

UNIFIED DEVELOPMENT ORDINANCE

Greenville County, South Carolina



Article 11: Subdivisions & Group Developments

PUBLIC REVIEW DRAFT | AUGUST 14, 2023

CONTENTS

ARTICLE 11: SUBDIVISIONS & GROUP DEVELOPMENTS	4
11.1 GENERAL PROVISIONS	4
11.1.1 PURPOSE	4
11.1.2 APPLICABILITY	4
11.2 GENERAL SUBDIVISION & GROUP DEVELOPMENT DESIGN STANDARDS.....	8
11.2.1 PURPOSE	8
11.2.2 GUEST PARKING	9
11.2.3 MAILBOXES.....	9
11.3 LOTS.....	14
11.3.1 APPLICABILITY	14
11.3.2 GENERALLY	14
11.3.3 DIMENSIONAL STANDARDS	14
11.3.4 FLAG LOTS	16
11.4 OPEN SPACE	17
11.4.1 PURPOSE	17
11.4.2 APPLICABILITY	17
11.4.3 GENERAL OPEN SPACE STANDARDS	17
11.4.4 AMOUNT & TYPES OF OPEN SPACE REQUIRED	18
11.4.5 NATURAL VEGETATION IN REQUIRED OPEN SPACE	22
11.4.6 ACCESS TO OPEN SPACE.....	23
11.4.7 OPEN SPACE PLAN.....	24
11.4.8 OWNERSHIP OF OPEN SPACE.....	25
11.4.9 LONG-TERM PROTECTION & MAINTENANCE OF OPEN SPACE	25
11.5 GROUP DEVELOPMENTS	28
11.5.1 GENERALLY	28
11.5.2 DESIGN STANDARDS	28
11.5.3 REVIEW PROCESS	29
11.5.4 REVISIONS TO GROUP DEVELOPMENT PLANS.....	30
11.6 SUMMARY PLAT SUBDIVISIONS	31
11.6.1 GENERALLY	31
11.6.2 SIMPLE PLAT SUBDIVISIONS.....	31
11.6.3 MINOR SUBDIVISIONS.....	31
11.7 COMMERCIAL SUBDIVISIONS.....	34
11.7.1 INTENT.....	34
11.7.2 DESIGN PRINCIPLES	34
11.7.3 RELATIONSHIP TO ADJACENT PROPERTIES	34
11.8 CONVENTIONAL RESIDENTIAL SUBDIVISIONS.....	35
11.8.1 INTENT.....	35

11.8.2 MINIMUM DIMENSIONAL STANDARDS	35
11.9 OPEN SPACE RESIDENTIAL SUBDIVISIONS	36
11.9.1 INTENT.....	36
11.9.2 DENSITY	36
11.9.3 MINIMUM DIMENSIONAL STANDARDS	37
11.9.4 REQUIRED OPEN SPACE	38
11.9.5 PLATTING REQUIREMENTS	39
11.10 SRCD CONSERVATION SUBDIVISIONS.....	41
11.10.1 INTENT.....	41
11.10.2 GENERAL PROVISIONS	41
11.10.3 DESIGN	42
11.11 SRCD RURAL ESTATE LOT SUBDIVISIONS	44
11.11.1 INTENT.....	44
11.11.2 MINIMUM LOT AREA	44
11.11.3 DEVELOPMENTS WITH NEW ROADS (MAJOR SUBDIVISIONS)	44
11.11.4 DEVELOPMENTS ON EXISTING ROADS (MINOR SUBDIVISIONS)	44
11.11.5 FAMILY SUBDIVISIONS	45
11.12 TINY HOUSE SUBDIVISIONS.....	47
11.12.1 INTENT.....	47
11.12.2 GENERAL PROVISIONS	47
11.12.3 DESIGN	47
11.12.4 LOT REQUIREMENTS	49
11.12.5 SCREENING & BUFFERING.....	50
11.12.6 PEDESTRIAN FACILITIES.....	50
11.12.7 LIGHTING	50
11.12.8 SIGNS.....	51
11.12.9 REVISIONS TO APPROVED PLANS.....	51
11.12.10 FINAL PLATS	51
11.13 TOWNHOUSE SUBDIVISIONS	52
11.13.1 INTENT.....	52
11.13.2 LOT AREA.....	52
11.13.3 DESIGN	52
11.14 ZERO LOT LINE DEVELOPMENTS.....	54
11.14.1 INTENT.....	54
11.14.2 APPLICABILITY	54
11.14.3 SIDE AND REAR YARDS FOR ZERO LOT LINE DWELLINGS	54
11.14.4 LOT COVERAGE	55
11.14.5 MAINTENANCE & DRAINAGE EASEMENTS	55
11.14.6 PLAT REQUIRED.....	56

ARTICLE 11: SUBDIVISIONS & GROUP DEVELOPMENTS

11.1 GENERAL PROVISIONS

11.1.1 PURPOSE

- A. The purpose of this Article is to promote safety and manage impacts of development on surrounding properties and developments through the provision of subdivision and group development design standards.
- B. The following standards are minimum requirements. Staff may approve improvements that exceed the minimum standard.
- C. These regulations are designed to be administered in a manner to harmoniously relate the development of the various tracts of land to the existing community and facilitate the future development of appropriate adjoining tracts.

