

**ARTICLE 6. GREER ZONES**

**Section 601. Definitions and application of Greer Zones**

**A. In this Article, unless otherwise specified:**

- “GA-2” means Greer Agricultural Zone
- “GR-1” means Greer Residential Zone
- “GC” means Greer Commercial Zone
- “GCR” means Greer Commercial Resort Zone

**B. Application of Greer Zones**

1. For six months following the adoption of this ordinance:
  - a. All owners of parcels of land in Greer that are being legally used as a resort, lodge, hotel, motel, and/or Bed & Breakfast may choose to automatically designate the parcel as being a GCR, Greer Commercial Resort Zone. For purposes of this section, Nightly Single-Family Cabin Rentals not located on resort property are excluded.
  - b. All owners of parcels of land in Greer that are being legally used as a commercial use other than a resort, lodge, hotel, motel, or Bed & Breakfast, may choose to automatically designate the parcel as being a GC, Greer Commercial Zone. For purposes of this section, Nightly Single-Family Cabin Rentals not located on resort property are excluded.
  - c. All owners of parcels of land in Greer, including, but not limited to parcels being used as single family residential, parcels being used as Nightly Single Family Cabin Rentals not located on a resort or commercial parcel, or parcels that are vacant, may choose to automatically designate the parcel as being a GR-1, Greer Residential Zone.
  - d. All vacant parcels of land not automatically designated GR-1 as described in c. above during the six months following adoption of this ordinance, shall be designated GA-2, Greer Agricultural Zone if the parcel is two (2) acres or greater or GR-1, Greer Residential, if the parcel is less than two (2) acres.
2. Following the six (6) month process, a public hearing will be held to adopt the zone map following the amendment process described in Article 11.

**Section 602. Purpose**

**A. Greer Agricultural Zone**

The primary purpose of the Greer Agricultural Zone (GA-2) is to:

1. Act as a holding zone for transition to new zones;
2. Conserve and protect open land uses and encourage orderly growth.

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3. Provide for Single Family residential development with adequate open space and separation of buildings preserving the natural features of the land.”
4. Provide for planned development through the use of a MPC, Article 20 or PUD, Article 21 in conformance with the Comprehensive Plan.

### **B. Greer Residential Zone**

The primary purpose of the Greer Residential Zone (GR-1) is to:

1. Provide for Single Family Residential development with adequate open space and separation of buildings to preserve the natural features of the land.
2. Provide for design and development standards for lighting, signage and other site-constructed elements.
3. Provide for planned development through the use of a MPC, Article 20 or PUD, Article 21 in conformance with the Comprehensive Plan.

### **C. Greer Commercial Zone**

The primary purpose of the Greer Commercial Zone (GC) is to:

1. Provide for small Retail Shops, Convenience Stores, Restaurants, Bars, Lounges, Gift Shops, Professional Office, and Service Facilities in convenient locations where there is adequate access to Principal or Minor arterial roads or highways, in order to meet the needs of the residents and visitors in community. See Use Table
2. Provide for development with consideration for adjoining residential properties.
3. Provide for design and development standards for lighting, parking, signage and other site-constructed elements.
4. Prohibit commercial uses or structures, which are inherently incompatible with the community. See Prohibited Use table

