

**ARTICLE XXI  
(DE) DOWNTOWN ENTERPRISE DISTRICT**

**Section 21.01 Purpose**

The purpose of the Downtown Enterprise district is to promote and foster the economic and physical revitalization of downtown Greenville, The standards and requirements of the DE District are based on the following principles:

- A. The downtown should contain a healthy mix of land uses. The marketplace - not regulations - should be the primary force driving the mix of downtown uses.
- B. The downtown should be particularly receptive to small local-based entrepreneurship and start-up businesses.
- C. Housing - and particularly owner-occupied housing - should be an integral component of the physical fabric of the downtown.
- D. The maintenance and improvement of the downtown physical environment is important in promoting an active and vital business environment.
- E. Development standards and regulations should encourage the adaptive use of older structures.

**Section 21.02 Permitted Uses**

- A. Any use specified as a permitted use in Sections 20.02 A through D in the GB District, not including drive-through facilities.
- B. Hotels and/or Bed-and-Breakfast Establishment
- C. Community facilities such as governmental offices, post office, libraries, museums, private schools, public parks and similar uses.
- D. Churches and places of public worship
- E. Off-street parking areas
- F. Similar Uses, which conform to the purpose of the Downtown Enterprise District, as determined by the Planning and Zoning Commission in accordance with the provisions of Section 10.02.05 of this Ordinance.

**Section 21.03 Conditional Uses**

- A. Residences in the upper stories of existing buildings provided that each dwelling unit has at least 1,000 square feet of habitable floor area, and further provided that a specific Development Plan for the project is approved by the Planning and Zoning Commission.
- B. One-family detached dwellings, provided such dwellings meet the development standards of the UR District.
- C. Uses with drive-through facilities, provided a Development Plan is prepared and approved by the Planning and Zoning commission.
- D. Processing, assembly and/or packaging of products or materials, provided such operations are carried out totally within the building, such operations do not produce levels of noise or odors perceptible outside the building, and such use promotes the purpose of the DE District as stated in Section 21.01 above.
- E. Any combination of two or more individual permitted or conditional uses on separate floors of an existing building.

**Section 21.04      Development Standards**

- A. Lot Area  
No minimum lot area is required.
- B. Lot Width  
No minimum lot width is required.
- C. Setbacks  
The distance between any building or structure and the right-of-way line of any public street shall be not greater than that of the most proximate building on the same side of the street. No minimum side yard setback shall be required, unless the building or structure is located adjacent to a district in which single-family residences are a permitted use, in which case the setback shall be twenty- five (25) feet.
- D. Maximum Building Size  
Individual uses within the DE District shall have a usable floor area of not more than 5,000 square feet, unless the

use is located in an existing building, in which case such restriction shall not apply.

E. Parking and Loading

Uses involving new structures within the DE District shall be required to provide 20% of the number of parking spaces required in Section XXXIV of this Ordinance, provided at least one (1) parking space is provided for each employee during any one business shift. All such parking shall be provided in the rear of structures.

F. Manufactured/Modular Buildings

The use of manufactured and/or modular buildings for business purposes shall be prohibited.

G. Property Maintenance

No owner of a property or structure in the DE District shall by willful neglect, fail to provide sufficient and reasonable care, maintenance and upkeep to such property or structure. For the purposes of this Section, maintenance and upkeep shall include keeping exterior surfaces free from debris, garbage, noxious weeds and/or free from hazardous objects or conditions such as holes, broken concrete, broken glass, and dead or dying trees or vegetation.

H. Trash and Garbage Control

All trash and garbage shall be stored in container systems which are located and enclosed so as to effectively screen them from view from the street on which the lot has frontage.

I. Accessory Structures

Accessory structures of up to 320 square feet in size must maintain a minimum of ten (10) feet side and rear yard setbacks and ten (10) feet separation between buildings. Buildings larger than 320 square feet must follow the setbacks established above.

Revisions: Ord 02-91, effective 09/06/02