11.1.2 APPLICABILITY

- A. **Generally.** This Article applies to all group developments and all subdivisions within the limits of the Greenville County.
- B. **Subdivision Types.** Table 11.1.2-1 specifies allowable subdivision types by location/zoning district.¹
 - 1. *Exempt Subdivisions.* Exempt Subdivisions do not require review by the Subdivision Advisory Committee and are reviewed by staff at the time of submittal. Exempt Subdivisions include:
 - (a) Survey plats (whether newly performed or historical) showing existing lots of record that do not create roads or shared drives;
 - (b) Mortgage plats (used for purchasing property);

¹ Proposed is to eliminate the Rural Conservation Subdivision type in favor of allowing conventional and open space subdivisions in un-zoned areas with sewer and allowing conventional subdivisions in un-zoned areas without sewer, with larger lot sizes required (see 11.2.4.C: *Lots*). Also proposed is to eliminate the Traditional Neighborhood Development (TND) subdivision type. This subdivision type is very prescriptive, and without offering significant incentives or, conversely, mandating this development type, there is a concern that TNDs as a stand-alone subdivision type would not be used. The Scuffletown Rural Conservation District (SRCD) subdivision types may be relocated to a new article solely devoted to the SRCD.

- (c) Lot line adjustments where the total number of lots is not increased and the resultant lots meet the requirements of the UDO;
 - (d) Combination or recombination of entire lots of record that do not involve the creation of new streets or changes in existing streets;
 - (e) Division of land into parcels of 5 acres or more where no new street is involved;
 - (f) Division of land by order of probate court or master in equity based on settlement of an estate; and
 - (g) Division of land for public utility purposes.
- 2. *Summary Plat Subdivisions.* Summary Plat Subdivisions include Simple Plat Subdivisions, Minor Subdivisions, and Family Subdivisions.
 - 3. *All Other Subdivision Types.* All other subdivision types apply only to major subdivisions.
- C. **Development Types.** Table 11.1.2-2 specifies allowable development types by location/zoning district.
- 1. *Group Developments.* Group developments are allowed in un-zoned areas, and in all zoning districts if the uses in the group development are allowed by **Section 3.2: Use Table**. If a group development involves subdivision, the requirements for the particular subdivision type apply in addition to the requirements for group developments.
 - 2. *Zero Lot Line Developments.* When a proposed subdivision includes zero lot line dwellings, the design standards for zero lot line developments apply in addition to standards for the proposed subdivision type.

Table 11.1.2-1: Allowable Subdivision Types by Location/Zoning District

Location/ Zoning District ²	Subdivision Type ¹								
	Exempt Subdivision	Summary Plat Subdivision	Commercial Subdivision ¹	Conventional Residential Subdivision	Open Space Residential Subdivision	SRCD Conservation Subdivision	SRCD Rural Estate Lot Subdivision	Tiny House Subdivision	Townhouse Subdivision
Un-Zoned Area, with sewer ³	•	•	•	•	•	X	X	•	•
Un-Zoned Area, without sewer	•	•	X	•	X	X	X	X	X
SRCD, with sewer ⁴	•	•	•	X	X	•	•	X	X
SRCD, without sewer ⁴	•	•	•	X	X	X	•	X	X
AG	•	•	•	X	X	X	X	X	X
ESD-PM, R-R3, R-R1	•	•	•	•	X	X	X	X	X
R-S	•	•	•	•	•	X	X	X	X
R-20A, R-20, R-15, R-12, R-10, R-7.5, R-6	•	•	•	•	•	X	X	X	•
R-M8, R-M10, R-M16, R-M20, R-MA	•	•	•	•	•	X	X	X	•
FRD, PD	•	•	•	•	•	X	X	•	•
All Other Zoning Districts	•	•	•	•	•	X	X	X	X

Key: • = Subdivision type is allowed in this location/zoning district | X = Subdivision type is prohibited in this location/zoning district

¹ All subdivision types apply to major subdivisions, except Summary Plat Subdivisions which apply only to minor subdivisions.

² Commercial subdivisions include subdivisions for mixed use developments and for multi-family developments.

³ “With sewer” means the proposed subdivision is able to connect to a public sewer system in accordance with [Article 15: Utilities](#).

⁴ A proposed subdivision of property located in the SRCD may only utilize the subdivision types specified for SRCD.

Table 11.1.2-2: Allowable Development Types by Location/Zoning District

Location/ Zoning District	Development Type	
	Group Development	Zero Lot Line Development
Un-Zoned Area	•	•
SRCD	•	X
AG	•	X
ESD-PM, R-R3, R-R1, R-S	•	•
R-20A, R-20, R-15, R-12, R-10, R-7.5, R-6	•	•
R-M8, R-M10, R-M16, R-M20, R-MA	•	•
FRD, PD	•	•
All Other Zoning Districts	•	•

Key: • = Development type is allowed in this location/zoning district | X = Development type is prohibited in this location/zoning district

11.2 GENERAL SUBDIVISION & GROUP DEVELOPMENT DESIGN STANDARDS

11.2.1 PURPOSE

All proposed subdivisions and group developments shall be designed to facilitate the most advantageous development of the entire County and shall bear a reasonable relationship to the Comprehensive Plan. The general design of subdivisions and group developments shall:

- A. **Contours.** Take advantage of and be adjusted to the contours of the land so as to produce usable building sites and streets of reasonable gradients;
- B. **Suitability and Compatibility.** Consider the suitability of the land and its capability to support and maintain the proposed development;
- C. **Constraints.** Consider site constraints, such as:
 - 1. Topography;
 - 2. Rock outcrops;
 - 3. Flood damage prevention;
 - 4. Erosion control;
 - 5. Wetland preservation;
 - 6. Stormwater management;
 - 7. Solar energy;
 - 8. Tree preservation;
 - 9. Noise and pollution control;
 - 10. Habitat for endangered species;
 - 11. Areas of historical, archaeological, or architectural significance;
 - 12. Land use relationships; and
 - 13. Other additional factors prescribed by this Ordinance;
- D. **Natural Resource Protection.** Protect large open spaces, wooded areas, and wetlands:
 - 1. *Topography.* New lots should be arranged so that building locations preserve and fit within the natural topography;

2. *Clustered Buildings*. Where a set of buildings is desired, they should be clustered to preserve the natural features of the property;
 3. *Open Space*. New lots should be arranged to preserve connected open space rather than sectioning off open space; and
- E. **Public Realm**. Locate larger building forms and modules to be minimally visible from the public realm. New buildings are subject to the standards specified in [Article 9: Building Design](#).

