



GREENEVILLE SITE DESIGN GUIDELINES AND FINAL SITE PLAN REVIEW CHECKLIST

Regional and Local Environs

A. Relationship to Comprehensive Plan

	Remark
Minimize adverse impacts to existing natural features such as soils, slope, vegetation, wetlands and floodplains	
Development can receive public and utility services without problems	
Design compatible with the desired developing character of the surrounding area	
Design avoids monotonous view of the site and its surrounding	
Development is pleasant in character, human in scale, and facilitates circulation	

Recognize views, climate, and the nature of outside activities in the design of exterior spaces	
Insure at each step of a phased project that the design is complete in its functional, traffic, visual, drainage, and landscaping aspects.	
Development gives room for open space on site	
Site design considers future needs for growth	

B. Circulation

Create traffic patterns which minimize impact on surrounding streets and property and accommodate emergency vehicles	
Create circulation systems which avoid conflicts between vehicular, bicycle, and pedestrian traffic	
Create site design that gives room for safe on-foot walks outside of buildings on site	
Insure that the proposed project accommodates individuals with physical disabilities via the provision of handicapped parking stalls, ramps and the like	
Site design will accommodate the needs of heavy duty trucks	
Site design will accommodate the needs of public transportation when applicable	

C. Environmental Impact

Minimize air pollution and its impact	
Minimize water pollution and its impact	
Minimize noise pollution from the proposed project site (traffic, air conditioning, use, etc) that may negatively affect the surrounding	
Reduce the amount of parking spaces as much as possible – strive to stay within the minimum required parking. Avoid	

excessive parking (doubling required number of spaces, etc), which produce asphalt “deserts” that create heat islands, pollute stormwater, etc and incorporate more green or open space into the design. Take advantage of surrounding parking in the design.	
Minimize noise from the surrounding area that may negatively affect the proposed project	

Natural Features

Geography and Buffering

Site geology can sustain the site design	
Site topography is compatible with site design	
Soil characteristics can withstand site infrastructure	
Screen exterior trash and storage areas, services yards, loading docks and ramps, and electrical utility boxes, etc, from view of all nearby streets and adjacent structures in a manner that is compatible with building site design	
Provide open space on site	
Minimize the visual impact and presence of vehicles by generally siting parking areas to the rear or side of the property rather than along the street frontages, utilizing underground parking and screening parking areas from view both interior and exterior to the site	
Provide deciduous trees along southern building exposures, coniferous trees and broad-leaf evergreen trees along east and west building exposures, and evergreens along the north exposures to conserve energy usage within structures	

Grading

Blend any proposed grading with the contours of adjacent properties	
Contour round all proposed cut and fill slopes both horizontally and vertically	

Insure that all on-site drainage patterns will occur on or through areas designed to serve this function	
Control surface drainage using natural and modern day technology to maximize detention and retention of stormwater on site	
Create strips of green space within parking lots	

Landscaping

	Remark
Design landscaping to create pleasing appearance from both within and off site	
Apply green space provisions in the Zoning Ordinance	
Size landscaping so that a mature appearance will be attained within three years of planting	
Group together tree and shrub planting unless circumstances dictate otherwise in order to create strong accent points	
Insure that landscaping permits adequate sight distance for motorists and pedestrians entering and existing the site and does not interfere with circulation effectiveness	
Provide landscaping adjacent to and within parking areas in order to screen vehicles from view and minimize the expansive appearance of parking areas. This landscaping should include fast growing deciduous or evergreen trees in parking lots to create maximum summer shade	
Retain and integrate native and significant trees.	
Design such that run off can flow unhindered from paved areas into unpaved vegetative areas on site. Avoid directing water into public streets and paved driveways	

Design and Aesthetics

General

Create a design compatible with the developing character of the neighboring area. Design compatibility includes harmonious building style, form, size, color and material	
Create a design that avoids monotonous look of the area. Compatibility is not homogeneity. Be creative to at least improve the appearance of the area	
Coordinate exterior building design on all elevations with regard to color, materials, architectural form, and detailing to achieve design harmony and continuity	
Limit the number of materials on the exterior face of the building	

Building-Site-Plan Relationships

Site buildings so as to avoid crowding and to allow for a functional use of space between buildings	
Site buildings so as to consider shadows, changing climatic conditions, noise impacts, safety, and privacy on adjacent outdoor spaces	

Architectural Relationship

Utilize landscaping to complement building elevations	
Provide dense landscaping to screen unattractive views and features such as storage areas, trash enclosures, freeway structures, transformers and other elements which do not contribute to the enhancement of the surrounding	

Roof Design

Coordinate roof shape, color, and texture with the treatment of the perimeter walls	
Minimize roof penetration by grouping all plumbing vents and ducts together	
Design and/or screen all rooftop mechanical and electrical equipment as an integral part of the building design	