



## Rezoning Analysis-Report to City Council

Meeting Date: November 28, 2011

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<b>Location:</b>	Corner of Springdale Road and Ivy Hill Lane, Tax Map #669-04-01-075 through -083, 669-04-01-003 through -004, and 669-04-01-087
<b>Site Area:</b>	Approximately 37.31 acres
<b>Request:</b>	Rezone property from Neighborhood Mixed Use (NMU) to Planned Development-Commercial (PD-C) and Industry General (IG).
<b>Proposed Development:</b>	Mixed-use development.
<b>Applicant:</b>	The Tuttle Company, Inc. (Bryan Tuttle) Rock Hill, SC 803.366.4448
<b>Owner:</b>	AAPP Properties LLC Rock Hill, SC

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### Site Description

The proposed rezoning area consists of the undeveloped portions of the Cushendall NMU development. It is located on the east side of the City and fronts on major collector and local roadways. Surrounding uses include single-family residential, multi-family residential, commercial, and industrial in Planned Unit Development, Commercial, and Industrial zoning districts.

The property is divided into ten development parcels and two open space parcels. Roadway, sidewalk, water, sewer, and stormwater infrastructure has been installed to serve all but one of the development parcels. Five of the development parcels were previously cleared and rough-graded in anticipation of development.

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### Development Proposal

The applicant is requesting the rezoning in order to facilitate conventional multi-family and commercial development instead of the Traditional Neighborhood Development (TND) concept that was originally planned under the NMU zoning. The rezoning application cites the previous owner's inability to develop the site in accordance with the NMU standards as an argument that NMU zoning is not appropriate in this location. Through the Planned Development proposal, the applicant is seeking greater flexibility than is provided under the NMU zoning. The proposed PD Master Plan would allow a variety of uses on the property and would allow them to develop generally in accordance with the conventional standards of the Zoning Ordinance as outlined in the attached PD Terms & Conditions document. Reduced building setbacks are proposed for multi-family development in order to allow for the continuation of the development pattern established at Cushendall Commons Apartments to the east. The proposed list of permitted uses is attached as part of the PD Terms & Conditions document.

The applicant also proposes to rezone one parcel (Tax Map #669-04-01-087) to Industry General (IG). This parcel is located on the far southwest portion of the rezoning area, across a creek from the remainder of the subject property. This parcel adjoins property in Antrim Business Park that is zoned IG. The Cushendall NMU Plan shows a proposed road extending from Ivy Hill Lane to access this parcel. Due to the cost of building a road across the creek, it is highly unlikely that this road will be built. The PD Master Plan allows for the possibility of combining this parcel with the adjoining property in Antrim, removing the need to build a road to provide access.

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### **Existing Zoning District Summary**

**Neighborhood Mixed Use (NMU)**- The purpose of the NMU district is to:

1. Promote development with a definable center that contains a variety of uses within walking distance of residential areas;
2. Encourage the protection of natural resources and open space by concentrating development, and establishing requirements for open space conservation;
3. Allow denser developments to provide the efficient use of infrastructure including roads, water, sewer, and other utilities; and
4. Provide a variety of housing types for varying incomes and ages.

### **Proposed Zoning District Summary**

**Planned Development - Commercial (PD-C)**- The purpose of the PD-C district is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.

### **Zoning History of the Property**

The property was rezoned from General Residential (RG-1A) and General Commercial (GC) to Neighborhood Mixed Use (NMU) in July of 1999.

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## **INFRASTRUCTURE CONSIDERATIONS**

### **Transportation**

Roads have been constructed on the site and a roundabout was created at the Old Springdale Road/Springdale Road/Ivy Hill Lane intersection in accordance with the findings of a previous traffic study for the site. The need for any further traffic improvements will be evaluated during the site plan process for any sites that generate traffic in excess of what was anticipated in the previous traffic study.

### **Public Utilities**

All necessary utilities are available to the site.

### **Public Schools**

The property is in the attendance zones of Belleview Elementary School, Castle Heights Middle School, and Rock Hill High School. (School zones subject to change.)