11.2.2 GUEST PARKING²

- A. In any residential or mixed use development where the gross density exceeds 6 dwelling units per acre, off-street guest parking areas shall be interspersed throughout the development.
- B. Off-street guest parking areas may be unpaved.
- C. Guest parking spaces shall be provided at a rate of one space per every four dwelling units.

11.2.3 MAILBOXES³

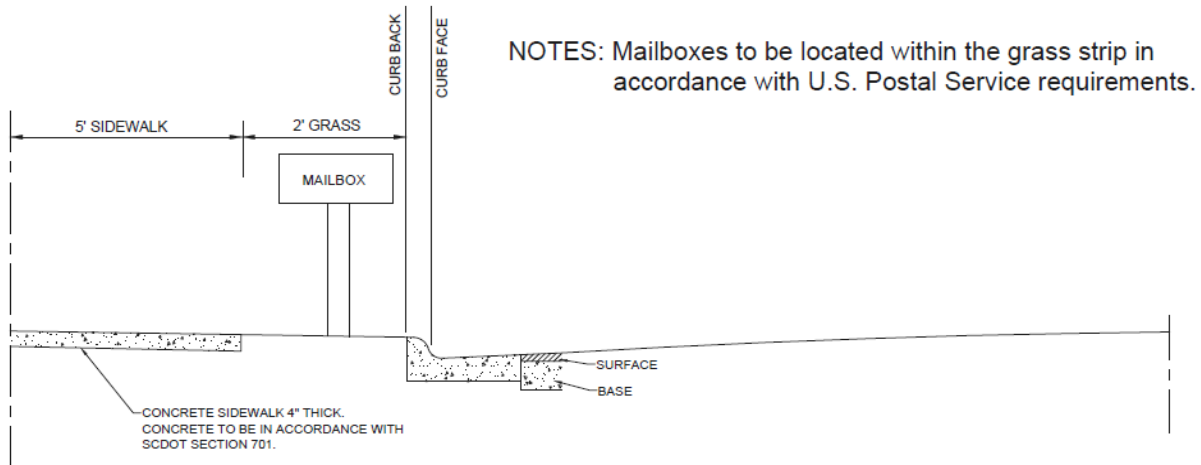
- A. **Generally**. The local postmaster should be contacted to discuss options for the method of mail delivery for new developments early in the design process. The delivery method will dictate the mailbox type and location; and will require the approval of the United States Postal Service (USPS) as required by the most current Postal policy.
- B. **Type of Delivery**. The type of delivery approved by the local postal manager shall be noted on the development plan (Preliminary Plan). If Cluster Box Units (CBUs) are selected, the location(s) shall be incorporated in the design of the subdivision and shown on the Preliminary Plan.
- C. **Support Materials**. The use of concrete filled metal pipe for any mailboxes is expressly prohibited. The installation of a single support is allowed (with approval from the Postal Service) in a configuration of 4 boxes per post. In the case of a single support, non-yielding and non-breakaway mailbox structures will not be allowed. Please see the [USPS Guide for Builders and Developers](#) for more information.
- D. **Curbside Mailboxes (where permitted)**. No mailboxes or other structures may be located within the sidewalk. When mailboxes are placed adjacent to a sidewalk, they shall be located in

² These provisions are new. They are intended to address concerns with on-street parking in higher density developments, particularly those with narrow streets where emergency vehicle access may be hindered by excessive on-street parking on streets not originally designed/constructed to accommodate on-street parking.

³ Carries forward LDR Section 8.19: *Mailboxes*.

accordance with the specifications shown in Figure 11.2.2-1: *Typical Mailbox and Sidewalk Location*, below:

