density
-  Residential, Low to Medium Density

SPECIAL DISTRICTS

-  University Institutional
-  Medical Core
-  Medical Transition
-  Industrial / Logistics
-  Potential Conservation / Open Space

MIXED USE, HIGH INTENSITY

DESCRIPTION

Large-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Multi-story mixed use buildings are located close together and near the street. Large floorplate buildings may support uses that serve the broader community and region.

INTENT

- Vertical mixed use buildings (residential or office above commercial) as well as multi-story single-use buildings that are integrated in a walkable street pattern
- Accommodate parking on-street, behind or to one side of buildings, or in parking structures; limit curb cuts that break main pedestrian ways; wrap parking structures with other uses or decorative elements; light parking well for safety.
- Provide pedestrian and vehicular connection to surrounding development

PRIMARY USES

- Office
- Commercial
- Multifamily residential

SECONDARY USES

- Institutional/Civic

BUILDING BLOCKS

Building Height	3-6 stories
Building Setback (front)	0-10 feet (generally consistent within a block)
Lot Coverage	70-80%
Street pattern / connectivity	linear, grid-like / high
Block Length	300-350 feet
Parking Provision	on-street, shared structures, or surface lots behind buildings

EXAMPLE PATTERN



EXAMPLE CHARACTER



MIXED USE

DESCRIPTION

Small-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Mixed Use buildings are located close together and near the street. Buildings tend to be smaller than Mixed Use Center, High Intensity, supporting primarily locally-oriented uses and serving as a transition in intensity to nearby neighborhoods.

INTENT

- Vertical mixed use buildings (residential or office above commercial) as well as various single-use buildings that are integrated in a walkable street pattern
- Accommodate parking on-street, behind or to one side of buildings, or in parking structures; limit curb cuts that break main pedestrian ways; wrap parking structures with other uses or decorative elements; light parking well for safety
- Provide pedestrian and vehicular connection to surrounding development

PRIMARY USES

- Office
- Commercial
- Multifamily residential

SECONDARY USES

- Institutional/Civic

BUILDING BLOCKS

Building Height	2-3 stories
Building Setback (front)	0-20 feet (generally consistent within a block)
Lot Coverage	60-80%
Street pattern / connectivity	linear, grid-like / high
Block Length	300-350 feet
Parking Provision	on-street, shared structures, or surface lots behind buildings

EXAMPLE PATTERN



EXAMPLE CHARACTER



UPTOWN CORE

DESCRIPTION

Uptown Core is composed of Greenville's historic core. It is the most urban and mixed use area of the city with buildings located close together and near the street. Small blocks, on-street parking, and street trees create a pedestrian-friendly district. New development is encouraged to fill-in vacant sites such as underutilized parking areas.

INTENT

- Infill vacant lots
- Encourage vertical mixed use development (residential or office above commercial)
- Adapt and reuse historic buildings
- Reduce/consolidate surface parking
- Maintain and expand public realm features such as street trees, lighting, and wayfinding signs

PRIMARY USES

- Commercial
- Institutional/Civic

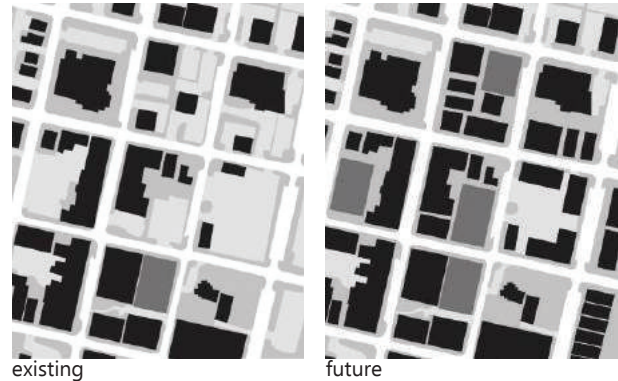
SECONDARY USES

- Office
- Multifamily residential
- Attached residential (townhomes)

BUILDING BLOCKS

Building Height	2-5 stories
Building Setback (front)	0-10 feet (generally consistent within a block)
Lot Coverage	60-90%
Street pattern / connectivity	linear, grid-like / high
Block Length	300-350 feet
Parking Provision	on-street & behind buildings

EXAMPLE PATTERN



EXAMPLE CHARACTER