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## **RELATIONSHIP TO PUBLIC PLANS**

### **Vision 2020 Comprehensive Plan**

The City's Vision 2020 Land Use Map shows that this property is within the Existing Retail/Employment sub-area of the Interstate Corridor Character Area. This area should continue to be anchored by regional retail and related uses, as well as business and industrial parks. The Interstate Corridor should be dominated by a combination of employment intensive uses and regional retail, as well as integrated with high density multi-family housing where appropriate. Ensure traffic access and circulation is carefully planned and coordinated to create efficient and safe circulation systems. Site design should feature safe and convenient pedestrian friendly facilities as well as human scale signage and lighting. Overall architectural themes should be established, with a focus on quality and relation to architecture of surrounding structures.

### **Conclusion**

The requested rezoning is generally consistent with the City of Rock Hill Vision 2020 Comprehensive Plan and Vision 2020 Land Use Map.

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## **PUBLIC INVOLVEMENT**

Staff hereby certifies that the required public notification actions have been completed as follows:

- October 2: Planning Commission public hearing advertisements published in *The Herald*.
- October 14: Rezoning notification signs posted on subject property.
- October 14: Rezoning notification postcards sent to 62 property owners within 300' of the subject property.

### **Neighborhood Meeting**

A neighborhood meeting was held on September 14, 2011. Only the applicant and City staff attended.

### **Public Hearing**

The Rock Hill Planning Commission held a public hearing on this application on November 1, 2011. The applicant presented information about the proposal and there were no comments from the public.

Mr. Bryan Tuttle, of The Tuttle Company and applicant's representative, 448 Lakeshore Parkway, gave an overview of the property and development history. He noted that developers had tried to make the project work under the Neighborhood Mixed Use (NMU) specifications but that the market had changed. He added that in order to connect Parcel K to the rest of the property, \$750,000 would have to be spent to build a road to access a property worth \$100,000.

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## **RECOMMENDATIONS**

### **Staff Assessment**

There are several developed parcels, including a shopping center, between the property and Dave Lyle Boulevard. Due to the property's location and the high concentration of commercial uses at the Galleria Mall and Manchester Village, it would be very difficult to establish a "Town Center" on the interior of the site as envisioned by the NMU Master Plan. The property is well suited to accommodate a variety of complimentary commercial uses, office uses, and multi-family residential development as proposed by the applicant. The dedicated open space areas along the southern edge of the site provide a good buffer from nearby single-family residential uses. The proposal is consistent with the Comprehensive Plan and compatible with the surrounding uses.

### **Staff Recommendation**

Staff recommends approval of the proposed rezoning.

### **Planning Commission Discussion**

At their November meeting, the Planning Commission held the following discussion:

Mrs. Easley asked if the buffer area proceeded around to the eastern side of the proposed road. Mr. Hawkins stated that it did.

Mr. Roper asked if the area marked Parcel K was combined with the adjacent property at Antrim Business Park, would the proposed road indicated on the site plan be removed. Mr. Hawkins stated that it would be removed.

Mr. Graham asked if Parcel K was not developed, would the road need to remain on the plan. Mr. Hawkins stated that it would provide a means of a known access. Mr. Roper noted that it would otherwise be landlocked. Mr. Hawkins added that there was the potential that the property may not be combined with the adjoining parcel and that access was still necessary.

Mr. Graham asked if the adjoining property owner could access the future road by right if it is built. Mr. Hawkins stated that they could and that Ivy Hill and/or Blarney could be extended to Galleria Boulevard in the future. Mr. Graham stated his concern that if the road is built, industrial traffic could potentially use it and industrial traffic could spill over onto Ivy Hill Lane. Mr. Hawkins stated that the area north of the red line indicated on the map was zoned General Commercial (GC). If Parcel K is developed in conjunction with the adjoining industrial property, it is highly unlikely that the proposed road will be built.

### **Planning Commission Recommendation**

Following the public hearing at their November meeting, the Planning Commission voted 5-0 to recommend approval of the rezoning.

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## **Attachments**

- PD Terms & Conditions Document
- PD Master Plan
- Permitted Use List
- Table of Dimensional Standards

- Rezoning Map

For copies of the following attachments, see the digital version of the report on the City's website:

- Rezoning Application
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**Staff Contact:** Eric S. Hawkins, AICP, Planner III  
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803.329.8763

# Cushendall Planned Development Terms & Conditions

**Case No. M-2011-21**

Zoning Ordinance serves as foundation of regulations applying to the Project. This document is used in conjunction with the PD Master Plan and its exhibits submitted for the **Cushendall PD** application to help define the approved plan for the project. The Zoning Ordinance serves as the foundation of regulations applying to the project. Due to the size, complexity, environmental and physical constraints associated with the project, the Planned Development Terms and Conditions are set forth in this document. The development of these areas is regulated by the Rock Hill Zoning Ordinance (RHZO), except as specifically allowed for in this document or as specifically amended in this document. In the case of a contradiction, the terms of the Zoning Ordinance and this document shall apply.