### **D. Greer Commercial Resort Zone**

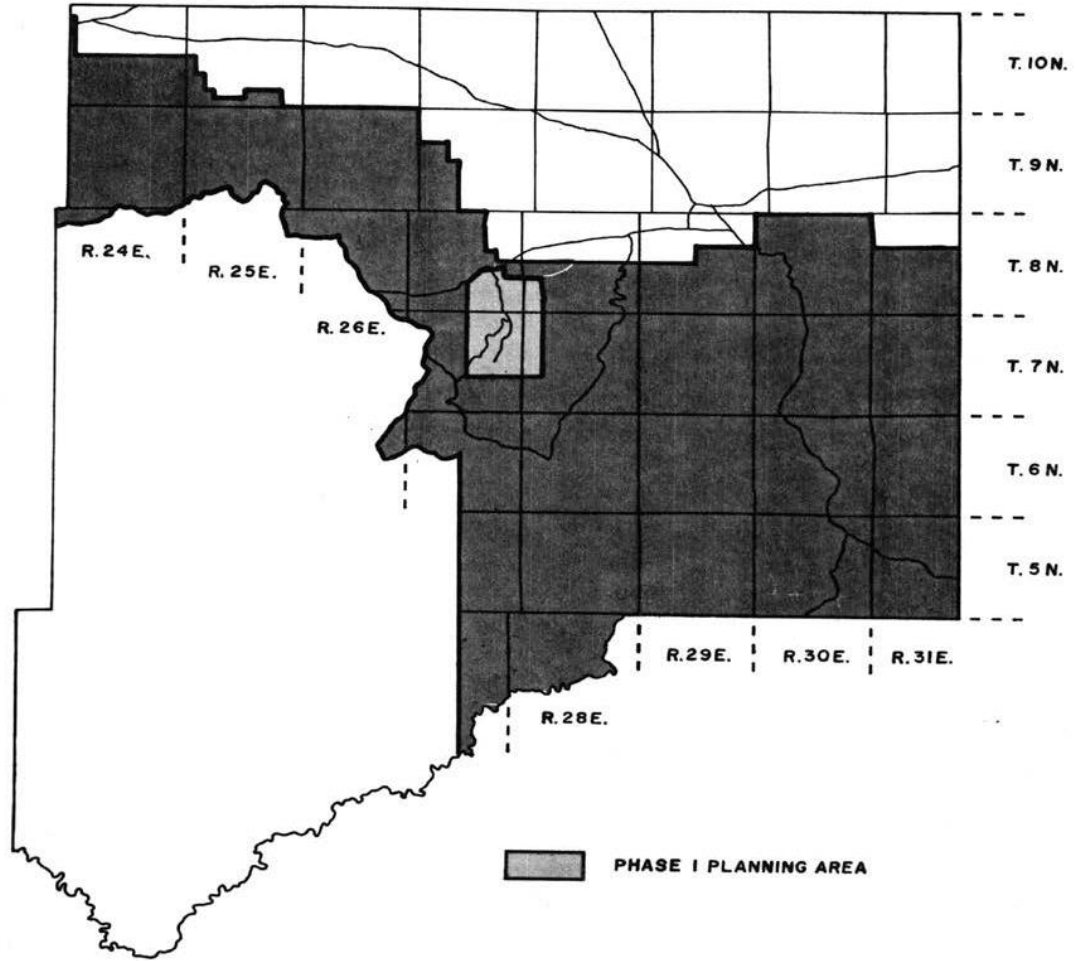
The primary purpose of the Greer Commercial Resort Zone (GCR) is to:

1. Provide for the development and operation of Resorts, Lodges, Hotels, Motels, and Bed & Breakfasts containing guest accommodations for the short-term visitor, and amenities.
2. Provide for development with consideration for adjoining residential properties.
3. Provide for design and development standards for lighting, parking, signage and other site-constructed elements.

### **Section 603. Area Description**

This area is located within the southern portion of Apache County. By general description, it is located south of state Route 260 within Township 7 and 8 North, Range 27 and 28 East.

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**Section 604. Development Standards for permitted uses.**

**A. GA-2 Greer Agricultural Zone**

- Density One home, one guest home and accessory buildings.
- Lot Area (min): Two-Acre
- Lot Width (min): 150 feet
- Lot Coverage (max): 20 percent
- Maximum Gross Floor Area: 25 percent
- Open Space (min): 60 percent of lot area exclusive of parking, circulation space, and structures
- Front Yard Setback (min): Height of structure plus ten (10) feet.
- Side Yard Setback (min): All building or structure sideyard setbacks shall be a minimum of ten (10) feet. Building(s) or structure(s) exceeding fourteen (14) feet in height shall have one (1) additional foot of sideyard setback for each additional foot of building or structure height or ten (10) feet if abutting Forest Service Property
- Rear Yard Setback (min): Height of structure plus ten (10) feet or ten (10) feet if abutting Forest Service property
- Building Height (max): Two (2) stories not to exceed 35 feet
- Building Separation (min): Shall comply with current County adopted version of the International Building Code.
- Guest Houses: (1 per lot) Guest houses limited to one per lot.

