

§2.6.03 GR-1 ~ General Residential District 1

This district is intended to accommodate mobile home development in concert with single-family, conventional dwellings or in planned parks or courts. It is further intended to foster mobile home development as an alternative to conventional stick-built housing.

1. Permitted Uses.

The following uses shall be permitted in any GR-1 Zoning District:

- a. Detached single-family dwelling meeting existing City Codes requirements.
- b. Non-commercial horticulture or agriculture, but not including the keeping of poultry, livestock, or kennels.
- c. Golf, Tennis, and Swim Clubs.
- d. Child Day Care Services
- e. Residential Care Services

2. Conditional Uses.

The following uses shall be permitted in any GR-1 Zoning District on a conditional basis, subject to the conditions of this section.

- a. Public park, playground, unlighted golf courses (excluding miniature golf courses and driving ranges), or other public recreation area or community recreation building, libraries, police and fire departments in compliance with all supplementary provisions of this Ordinance.
- b. Electric, Gas, & Sanitary Services substations.
- c. Cemetery, provided that such use:
 - 1) Consists of a site of at least five (5) acres;
 - 2) Includes no crematorium or dwelling unit other than for a caretaker and immediate family members; and
 - 3) Has a front yard setback of at least forty-five (45) feet from the edge of the street right-of-way.
- d. Elementary, middle, or high school or institution of higher learning provided that the lot is at least five (5) acres in size, no structure or parking area is placed within fifty (50) feet of any property line, and all of the parking requirements of this Ordinance are provided on site.
- e. Church, synagogue, temple and other places of worship, provided that:
 - 1) Such use is housed in a permanent structure which meets all building, electrical, and plumbing codes for places of public assembly;
 - 2) Such use is located on a lot not less than 40,000 square feet in area;
 - 3) Exterior and parking lot lights do not reflect on to adjoining residences; and

-
- 4) No structure or parking area is placed within fifty (50) feet of any property line, and all of the parking requirements contained in this Ordinance are provided on site.
- f. Mobile Home provided it is located in and meets the conditions of a Mobile Home Park.
 - g. Mobile Home Park, provided it meets the following conditions:
 - 1) The minimum park or court area shall be two acres.
 - 2) The maximum number of mobile homes per acre shall not exceed seven.
 - 3) The park shall be served by city sewer and water systems, a system of storm drainage, and refuse disposal facilities, not less than 40 feet from any mobile home.
 - 4) Roadways, which are not to be dedicated as public streets, shall have a minimum travel width of twenty feet exclusive of parking.
 - 5) Paved roadways shall be required of all parks.
 - 6) All on-site roadway intersections shall be provided with a streetlight, and interior lights shall be provided at not less than 400-foot intervals.
 - 7) Each mobile home stand shall be at least 30 feet from any other stand and at least 20 feet from the right-of-way of any drive which provides common circulation, and 30 feet from any side or rear property line, and shall meet the front yard setbacks for the street on which it is to front.
 - 8) No mobile home stand shall have direct access to a public street.
 - 9) Two parking spaces shall be provided for each mobile home space. Parking must be provided on the mobile home lot.
 - 10) In the development of a park, existing trees and other natural site features shall be preserved to the extent feasible.
 - 11) A minimum of 10 percent of the park site shall be reserved and developed for usable recreational purposes; however, no recreation area shall be less than 500 square feet in area.
 - 12) Buffer areas shall be provided on the perimeter of the park or court in accord with the requirements of Article V.
 - 13) Mobile homes shall be placed on one of the following types of foundations which shall be subject to the approval by the Building Official:
 - a) Piers under frame made of masonry construction on 16x16x4" thick foundation.
 - b) Masonry curtain -wall foundation of solid continuous construction around the entire perimeter of the mobile home.
 - c) Concrete or masonry footings.

-
- d) Foundations shall be so constructed as to prevent settling and accumulation of water under the mobile home.
 - e) All mobile homes placed on a concrete slab foundation or on a concrete or masonry footing foundation shall be provided with appropriate skirting of solid durable material around the entire perimeter. Each mobile home shall be securely underpinned and anchored.
- 14) Space Numbers: Permanent space numbers shall be provided on each mobile home space and shall be located so as to be visible from the street or driveway. Signs identifying space locations shall be provided at each street or driveway intersection.
- 15) License Required; Revocation: A business license shall be prerequisite to the opening or operation of a mobile home park in the City of Easley. Said license may be revoked by City Council for a violation of this Ordinance or other applicable ordinance and regulations governing the operation of such uses.
- 4) Bed and Breakfast Inn, provided that it meets the following conditions:
- 1) The inn must be operated by members of the household living on the premises;
 - 2) A maximum of one Bed and Breakfast Inn shall be permitted on any parcel;
 - 3) The inn must be operated in a structure constructed prior to the passage of this amendment;
 - 4) The inn shall have no more than 8 guest rooms;
 - 5) The inn shall not require any alteration or change in the essential residential character of the dwelling;
 - 6) The operation of the inn shall involve no exterior storage of materials or supplies;
 - 7) There shall be no exterior displays or signs, except for one on-site sign no larger than twenty square feet stating the name of the inn;
 - 8) The inn shall provide at least one paved parking space on the property for each guest room. Parking spaces shall be located behind the front line of the structure;
 - 9) The resident operator of the inn shall keep a current guest register, including the names, addresses, and occupancy dates of all guests;
 - 10) No guest shall occupy the inn for more than seven consecutive nights;
 - 11) The inn may serve only a breakfast meal;
 - 12) The inn may only serve meals to registered guests; and
 - 13) The Board of Zoning Appeals must hold a public hearing to determine if the proposed Bed and Breakfast Inn is consistent with a quiet residential neighborhood.

3. Special Exception Uses.

The following uses shall be permitted in the GR-1 Zoning District as a special exception, subject to the conditions of this section and Article VII, Code Compliance:

4. Prohibited Uses.

The following uses are prohibited in the GR-1 Zoning District.

- a) Sexually Oriented Businesses
- b) Cellular Towers
- c) Off-premise Signs

5. Dimensional Requirements.

Uses permitted in the GR-1 Zoning District shall be required to conform to the following standards, except that the use of substandard lots of record as of the effective date of this ordinance may be subject to the relief provided in this ordinance.

Table 2.4

GR-1 Dimensional Criteria	
Minimum Lot Area:	6,000 square feet for residential uses 10,000 square feet for non-residential uses
Minimum Lot Width:	60 feet @ the building line
Setbacks: Minimum Front Setback:	30 feet* for local roads 40 feet* for collector roads
Minimum Side Setback:	10 feet* for residential uses 40 feet* for non-residential uses
Minimum Rear Setback:	15 feet* for residential uses 40 feet* for non-residential uses
Maximum Building Height:	35 feet* (Except upon Fire Chief's written approval with conditions stated therein.)
Maximum Impervious Surface Ratio	0.45
Maximum Residential Density	7.0
Maximum F.A.R. (Non-Res. Only)	0.35

*(See General Supplementary Provisions).

6. Parking and Loading.

Uses permitted in the GR-1 Zoning District shall meet standards set forth in Article III, Off-Street Parking and Loading.

7. Signs.

Signs permitted in the GR-1 Zoning District, including the conditions under which they may be located are set forth in Article IV, Sign Regulations.

8. Buffer yard Requirements.

Where a conditional use borders any residential zone, a buffer yard in compliance with Article V, Landscaping and Buffering, shall be required along abutting property lines.