Status of Master Plan. The Master Plan attached to this document (Exhibit 1) is specifically designed to reflect the overall design intent, as well as required elements and commitments defined for the Project. No inadvertent detail or graphic not clearly specified on the Master Plan is intended to contradict the specific requirements of the Zoning Ordinance, as applied based on the terms of this document. In the case of a contradiction, the terms of the Zoning Ordinance and this document shall apply.

## **I: Project Description**

- A. Brief Project Narrative: The Cushendall Site is a master planned mixed use site that includes the potential of future commercial, office, institutional, and residential uses as identified in the attached list of permitted uses (exhibit 2).
  
- B. Location: South of Dave Lyle Boulevard and west of Springdale Road. York County Tax Parcels: 669-04-01-075, 669-04-04-076, 669-04-01-077, 669-04-01-078, 669-04-01-079, 669-04-01-080, 669-04-01-081, 669-04-01-082, 669-04-01-083, 669-04-01-003, 669-04-01-004.
  
- C. Size: A total of approximately 37.31 Acres
  
- D. Proposed Use(s):
  - 1. Residential – Refer to Exhibit 2: PD-C List of Permitted Uses
  - 2. Commercial – Refer to Exhibit 2: PD-C List of Permitted Uses.
  - 3. Public / Institutional – Refer to Exhibit 2: PD-C List of Permitted Uses.All land uses will comply with corresponding RHZO Article 4 and 5 use-specific development standards and approval processes unless otherwise noted in this document.
  
- E. Densities/Intensities: A maximum gross density of approx.15 units per-acre for residential development on the site per MF-15 densities.
  
- F. Dimensional Standards: Refer to the attached Exhibit 3: Table of Dimensional Standards for minimum dimensional requirements associated with the residential units and the parcels.

- Parcels may be further subdivided subject to compliance with the minimum dimensional requirements in Exhibit 3.
- Residential building height shall be limited to a maximum of three stories.

G. Development Phasing Plan

A specific phasing plan for each parcel will be submitted with the site plan for review by the City of Rock Hill.

H. Conversion Schedule: N/A.

**II: Development Standards**

The development depicted on the PD Master Plan is intended to reflect the arrangement of proposed uses and improvements on the site. Minor deviations to the configuration, placement, and/or size of conceptually depicted site elements may be modified by the approving authority of the associated development permit.

A. Off-Street Parking and Loading:

Parking will be provided for each use per the RHZO Requirements. As identified on the PD Master Plan, off-street parking for the proposed uses will be provided on each parcel. On-street parking may be utilized adjacent to the parcels. Specific placement and requirements of the parking quantity for each parcel will be determined during the Major Site Plan process. Landscaped islands/bump-outs will be used at the ends of on-street parking bays. If utilized, on-street parking used to meet minimum parking requirements will not exceed 20% of the total parking required in the PD.

B. Tree & Vegetation Protection:

As identified on the PD Master Plan, Open Space areas have already been determined since the Roads and parcels of the PD are already existing. No additional tree retention areas will be provided or required on individual parcels.

C. Landscaping:

1. Street trees: Street trees will be provided as the individual sites are developed, in accordance with the RHZO.
2. Site Landscaping: All site landscaping will be provided in accordance with the RHZO. Alternative landscape plans may be proposed as permitted by Section 6-300(I) of the RHZO.
3. Land Use Buffers: External PD buffers will be provided around the subject property per the buffer requirements of Section 6-300(D) of the RHZO, except where the property fronts an existing road (As depicted on the PD Master Plan). Utility easements shall be allowed to cross these buffers where required. Easements shall cross the buffer at an angle so as to maintain the visual buffer to the greatest extent possible.

D. Fencing: PVC, wood, vinyl, and aluminum materials may be utilized for privacy fencing within the PD subject to compliance with other RHZO fencing standards and/or easement restrictions.