**B. GR-1 Greer Residential Zone**

- Density One home, one guest home and accessory buildings.
- Lot Area (min): One-Acre
- Lot Width (min): 150 feet
- Lot Coverage (max): 20 percent
- Maximum Gross Floor Area: 25 percent
- Open Space (min): 50 percent of lot area exclusive of parking, circulation space, and structures
- Front Yard Setback (min): Height of structure plus ten (10) feet.
- Side Yard Setback (min): All building or structure sideyard setbacks shall be a minimum of ten (10) feet. Building(s) or structure(s) exceeding fourteen (14) feet in height shall have one (1) additional foot of sideyard setback for each additional foot of building or structure height or ten (10) feet if abutting Forest Service Property
- Rear Yard Setback (min): Height of structure plus ten (10) feet or ten (10) feet if abutting Forest Service property
- Building Height (max): Two (2) stories not to exceed 28 feet

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Building Separation (min): Shall comply with current County adopted version of the International Building Code.

Accessory Buildings: Height limited to one (1) story not to exceed 18 feet.

Guest Houses: (1 per lot) Height limited to one (1) story not to exceed 18 feet. Size limited to the lesser of 50% of the principal building or 1250 sf livable floor area.

**C. GC Greer Commercial Zone**

Lot Area (min): 20,000 square feet

Lot Width (min): 100 feet

Lot Coverage (max): 20 percent

Maximum Gross Floor Area: 25 percent

Open Space (min): 40 percent of lot area exclusive of parking, circulation space, and structures

Front Yard Setback (min): Height of structure plus ten (10) feet.

Side Yard Setback (min): All building or structure sideyard setbacks shall be a minimum of ten (10) feet. Building(s) or structure(s) exceeding fourteen (14) feet in height shall have one (1) additional foot of sideyard setback for each additional foot of building or structure height or 10 feet if abutting Forest Service Property

Rear Yard Setback (min): Height of structure plus ten (10) feet or 10 feet if abutting Forest Service Property

Building Height (max): Two (2) stories not to exceed 30 feet

Building Separation (min): Shall comply with current County adopted version of the International Building Code.

Accessory Buildings: Height limited to one (1) story not to exceed 18 feet.

**D. GCR Greer Commercial Resort Zone**

Lot Area (min): One Acre (43,560 square feet)

Lot Width (min): 150 feet

Lot Coverage (max): 20 percent

Maximum Gross Floor Area: 25 percent

Open Space (min): 30 percent of lot area exclusive of parking, circulation space, and structures

Front Yard Setback (min): Height of structure plus ten (10) feet.

Side Yard Setback (min): All building or structure sideyard setbacks shall be a minimum of ten (10) feet. Building(s) or structure(s) exceeding fourteen (14) feet in height shall have one (1) additional foot of sideyard setback for each additional foot of building or structure height or ten (10) feet if

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- Rear Yard Setback (min):            abutting Forest Service Property  
   Height of structure plus ten (10) feet or ten (10) feet if abutting Forest Service Property
- Building Height (max):            Two (2) stories not to exceed 30 feet
- Building Density (max):            Eight (8) housekeeping units per acre or 20 non-housekeeping units per acre, or a proportionate combination thereof (for example Four (4) housekeeping units and ten (10) non-housekeeping units on a one (1) acre site)
- Structure Density:            The maximum number of housekeeping units per building shall be four (4) ie. Du-plex, tri-plex, four-plex.
- Building Separation (min):        Shall comply with current County adopted version of the International Building Code.
- Accessory Buildings:            Height limited to one (1) story not to exceed 18 feet.

**E.     Additional Building Setback and Separation Standards applicable to Sections 604.B, 604.C & 604.D**

**1.     Building Height**

- a.     Building Height shall be measured from the first finished floor, above ground, to the highest ridgeline of the roof.

**2.     Building Setbacks and Separations:**

- a.     Building setbacks shall be measured from the property lines to exterior walls or edges of porches or decks, whichever protrudes more.

**3.     Bordering Zones:**

- a.     Where a property zoned GC or GCR has one or more common boundaries with a property zoned GA-2 or GR-1 the common boundary setbacks for the GC or GCR property shall be doubled.
- b.     Exception: Properties located on opposite sides of a road which share a common boundary within or adjacent to the road shall be exempt from the double setback requirement related to that particular common boundary.

