

**ARTICLE XI
ZONING DISTRICTS AND ZONING DISTRICT MAP**

Section 11.01 Zoning Districts Established

The following zoning districts are hereby established for the City of Greenville:

<i>(SR-1,SR-2,SR-3)</i>	<i>Suburban residential districts</i>
<i>(UR)</i>	<i>Urban Residential District</i>
<i>(URO)</i>	<i>Urban Residential/Office District</i>
<i>(AR)</i>	<i>Apartment Residential District</i>
<i>(MH-R)</i>	<i>Manufactured Home Residential District</i>
<i>(NB)</i>	<i>Neighborhood Business District</i>
<i>(GB)</i>	<i>General Business District</i>
<i>(DE)</i>	<i>Downtown Enterprise District</i>
<i>(GI)</i>	<i>General Industrial District</i>
<i>(LIC)</i>	<i>Limited Industrial/Commercial District</i>
<i>(SU)</i>	<i>Special Use District</i>
<i>(FP)</i>	<i>Flood Plain Overlay District</i>
<i>(PUD)</i>	<i>Planned Unit Development District</i>
<i>(PUD-R)</i>	<i>Planned Unit Residential Development District</i>
<i>(ADD)</i>	<i>Architectural Review District</i>

Section 11.02 Official Zoning District Map

The districts established in Section 11.01 of this Ordinance are shown on the Official Zoning District Map, which together with all notations, references, data, district boundaries and other explanatory information, are hereby adopted as part of this Ordinance. The Official Zoning District Map shall be identified by the signatures of the Mayor and the Clerk, and shall be on file in the Municipal Building.

Section 11.03 Interpretation of Zoning District Boundaries

Except where referenced and noted on the Official Zoning District Map by a designated line and/or dimensions, the district boundary lines are intended to follow property lines, lot lines, center of streets, alley, streams and/or railroads as they existed at the time of passage of this Ordinance. The code Administrator shall interpret the boundary lines from the Official Zoning District Map. When and if the Code Administrator's interpretation of such boundary line is disputed, the final interpretation authority shall rest with the Planning and Zoning Commission.

Section 11.04 Newly annexed Area

Territory which is annexed into the City of Greenville subsequent to the effective date of this Ordinance shall, upon the effective date of the annexation, be zoned into the SR-1 District. Within three (3) months from the date of annexation, the Planning and Zoning Commission shall present a zoning plan

for the annexed territory to the City Council. City Council may hold a public hearing on the proposed zoning plan, as recommended by the Planning and Zoning Commission. After said hearing, City Council shall approve, or approve with modification, the zoning plan. However, nothing in this Section shall prevent the owner of property within the annexed territory from applying for a zoning amendment, after the effective date of annexation, pursuant to the procedures specified in Article V of this Ordinance.