- E. **Environmentally Sensitive Areas:**  
There are no known ESAs located on the subject property except areas that are currently Open Space areas and the developer intends for those areas to remain as shown on the PD Master Plan.
- F. **Open Space:**  
As depicted on the Master Plan, approximately 11.83 acres will be set-aside as open space for the entire PD.  
  
The open space areas will be for the use and enjoyment of both the commercial and residential areas as well as visitors and employees of the future Institutional and/or Industrial outparcels. The developer and/or a future Property Owners Association (POA) will be responsible for open space maintenance. Performance standards for the maintenance of the Open Space will be determined by and the responsibility of the POA. Natural areas are permitted as Open Space.
- G. **Exterior Lighting:** Exterior lighting will comply with the standards of Section 6-700 of the RHZO.
- H. **Design Standards:** The development shall comply will all design guidelines of the RHZO with the exception of any deviations noted below.
- Any attached, multi-family, residential building facades will be allowed to be constructed on at-grade foundations.
  - Parcel Layout – Parcel Layouts depicted on the PD Master Plan are preliminary and conceptual in nature and will be further identified as each parcel is submitted individually for site plan review.
- I. **Signage:** Signage will comply with the standards of Section 6-900 of the RHZO.
- J. **On-site Vehicular Access & Pedestrian Circulation/Connectivity:**
1. The layout of the public roads/drives will be provided as generally depicted on the Master Plan.
  2. Any new roads will constructed in compliance with the current standards of the RHZO.
  3. Frontage sidewalks will be provided along Old Springdale Road in conjunction with the development of Parcels A, B, C, & D.
  4. The Future Road depicted on the PD Master plan is not required to be built if Parcel K is developed with adjoining property and is provided alternative vehicular access from Galleria Boulevard through an adjacent parcel.
  5. If Tenby Drive and Glamorgan Way rights-of-way are abandoned, then the right-of-way areas will be assigned the same zoning as the adjacent tract and connectivity may be provided through internal private roads and parking network.
  6. No more than two new access points may be created on Old Springdale Road west of the roundabout and one on Springdale Road east of the roundabout. Otherwise, all vehicular access points into parcels shall be determined at the time of Site Plan review for each parcel.

K. Off-site Road Improvements

Any off-site road improvements will be determined at the time of site plan approval.

L. Utilities

Public water and sewer service will be made available to this development by the City of Rock Hill. Electric service for this development will be provided by the City of Rock Hill. All infrastructure for these utilities will be designed in accordance with City of Rock Hill and/or SCDHEC standards and installation/extensions, including any required offsite easement acquisition, will be the sole responsibility of the developer.

**END OF TERMS AND CONDITIONS**

**EXHIBITS LIST**

- Exhibit 1: PD Master Plan
- Exhibit 2: List of Permitted Uses – PD-C
- Exhibit 3: Table of Dimensional Standards

**UPDATED BY CITY STAFF: 11.18.11**



**ESP Associates, P.A.**  
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 Charlotte, NC 28241 Fort Mill, SC 29708  
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**AAPP Properties, LLC**  
 3368 Lake Wylie Drive  
 Rock Hill, South Carolina 29732