Figure 11.2.2-1: Typical Mailbox and Sidewalk Location



TYPICAL MAILBOX AND SIDEWALK LOCATION

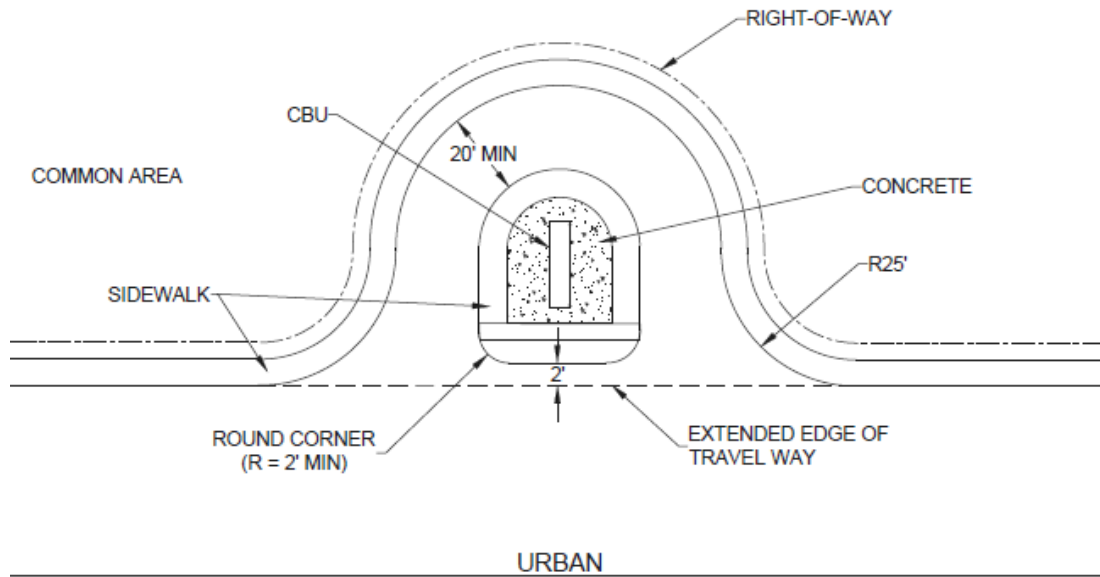
NO SCALE

E. Cluster Mailboxes (when required).

1. *Traffic Flow.* Cluster Box Unit (CBU) location(s) selected shall be such that there is no disruption or interference with the vehicular traffic flow on the roadway or any public street. Location of the CBU(s) shall be approved prior to the Preliminary Plan process.
2. *Visibility.* CBUs shall not be installed so close to an intersection or traffic lane that they block visibility for approaching traffic or could be struck by a passing motor vehicle.
3. *Dead-End Streets.* CBUs shall not be located on dead-end streets where there is no safe turnaround for Postal delivery vehicles.
4. *Direction.* CBUs shall be installed facing the correct direction. CBUs installed on concrete pads poured behind the sidewalk shall face the sidewalk. CBUs installed on concrete pads located in landscape strips between the curb and the sidewalk shall face the sidewalk. Do not install CBU facing the curb or street—causing the carrier and the customer to stand in the street to deliver or retrieve mail.
5. *Locations.*
 - (a) The preferred location of the CBUs is in common/amenity areas and conducive to both pedestrian and vehicular traffic. The pedestrian/amenity area shall have at least one parking space per 50 homes being served.

- (b) If an amenity area is not available for use, CBUs may be placed within eyebrow islands, as depicted in Figure 11.2.2-2: *Example of Cluster Mailboxes*, if:
- (1) Individual lot access is not situated adjacent to the eyebrow;
 - (2) Length of the road on eyebrow provides for adequate stacking;
 - (3) Sidewalk accessibility is available to the island; and
 - (4) Ownership and maintenance of structure(s) within the island is the responsibility of the homeowner's association. Greenville County does not maintain islands or structures within islands.

Figure 11.2.2-2: Example of Cluster Mailboxes



6. *Installation.* CBUs shall be installed as depicted in Figure 11.2.2-3: *Cluster Installation Examples*, and in accordance with the following standards.
- (a) CBUs shall not be installed until the local USPS representative has ensured compliance with the official specifications.
 - (b) Please refer to the USPS Guide for Developers for specifications on the construction of CBUs, including the concrete pad.

Figure 11.2.2-3: Cluster Mailbox Installation Examples



CORRECT – Note how much concrete was required in order to meet local codes



INCORRECT – The ADA requires that sidewalks remain clear



CORRECT – Plan ahead. This pad was actually poured before the sidewalk was put in. The dimensions, elevation, and slope were calculated to match the future sidewalk

Figure 11.2.2-3: Cluster Mailbox Installation Examples



CORRECT – Wheelchair accessible. Set back from the roadway. Easy access for the carrier.

Please refer to the USPS Cluster Box Guide for more information and latest updated document.

11.3 LOTS

11.3.1 APPLICABILITY

This Subsection applies to all lots in a major or minor subdivision, unless otherwise specified by the applicable subdivision type. Parcels located in Group Developments are not subject to this Section.

11.3.2 GENERALLY

A. Lot Design.

1. The size, shape, and orientation of lots shall be appropriate for the location of the proposed subdivision, for the type development contemplated, and in consideration of the method of providing water and sewer facilities to the lots.
2. Lot dimensional standards shall be as required in this Section unless otherwise specified in this UDO.
3. Lots shall be designed so as to provide positive drainage away from building sites and individual lots shall be coordinated with the general storm drainage plan for the subdivision. Lot boundaries shall be made to coincide with natural and pre-existing human-made drainageways to the extent practicable to avoid the creation of lots that can be built upon only by altering such drainageways.

B. **Newly Created Through Lots.** Newly created through lots, having frontage on newly created subdivision roads as well as having frontage on existing County or state-maintained roads, shall be provided access from the newly created road(s) only. Through access between newly created roads and existing roads is not permitted across newly created lots.⁴

C. **Non-Buildable Lots.** Lots or parcels created through the subdivision process that are not intended for building purposes shall be so designated and perpetually bound as "not-buildable" unless subsequently released through the subdivision process.

11.3.3 DIMENSIONAL STANDARDS

A. Minimum Lot Area.

1. *Generally.*

⁴ Carries forward LDR Section 8.4: *Newly Created Through Lots.*

- (a) Zoned lots shall have a minimum lot area as required in [Article 2: Zoning Districts](#).
 - (b) In the case of multiple lot frontages, only the single lot frontage with the greatest length shall be used in computing the minimum lot area. This provision does not diminish the County's rights and privileges to use the right-of-way nor does it confer any additional rights or privileges concerning the County-owned right-of-way to any adjacent landowner.⁵
2. *Un-Zoned Residential Lots.* Unless otherwise specified in this Article, un-zoned residential lots shall have a minimum area as follows:
- (a) *Lots in Major Subdivisions With 10 or More Lots and Individual Septic Systems.* Each lot located in a major subdivision comprised of 10 or more lots that are served by individual septic systems shall have an area of at least 1.5 acres; and⁶
 - (b) *Lots in All Other Subdivisions.* Lots located in all other subdivisions shall be at least 6,000 square feet in area or shall be sized in accordance with S.C. Department of Health and Environmental Control minimum standards for septic tanks.⁷
3. *Un-Zoned Non-Residential and Mixed Use Lots.* Unless otherwise specified in this Article, un-zoned lots intended for non-residential or mixed use shall be of adequate area to provide the yard areas required by [Article 9: Building Design](#), the off-street parking and loading areas required by [Article 5: Parking & Loading](#), and the stormwater control measures required by the [Greenville County Stormwater Management Ordinance](#).