**4.     Building Setbacks from State Hwy 373 or State Highways:**

- a.     Structures shall not be erected closer than 50 feet from the right-of-way of State Highways 373 or 260. (Note: Highway 373 extends from Highway 260 in a southerly direction to the point near the Greer Village area where State Highway maintenance ends as indicated by a roadside sign).

**Section 605. Uses**

<b>USE TABLE</b> (see footnote 4)	<b>GA-2</b>	<b>GR-1</b>	<b>GC</b>	<b>GCR</b>
Accessory Buildings	P	P	P	P
Antique Shops	X	X	P	P
Art Galleries	X	X	P	P
Arts and Craft Shops	X	X	P	P
Bed and Breakfast Dwellings	X	X	X	P
Candy and Ice Cream Stores	X	X	P	P
Child Care Facilities	X	X	P	P
Churches, Museums, Schools, Libraries and Community Centers	C	P(1)	P	P
Communication Towers	X	X	C	C
Convenience Stores	X	X	P	P(2)
Domestic Animals / Livestock (Two per acre)	P	P	C	C
Furniture Stores	X	X	P	P(2)
Garage and yard sales	X	P	X	X
Gift Shops	X	X	P	P(2)
Government & Public Offices	X	X	P	X
Guest Homes	P	P	X	X
Guest Ranch (Min. 10 acres)	C	X	X	C
Hardware Stores	X	X	P	X
Home Business	P	P	X	X
Commercial Horseback Riding & Stables	C	X	C	C(2)
Laundry including self service	X	X	P	P(2)
Liquor Stores	X	X	P	P(2)
Gas Station w/ 10,000 gl storage	X	X	C	X

<b>USE TABLE</b> (continued) (see footnote 4)	<b>GA-2</b>	<b>GR-1</b>	<b>GC</b>	<b>GCR</b>
Nightly Single Family Cabin Rentals	P(3)	P(3)	P(3)	P
Parks and Playgrounds	C	C	P	P
Photographic or Artist Studio	X	P	P	P
Professional Offices (see Article 2 Definitions)	X	X	P	P(2)
Public Utility Installations	P	X	P	C
Public Utility Offices	X	X	P	X
Resorts, Lodges, Hotels & Motels	X	X	X	P
Restaurants, Bars and Cocktail Lounges	X	X	P	P
Single Family Residence (site constructed)	P	P	X	P(5)
Sporting Goods Stores (incl. sports eqpt. rentals)	X	X	P	P(2)
Temporary outdoor events	C	A	A	A
Condominiums, Timeshares, Fractionals	X	X	X	P
Theatre (Live performance and performing arts)	X	X	C	C
Youth Camps	X	X	X	P

**P:** Permitted use      **A:** Administrative      **X:** Not Permitted      **C:** Conditional Use

Conditional uses shall follow the process as described in Article 11. Administrative uses shall follow the process as described in Article 9.

**Use Table Footnotes:**

- 1) Facilities must be located fronting an arterial road or highway. Vehicular access to the facilities must be directly from the arterial road or highway.
- 2) Facilities located in GCR zones must be operated in conjunction with Resort, Lodge, Hotel or Motel Facilities.
- 3) Facilities require County Business License.
- 4) The Community Development Director may permit in a zone any use not described in the above tables but deemed to be of the same character and in general keeping with the uses authorized in such zone in accordance with the provisions of Article 9, Section 901.
- 5) Subject to conformance with GR-1 development standards

**Uses below are prohibited in the GA-2, GR-1, GC, and GCR zones.**

Adult Oriented Businesses	Campgrounds	Mini Storage Facilities
Auto Parts & Supplies	Dry Cleaners	Individual retail stores exceeding 5000 sf.
Auto Repair Shops	Heavy Equipment Rental & Sales	Tattoo Parlors
Auto Sales & Rentals	Feed Stores	Movie Houses
Car Washes	Funeral Homes	Warehouses
Drive-in Restaurants	Industrial Uses (see Article 4)	Manufactured Housing
RV, Mobile Home & Trailer Parks and Storage		