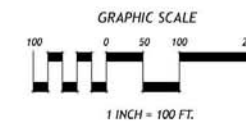


448 Lakeshore Parkway, Suite 205  
 Rock Hill, South Carolina 29730

**Cushendall**

**Preliminary PD Master Plan**

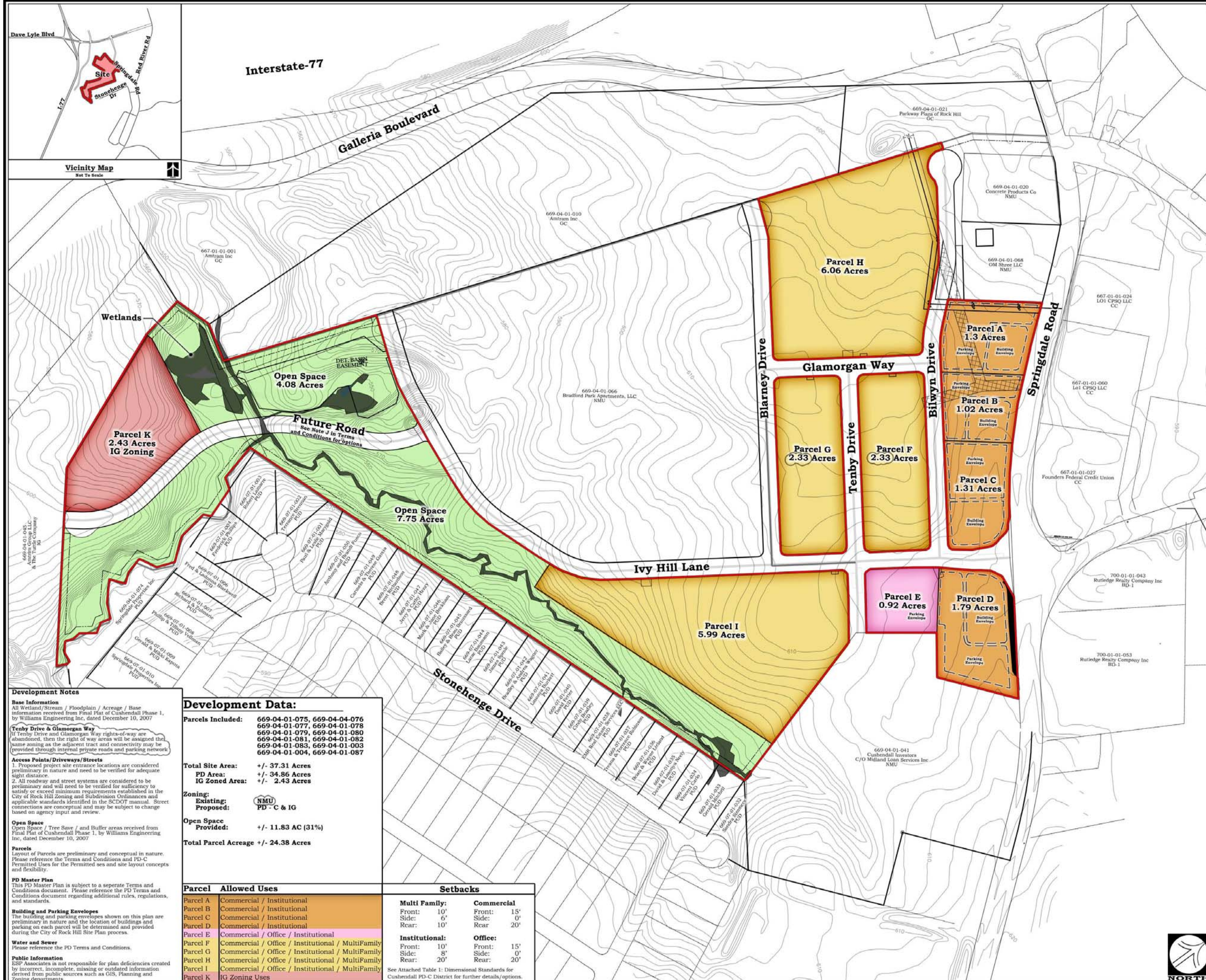
PROJECT LOCATION: Rock Hill, South Carolina



PROJECT NUMBER	Z121.100
DRAWING NAME	Z121-Master Plan.psd
DATE	September 30, 2011
DRAWN BY	ML
CHECKED BY	PT

ESP / CLIENT REVISION		
NO.	DATE	BY / REVISION
1	11-8-11	ML Revised per staff comments

AGENCY / SUBMITTAL REVISION		
NO.	DATE	BY / REVISION



**Development Notes**

**Base Information**  
 All Wetland/Stream / Floodplain / Acreage / Base information received from Final Plat of Cushendall Phase 1, by Williams Engineering Inc, dated December 10, 2007

**Tenby Drive & Glamorgan Way**  
 If Tenby Drive and Glamorgan Way rights-of-way are abandoned, then the right of way areas will be assigned the same zoning as the adjacent tract and connectivity may be provided through internal private roads and parking network

**Access Points/Driveways/Streets**  
 1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.  
 2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Rock Hill Zoning and Subdivision Ordinances and applicable standards identified in the SCDOT manual. Street connections are conceptual and may be subject to change based on agency input and review.

**Open Space**  
 Open Space / Tree Save / and Buffer areas received from Final Plat of Cushendall Phase 1, by Williams Engineering Inc, dated December 10, 2007

**Parcels**  
 Layout of Parcels are preliminary and conceptual in nature. Please reference the Terms and Conditions and PD-C Permitted Uses for the Permitted uses and site layout concepts and flexibility.