B. Minimum Lot Frontage (Access to Lots).

- (a) All un-zoned lots located on a State road shall have a minimum width of 50 feet, unless otherwise approved by SCDOT.
- (b) All other un-zoned lots shall have a minimum of 20 feet of access to and frontage on an approved access to a public street or on a private road constructed to current County road standards or unpaved private drive standards (see [Article 12: Access & Connectivity](#)).

⁵ Carries forward ZO Section 7:1.4: *Calculating Minimum Lot Area*, and eliminates the allowance for County-owned rights-of-way to count towards minimum lot area.

⁶ This Paragraph C.2(a) is from a draft text amendment currently under consideration by County Council. If Council does not approve the text amendment, this Paragraph will be revised accordingly.

⁷ Carries forward LDR Section 8.2: *Minimum Lot Size*

- (c) Zoned lots shall have a minimum lot width as required in **Article 2: Zoning Districts**.⁸

C. Minimum Setbacks and Heights.

1. Zoned lots shall have minimum setbacks as required in **Article 2: Zoning Districts**.
2. Unless otherwise specified in this Article, un-zoned lots shall have minimum setbacks as specified by **Article 9: Building Design**.

11.3.4 FLAG LOTS

Flag lots created through the subdivision process, on Summary, Preliminary, and Final Plats, shall meet the following:⁹

- A. **Exclusion.** The access strip or flag pole shall not be used to calculate the minimum lot area. The front lot setback distance shall be measured from the closest property line parallel to the public road excluding the flag pole.
- B. **Depth.** Flag pole lots may not be created deeper than three lots from the existing street.
- C. **Private Access Easement.**
 1. In order to limit the number of encroachments into existing County and SCDOT maintained roads, where multiple flag pole access strips meet the existing roadway, a private access easement shall be established for these lots so that only one connection with the existing street is created to serve these lots. The connection with the existing road will meet all applicable Greenville County and/or SCDOT Encroachment Permit requirements and the drive shall be constructed to meet Fire Code Apparatus and Road Access requirements and have an adequate drainage design.
 2. Private access easements for flag lots may not serve more than three lots. The subdivider will be responsible for constructing and installing the driveway.
 3. The owner(s) of lots created in this manner shall be responsible for continued maintenance of the drives. Upon written notification by the Fire Chief or Fire Marshal of the respective fire protection district, the owner(s) shall correct any cited deficiencies within 60 days of receipt of notification of the need for maintenance. County Code Enforcement is responsible for ensuring the owner(s) corrects the deficiencies.

⁸ Carries forward LDR Section 8.3: *Minimum Lot Frontage (Access to Lots)*.

⁹ Carries forward LDR Section 8.5: *Flag Lots*.

11.4 OPEN SPACE¹⁰

11.4.1 PURPOSE

- A. Open space is land and/or bodies of water used for recreation, amenity, or buffer.
- B. The purposes of open space requirements are to:
 - 1. Preserve existing vegetation and important wildlife habitat;
 - 2. Conserve prime agricultural lands;
 - 3. Protect historical and cultural resources;
 - 4. Provide active and passive recreational opportunities for residents;
 - 5. Enhance the aesthetic and environmental quality of development; and
 - 6. Connect neighborhoods, open space, and employment areas.

11.4.2 APPLICABILITY¹¹

This Section applies to:

- A. All new development required by this Article to incorporate open space (see Table 11.4.2-1: *Minimum Amount of Open Space Required*);
- B. Expansions of an existing Residential Group Development by 10 dwelling units or more; and
- C. Expansions of an existing Non-Residential Group Development by 1 acre or more.

11.4.3 GENERAL OPEN SPACE STANDARDS¹²

- A. Open space shall be usable, accessible, and meaningful.

¹⁰ This new Section consolidates the County's current open space regulations to provide consistency and reduce redundancy.

¹¹ This Subsection carries forward current open space requirements and proposes to add an open space requirement for Group Developments.

¹² Paragraphs B and C are carried forward from ZO 7:2.4-6 *Required Open Space* (Open Space Residential Development).

- B. Land dedicated as open space shall be of meaningful proportions and dimensions so as to be consistent with the purpose and intent of this Article.
- C. Open space shall be contiguous to the extent practicable.

11.4.4 AMOUNT & TYPES OF OPEN SPACE REQUIRED

- A. **Minimum Amount of Open Space Required.** Table 11.4.4-1: *Minimum Amount of Open Space Required* summarizes the amount of open space required by subdivision and development type.

