



Office of Fraternity and Sorority Life
Department of Student Life
Division of Student Affairs and Academic Support

GREEK VILLAGE HOUSING DEVELOPMENT DESIGN GUIDELINES

The following Design Guidelines apply to any construction or improvement of the sites included within the Greek Housing Area of the University of South Carolina, Columbia, South Carolina:

1. **Design Review:** Proposed construction or improvements on any properties within the Greek Housing Area shall receive prior approval from the University of South Carolina Architectural Design Review Committee and shall meet all requirements and approvals required by the City of Columbia.
2. **Building Construction:** Not more than one Greek house, not to exceed two stories in height, shall be erected on any lot unless otherwise approved. The height may be increased to three stories if the third story is designed as an attic story with dormers.
3. **Location of Buildings on Lots:** Each building which shall be erected on any lot shall be situated in accordance with building setback lines shown on the site plan.
4. **Walls and Fences:** No fence or wall shall be erected on any lot without approval of the Architectural Design Review Committee. Walls and fences shall be constructed of materials that are consistent with the architectural character of the house.
5. **Out Buildings/Auxiliary Structures:** No structure for auxiliary or temporary storage use shall be constructed on the lot without prior approval of the Architectural Design Review Committee.
6. **Completion of Construction:** The University shall have the right to take appropriate action to compel the immediate completion of any house not substantially completed within twelve months from the date of commencement of construction.
7. **Offensive Activities:** No obnoxious, offensive or illegal activities shall be carried on upon any lot nor shall anything be done that is, or may become, an annoyance or nuisance to the occupants of adjacent lots.
8. **Signage:** No signage shall be erected on any lot, building or building windows, without prior written approval of the University.
9. **Screening:** Unsightly items such as garbage cans, utility boxes and mechanical equipment shall be screened to conceal them from view of neighboring lots and streets. Screening shall consist of approved fences or landscape buffers.
10. **Antenna:** No antenna equipment or satellite dishes shall be erected in a visible place on the site or buildings.
11. **Trailers/Vehicles:** No trailers or vehicles may be stored on any of the lots.

12. **Garbage and Refuse Disposal:** Trash, garbage or other waste shall not be kept except in sanitary containers.
13. **Exterior Lighting:** Exterior lighting shall be designed to contain the light within a given lot while avoiding disturbance of neighboring lots. No open floodlights should be seen from the street or surrounding lots.
14. **Building Design:** Each house shall be designed to express a traditional residential style. Materials and details should be consistent with a residential scale. Front porch/portico elements are recommended as a feature to reinforce the residential/neighborhood character of the street frontage. Materials that are used on the front of the houses should also be used consistently on the side and rear of the structure. Material should be selected for ease of long-term maintenance.
15. **Landscape:** Each lot should be fully landscaped with grass, shrubbery and trees consistent with the residential neighborhood character. Each house shall be responsible for the on-going maintenance of landscape within item lot area.
16. **Parking:** Each house lot shall utilize parking provided by the University in adjacent parking lots or on-street parking. No additional parking areas shall be constructed within any given lot. No parking areas shall be designated for the private use of any given house.
17. **Common Areas:** The University shall retain the authority to approve any use of, or improvement on, any common area within the Greek Housing site.

For further information contact:

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