**PD Master Plan**  
 This PD Master Plan is subject to a separate Terms and Conditions document. Please reference the PD Terms and Conditions document regarding additional rules, regulations, and standards.

**Building and Parking Envelopes**  
 The building and parking envelopes shown on this plan are preliminary in nature and the location of buildings and parking on each parcel will be determined and provided during the City of Rock Hill Site Plan process.

**Water and Sewer**  
 Please reference the PD Terms and Conditions.

**Public Information**  
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**Development Data:**

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 669-04-01-004, 669-04-01-087

**Total Site Area:** +/- 37.31 Acres  
**PD Area:** +/- 34.86 Acres  
**IG Zoned Area:** +/- 2.43 Acres

**Zoning:**  
**Existing:** NMU  
**Proposed:** PD - C & IG

**Open Space Provided:** +/- 11.83 AC (31%)

**Total Parcel Acreage +/- 24.38 Acres**

Parcel	Allowed Uses
Parcel A	Commercial / Institutional
Parcel B	Commercial / Institutional
Parcel C	Commercial / Institutional
Parcel D	Commercial / Institutional
Parcel E	Commercial / Office / Institutional
Parcel F	Commercial / Office / Institutional / MultiFamily
Parcel G	Commercial / Office / Institutional / MultiFamily
Parcel H	Commercial / Office / Institutional / MultiFamily
Parcel I	Commercial / Office / Institutional / MultiFamily
Parcel K	IG Zoning Uses

Setbacks	
<b>Multi Family:</b>	<b>Commercial</b>
Front: 10'	Front: 15'
Side: 6'	Side: 0'
Rear: 10'	Rear: 20'
<b>Institutional:</b>	<b>Office:</b>
Front: 10'	Front: 15'
Side: 8'	Side: 0'
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See Attached Table 1: Dimensional Standards for Cushendall PD-C District for further details/options.



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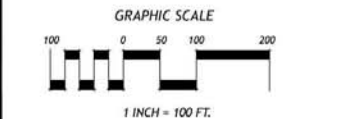
**PROJECT**

**Cushendall**

**SHEET TITLE**

**Preliminary PD Master Plan**

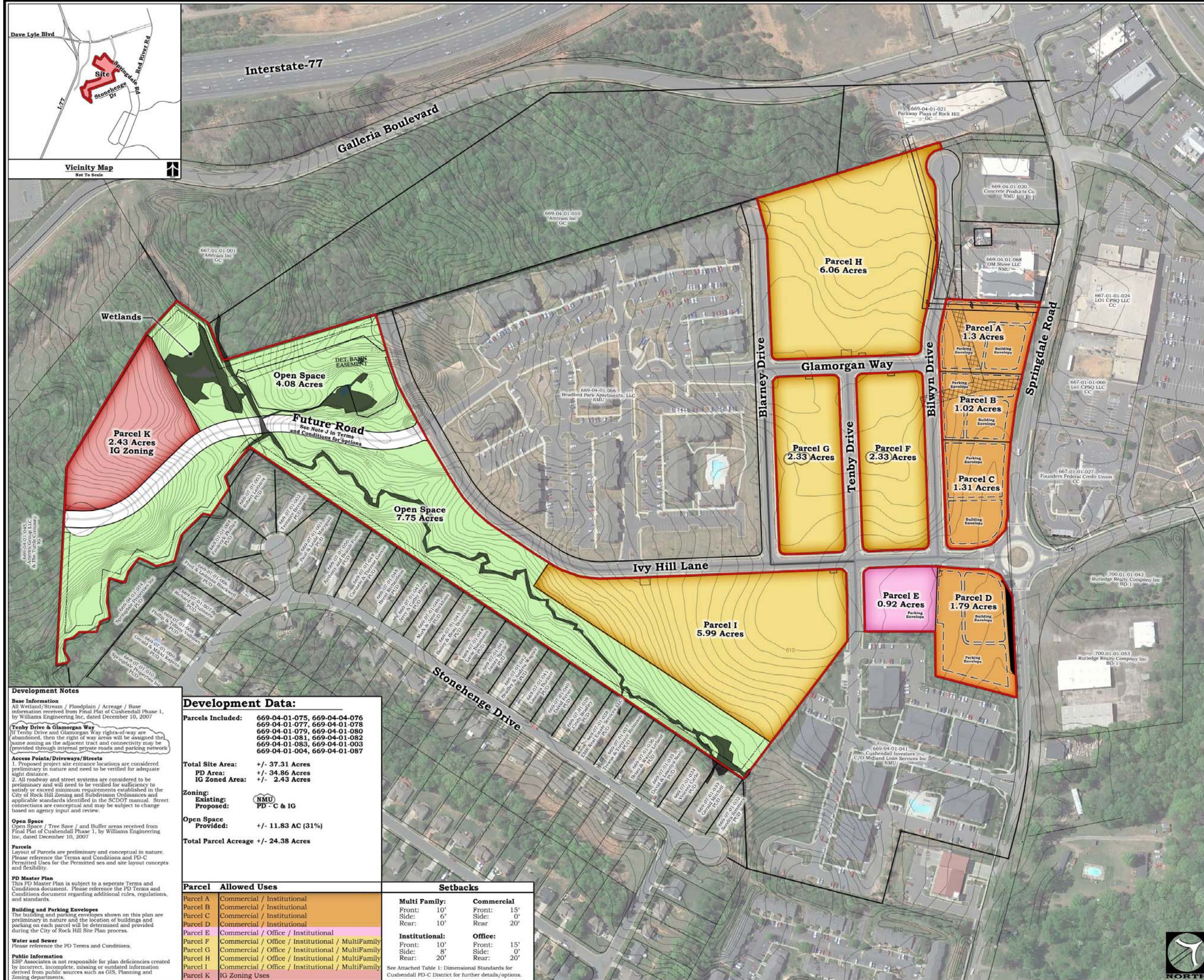
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<b>DRAWN BY</b>	ML
<b>CHECKED BY</b>	PT