Table 11.4.4-1: Minimum Amount of Open Space Required		
Subdivision/Development Type	Open Space Required (min)	Types of Open Space Allowed
Group Developments, Mixed Use	400 sf per du, plus 10% of non-residential site area	All types listed in Table 11.4.4-2
Group Developments, Non-Residential	10% of site area	All types listed in Table 11.4.4-2
Group Developments, Residential	400 sf per du	All types listed in Table 11.4.4-2
Summary Plat Subdivisions	None	n/a
Non-Residential Subdivisions	None	n/a
Conventional Residential Subdivisions	None	n/a
Open Space Residential Subdivisions	20% to 40% of site area (see 11.9.4: <i>Required Open Space</i>)	All types listed in Table 11.4.4-2, except plazas
SRCD Conservation Subdivisions	50%	Natural area, community park, neighborhood park, linear park, pocket park, greenway, square/green
SRCD Rural Estate Lot Subdivisions	None	n/a
Tiny House Subdivisions	400 sf per du	All types listed in Table 11.4.4-2, except plazas
Townhouse Subdivisions	30% of site area	All types listed in Table 11.4.4-2, except plazas
Zero Lot Line Developments	Based on proposed subdivision type	Based on proposed subdivision type

Key: min = minimum required | sf = square feet | du = dwelling unit | n/a = not applicable

- B. **Amenity Required.**
 - 1. In any subdivision or development where this Section requires open space, at least one amenity shall be provided. Allowable amenities include, but are not limited to:

- (a) Multi-use trail;
 - (b) Community garden;
 - (c) Fenced dog park with a minimum area of 5,000 square feet;
 - (d) Canoe and kayak launch or boat ramp;
 - (e) Picnic area with a minimum size of 2,500 square feet that includes at least two picnic tables and at least one barbeque grill or pit;
 - (f) Playground with a minimum area of 2,500 square feet; and
 - (g) Bicycle storage and repair station.
2. Boat and RV storage areas do not count as a required amenity.

C. **Areas Counted as Open Space.**¹³

1. *Types of Open Space.* Open space shall be comprised of two or more of the types described in Table 11.4.4-2: *Types of Open Space*.

Table 11.4.4-2: Types of Open Space		
Type of Open Space	Description	Size (min)
Natural Area	An area of undisturbed or minimally disturbed vegetation. Examples include woodlands, wetlands, and steep slopes. A natural area may contain multi-use paths to accommodate pedestrians, bicyclists, and equestrians, but typically does not contain structures or other improvements.	1,000 sf
Agricultural Area	An area that is actively used for farming. May include crop lands, orchards, grazing lands, and pastures. Often contains structures such as barns, stables, fences, and silos.	1,000 sf
Community Park	An open space available for civic and recreational purposes. Serves multiple neighborhoods or developments. May contain a limited number of athletic fields.	5 ac
Neighborhood Park	An open space available for civic purposes, unstructured recreation, and limited amounts of structured recreation. Typically serves a single neighborhood or development.	0.25 ac

¹³ Adds specific types of open spaces to ensure required open space is intentionally planned and of meaningful size. Carries forward and consolidates ZO Sections 7:2.4-6: *Required Open Space (Open Space Residential Development)*, 8:9.3-5: *Open Space Requirement (SRC District)* and LDR Section 22.3.6 *Required Open Space (Open Space Network)* (Rural Conservation Subdivision). Removes “septic drain fields as part of a community wastewater collection and treatment system” as an area counted towards required open space per Staff Technical Advisory Committee input.

Table 11.4.4-2: Types of Open Space

Type of Open Space	Description	Size (min)
Linear Park	A linear open space available for civic purposes and unstructured recreation. Dwelling units and neighborhood amenity buildings typically front a linear park. Serves a single neighborhood or development.	20 ft in width
Pocket Park	An open space available for informal activities in close proximity to dwellings and/or workplaces. Often contains benches or other seating areas.	1,000 sf
Greenway	A linear open space that links multiple neighborhoods, developments, or open spaces. May follow natural corridors, such as rivers and creeks. Greenways often contain multi-use trails to accommodate pedestrians, bicyclists, and equestrians.	20 ft in width
Active Civic/Recreation Area	An open space designed for specific, active civic or recreational uses such as clubhouses, swimming pools, tennis courts, ballfields, golf courses, and similar uses.	1,000 sf
Square/Green	An open space available for civic purposes, unstructured recreation, and limited amounts of structured recreation. Typically serves a single neighborhood or development in a prominent location. Includes landscaped areas and lawns with or without trees and shrubs. May include limited hardscaping.	0.25 ac
Plaza	A formal open space available for civic purposes or commercial activity. Located in commercial and mixed use areas, typically at the intersection of important streets or other significant locations. Predominantly hardscaped.	0.5 ac

Key: min = minimum required | sf = square feet | ac = acres

2. *Active Civic/Recreation Areas.* Up to one-third of required open space may be comprised of areas for active civic and recreational uses as described in Table 11.4.4-2: *Types of Open Space*.¹⁴

¹⁴ The current Zoning Ordinance prohibits the inclusion of “uses such as community swimming pool(s), clubhouse(s), and similar uses” as open space in Open Space Residential Developments Option #1 (which is proposed to be carried forward), but allows such uses to count as up to 50% of required open space in Open Space Residential Developments Option #2 (which is proposed to be eliminated). LDR 10.4.4 expressly allows a clubhouse, swimming pool, or similar improvements to count as open space in multi-family developments. Proposed here is to allow such uses to count as up to 50% of required open space in any development (except in SRCD conservation subdivisions—see Table 11.4.4-1: *Minimum Amount of Open Space Required*).

3. *Buffers.* Buffers required by [Article 6: Buffers & Screening](#) may constitute up to one-third of required open space if the buffers meet the other requirements of this Section. Buffers are considered a “natural area” open space type.
 4. *Vegetated LID Features.* Up to 100% of the site area that contains vegetated LID features, as required by [Article 14: Stormwater Management](#), may be counted as open space. There are no minimum dimensional requirements for LID features to count as open space.
 5. *Resource Protection Areas.* Resource protection areas may constitute up to one-third of required open space. Resource protection areas include:
 - (a) Natural water bodies;
 - (b) Wetlands;
 - (c) Floodplains;
 - (d) Steep slopes (20% or greater);
 - (e) Cemeteries; and
 - (f) Historical, cultural, and archaeological sites.
 6. *Stormwater Management Facilities.* Recreational lakes or ponds used for stormwater management may constitute up to 50% of required open space.
 7. *Water Quality Buffers.* Water quality buffers may be located within required open space to meet stormwater management requirements if they comply with the [Stormwater Management Design Manual](#). Permission must be obtained from the Land Development Division for use and any alterations of those features; however, water quality features shall not be removed.
 8. *Underground Utility Easements and Rights-of-Way.* Easements and rights-of-way for underground utilities may be located in required open space, if the above-ground portion of the easement or right-of-way qualifies as one of the open space types specified in Table 11.4.4-2: *Types of Open Space*.
- D. **Areas Not Counted As Open Space.**¹⁵ The following types of areas shall not count towards required open space:

¹⁵ Carries forward ZO Sections 7:2.4-6: *Required Open Space (Open Space Residential Development)* and 8:9.3-5: *Open Space Requirement (SRC District)*; LDR Section 22.3.6 *Required Open Space (Open Space Network)* (Rural Conservation

1. *Streets and Parking.* Land occupied by existing or proposed streets or rights-of-way, driveways, or parking areas, unless associated with recreational structures or parks;
2. *Utility Line Rights-of-Way.* Rights-of-way for above-ground high tension electrical transmission lines, oil lines, or natural gas lines;
3. *Building Separation and Setbacks.* Required building separation and setback areas within an apartment complex or other group development;
4. *Stormwater Facilities.*
 - (a) Any fenced detention or retention areas used for stormwater management regardless of size; and
 - (b) Any stormwater pond less than 3 acres in size and 4.5 feet in depth, unless there is an adjoining open space that is twice the acreage of the stormwater pond. In such cases the stormwater pond may count as up to 50% of required open space as specified in Paragraph 11.4.4.C.6, above.
5. *Hazardous Materials.* Land contaminated by materials identified by SCDHEC and/or by the U.S. Environmental Protection Agency (USEPA) as hazardous or toxic that therefore qualify for federally funded cleanup under the Resource Conservation and Recovery Act (RCRA); and
6. *Ditches.* Ditches, including those identified as wetlands by the U.S. Army Corps of Engineers.

11.4.5 NATURAL VEGETATION IN REQUIRED OPEN SPACE¹⁶

- A. **Tree Preservation.** Tree preservation requirements, as established in **Article 7: Tree Preservation**, may be met with trees located within required open space.
 1. Preserved trees shall be clearly identified and labeled as such on all development plans.
 2. A Tree Protection Plan shall be submitted and approved along with the Preliminary Plan or Group Development Plan, as applicable.
- B. **Vegetation Removal.**

Subdivision). Adds “septic drain fields as part of a community wastewater collection and treatment system” as an area not counted towards required open space per Staff Technical Advisory Committee input.

¹⁶ Paragraph A carries forward LDR Section 11.2.A. (Cluster Developments). Paragraph B carries forward portions of LDR Section 11.6.B.4.b (Final Plats for Cluster Developments).

1. The removal of trees and natural vegetation from required open space areas is permitted in the development phases for the purpose of utility crossing easements, passive recreational uses, and drainage ways with the proper notations on the Final Plat or Final Group Development Plan, as applicable.
2. Neither the developer, property owners, nor other subsequent contractors or builders shall remove or destroy any trees or natural vegetation from the open space area for any purpose without the express written permission of open space owner.
3. The removal of invasive species and dead or fallen trees is allowed and recommended.¹⁷

11.4.6 ACCESS TO OPEN SPACE¹⁸

- A. All open space areas shall have at least one primary access point from an internal road (subdivisions) or a private road or driveway (Group Developments). Additional secondary access points are encouraged. However, where an open space access point also serves as the access to a stormwater management facility or is located in a utility easement, a secondary access point is required.
- B. Access points to the open space shall meet the following requirements:
 1. The primary access point shall be at least 20 feet in width;
 2. Additional secondary access point(s) shall be at least 6 feet in width; and
 3. The primary and any secondary access points to the open space shall be shown as part of the open space and shall not be part of an individual lot.
- C. In an Open Space Residential Subdivision, required open space must be immediately adjacent to the largest practical number of lots within the development. Lots that do not adjoin open space must be connected to the open space via a sidewalk or trail.

¹⁷ This provision is carried forward and revised to include invasive species.

¹⁸ Carries forward and consolidates provisions in LDR Section 22.3.6.C. *Required Open Space (Open Space Network)* [Rural Conservation Subdivisions]; LDR Section 11.4 *Access to Open Space* (Cluster Developments); and ZO Section 8:9.3-5 *Open Space Requirement* (SRC District Conservation Subdivision).