<b>ESP / CLIENT REVISION</b>			
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See Attached Table 1: Dimensional Standards for Cushendall PD-C District for further details/options.

**EXHIBIT 2**  
**CUSHENDALL PD-C PERMITTED USE LIST**

**RESIDENTIAL USES**

- Dwelling, single family detached
- Dwelling, single-family attached
- Dwelling, multiple family
- Dwelling, Live/work
- Dwelling, Alley Loaded Single and Multiple family
- Upper story dwelling above a non-residential use

**PUBLIC AND INSTITUTIONAL USES**

- Art Galleries, Art Centers
- Library
- Adult day care center
- Child day care center (7 or more persons)
- Pre-School
- School elementary
- Vocational or trade School
- Government maintenance, storage, and distribution facility
- Government office
- Post office
- Hospital
- Medical and dental clinic and offices
- Medical treatment facility (20 or fewer beds)
- Assisted living facility
- Nursing home
- Religious institution with seating capacity less than 300 in sanctuary or main activity area.
- Religious institution with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreation facilities.
- Arboretum or botanical garden
- Park, public
- Public square
- Emergency services station (Fire, EMS, Police)
- Helicopter landing facilities
- Passenger terminal, surface transportation
- Wireless communication tower and/or antenna, freestanding
- Wireless communication antenna, collocation on existing tower or similar structure
- Utility major
- Utility minor

**COMMERCIAL USES**

- Farm market
- Nursery commercial
- Nursery, production
- Animal grooming
- Kennel, indoor
- Veterinary clinic without boarding
- Veterinary clinic with boarding (indoor)

- Banquet facilities, Dinner theatres
- Restaurant
- Restaurant with drive-through or drive-in service, or with indoor or outdoor seating
- Specialty eating establishment and bakeries
- Conference center
- Business office
- Financial services office and banks
- Professional services, including medical and dental offices
- Radio and television broadcasting studio
- Parking lot
- Parking structure
- Auditorium
- Commercial recreation, indoor
- Theatre (Less than 500 seats)
- Arena, amphitheater, or stadium
- Driving range, private golf course
- Commercial recreation, outdoor (10,000 s.f. or more)
- Bar or cocktail lounge with no less than 40% food sales, and no adult entertainment
- Business services
- Convenience store (without gasoline sales or fast food sales)
- Convenience store (with gasoline sales)
- Convenience store (with gasoline sales and fast food sales)
- Entertainment establishment
- Financial Institution
- Funeral home with crematory
- Drug store, pharmacy (with drive-thru)
- Liquor store
- Grocery store
- Personal services establishment
- Repair establishment
- Retail sales establishment, indoor
- Retail sales establishment, outdoor
- Automobile painting/body shop
- Automobile parts sales and installation
- Automobile and truck rental and sales
- Automobile repair and servicing (without painting/bodywork) or small engine repair
- Boat and marine rental and sales service
- Car wash or auto detailing (full and self service)
- Gasoline filling station
- Recreational vehicle/travel trailer rental and sales
- Hotel or motel
- Laundromat or drycleaners
- Personal services business
- Bed and Breakfast establishment

- Travel stop
- Plumbing, heating and air, and electrical sales and service

#### **INDUSTRIAL USES**

- Building, heating, plumbing, or electrical contractor
- Electrical motor repair
- General industrial sales
- Dry cleaning plants and carpet cleaning facilities
- Machine Shop
- Repair of scientific or professional instruments
- Tool repair
- Printing and publishing
- Mini-Warehouse
- Climate-controlled Self Service storage
- Parcel services
- Wholesale and Warehouse, Limited

**TABLE 1: TABLE OF DIMENSIONAL STANDARDS IN THE CUSHENDALL PD-C DISTRICT**

LOT TYPE	MIN. LOT AREA (SQ FT)	MIN. LOT WIDTH (FT) [3]	REQUIRED YARDS [1]				MAX. LOT COVER-AGE [2]	MAX. HEIGHT (FT) [4]	MAX. # OF. UNITS PER ACRE
			FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)	SIDE/ REAR YARD (FT) (ACCESSORY STRUCTURES)			
<b>PD-C, PLANNED DEVELOPMENT-COMMERCIAL DISTRICT</b>									
M.F. RESIDENTIAL	None	50	10 [5]	12 between bldgs. [6]	10 [7]	5; 10 for > 1 story	70%	35	15
COMMERCIAL / OFFICE / INSTITUTIONAL	None	50	15	0 and 20 abutting residential zone	20	10; 20 for > 1 story	70%	35 for 1 story; 45 for multistory buildings	

**NOTES:**

- [1] When a lot is bounded on more than one (1) side by a public right-of-way, the minimum yard requirement between all structures and all right-of-way edges shall be in accordance with the standards in Section 5-200(C)(1)(d), *Yard, Front*.
- [2] Maximum lot coverage amounts include all impervious surface areas.
- [3] Minimum lot width shall be measured at the setback line, not the public right-of-way edge or the edge of pavement for private drives. In cases where a lot is bounded by two (2) or more streets, the minimum lot width is only required at the setback line for the front yard.
- [4] Accessory uses shall be subject to the maximum height standards for principal uses.
- [5] Front yards for residential units will be measured from back of the roadway curb.
- [6] Side yards for residential units will be measured from perimeter property lines.
- [7] Rear yards for non-alley fronting residential units will be measured from perimeter property lines. Rear yards for alley fronting units will be measured outward from the alleyway perimeter (20-ft total alleyway width).

**APPURTENANCES IN REQUIRED RESIDENTIAL YARDS:**





- 1. Steps that provide direct access to the entrance of a principal structure may extend 50% into a required front yard.
- 2. Balconies and awnings may extend up to 50% into a required front, side, or rear yard, provided minimum vertical clearance of 9 feet measured from the finished grade is maintained
- 3. Other appurtenances, such as a stoop, open porch, eaves, overhangs, or bay window may extend up to five feet into the required front yard, provided such features do not impede pedestrian circulation or extend more than 50% into the required yard. Such appurtenances may extend up to 25% into a required side or rear yard.
- 4. Air conditioner compressor units are permitted within required side or rear yards, where placement outside these areas is infeasible and the proposed location constitutes the least possible encroachment into the required side or rear yard. Priority will be given to placement of these units within the rear of the lot.



**ROCK HILL**  
SOUTH CAROLINA

**M-2011-21**

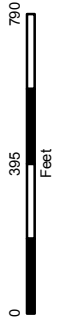
**Legend**

-  City Limit
-  Zoning District Boundaries
-  Proposed PD-C
-  Proposed IG

**Zoning Data**

**Current:**  
NMU

**Proposed:**  
PD-C and  
IG



Planning & Development  
Services Department  
City of Rock Hill  
10/25/11