11.4.7 OPEN SPACE PLAN¹⁹

- A. **Delineation.** All property designated for required open space shall be delineated on the Preliminary Plan or Group Development Plan, as applicable.
- B. **Labeling.**
1. Only the acreage required to comply with this Section shall be identified as “Open Space.” All other areas that will be owned and maintained by the POA or HOA shall be identified as “Common Area.”
 2. Each open space area shall be labeled with the applicable open space type (see Table 11.4.4-2: *Types of Open Space*) and its area in square feet.
- C. **Open Space Types.** The open space plan shall identify the types of open space provided, the acreage for each, and the proposed uses for these areas, if any, and shall describe how the provided open space meets the intent of this Section.
- D. **Undevelopable Acreage.** The undevelopable acreage of open space shall be shown on the Preliminary Plan or Group Development Plan, as applicable. A breakdown of open space in each type of undevelopable area (e.g., floodplains, steep slopes) shall be shown on the Open Space Plan in total acres and percentages of gross acres.
- E. **Preserved Areas.** Areas to be wholly preserved, such as wetlands or endangered species habitat, shall be identified as “Preserved Area - No Access” on the plans and in the field, unless a specific trail route is approved by the organization having jurisdiction. Signs shall be located at least every 50 feet along the perimeter of the preserved area.
- F. **Cemeteries.** Limited access shall be provided to cemeteries for maintenance and visitation as required by S.C. Code Title 27, [Chapter 43](#), Article 3: *Access to Cemeteries on Private Property*.
- G. **Ownership & Maintenance.** The Open Space Plan shall specify the manner in which the open space will be owned, preserved, and maintained as required by Subsections 11.4.8: *Ownership of Open Space* and 11.4.9: *Long-Term Protection & Maintenance of Open Space*.

¹⁹ This Subsection carries forward and reorganizes LDR 11.3.2: *Open Space Delineation* [Cluster Developments], and expands its applicability to all development required to provide open space under this Section. Proposed is to delete the paragraph authorizing the Planning Commission to “determine the appropriateness of the dimensions of the required open space. The open space on the Preliminary Plan should have meaningful dimensions, proportions, and placement” since Subsection 11.4.4: *Amount & Types of Open Space Required* specifies the minimum size of each type of open space. Also proposed is to delete the paragraphs pertaining to natural features and slopes, since these will be included as either open space types (Paragraph C) or undevelopable acreage (Paragraph D).

11.4.8 OWNERSHIP OF OPEN SPACE²⁰

- A. **Generally.** All land dedicated as open space shall have land development restrictions that run with the land and provide for protection and maintenance of the open space in perpetuity.
- B. **Ownership of Open Space.**
1. The owner and developer or subdivider shall identify the type of ownership for open space areas.
 2. Open space areas may be owned by one or a combination of the following mechanisms:
 - (a) *Greenville County.* Greenville County, subject to acceptance by the County Council;
 - (b) *Other Public Agencies.* Public jurisdictions or agencies, subject to their acceptance;
 - (c) *Associations.* Homeowners Associations (HOA), Property Owners Associations (POA), or other cooperative associations or organizations;
 - (d) *Shared Interests.* Shared, undivided interest by all property owners within the subdivision or development;
 - (e) *Non-Profits.* Non-profit or quasi-public organizations committed to the protection and conservation of open space, subject to their acceptance; and
 - (f) *Private Organizations.* Third-party corporations that can accept easements, subject to their acceptance.

11.4.9 LONG-TERM PROTECTION & MAINTENANCE OF OPEN SPACE

- A. **Land Development Restrictions.**

²⁰ This Subsection carries forward and consolidates the current requirements for open space ownership and long-term maintenance in:

- ZO Section 7:2.2-3: *Open Space Ownership, Dedication, and Management* (Open Space Residential Development);
- ZO Sections 8:9.3-7: *Open Space Ownership and Management* and 8:9.3-8: *Maintenance of Open Space* (SRC District Conservation Subdivisions);
- LDR Sections 11.5: *Ownership and Maintenance* and 11.6: *Final Plats* (Cluster Development);
- LDR Section 13.9 *Ownership and Maintenance of Public Use lots, Greenways and Civic Use Areas* (Traditional Neighborhood Development); and
- Tiny House Ordinance (adopted September 2021).

1. Open space areas shall be protected in perpetuity through land development restrictions, including easements, deed restrictions, restrictive covenants, or other appropriate legal mechanisms.
2. The land development restrictions are intended solely for the purpose of ensuring the land is protected and maintained as open space and shall not, in any way, imply the right of public access or any other right or duty not expressly set forth by the terms of the restrictions.
3. The land development restrictions shall:
 - (a) Include a complete metes and bounds description of the property designated as open space;
 - (b) Prevent development and/or subsequent subdivision of the open space areas for uses other than those allowed under the approved subdivision or development plan;
 - (c) Specify the party(ies) responsible for maintenance of the open space areas; and
 - (d) Identify a source of funding to support future required maintenance and upkeep activities.
4. A copy of the recorded land development restrictions shall be provided to Subdivision Administration prior to approval of a Final Plat or prior to the issuance of a land disturbance permit for a Group Development that does not require a Final Plat.

B. Maintenance Responsibility.

1. The open space owner or entity identified in the land development restrictions as having control over the open space area is responsible for the continuing upkeep and proper maintenance of all open space areas.
2. The open space owner shall ensure open space areas are maintained:
 - (a) So that their use and enjoyment as open space are not diminished or destroyed; and
 - (b) In compliance with the maintenance standards in Paragraph 11.4.9.C., below, the land development restrictions, and any maintenance agreements.

C. Maintenance Standards.

1. Open space areas shall not contain conditions that are unsafe to people or property, or that adversely affect the environment.

2. Normal maintenance, including the removal of dead or fallen trees and invasive species, is allowed and recommended.
3. Designated open space areas shall be maintained in a natural condition, but may be modified to improve appearance, functioning, or overall condition. Permitted modifications may include:
 - (a) Reforestation and forest management;
 - (b) Pasture or cropland management;
 - (c) Stream bank protection; and
 - (d) Passive recreation such as trails, picnic areas, common greens.
4. If any part of the open space was designated to meet stormwater management requirements, permission must be obtained from the Land Development Division prior to any alteration of the designated open space.

11.5 GROUP DEVELOPMENTS²¹

11.5.1 GENERALLY

- A. Group Developments may be comprised of residential uses, commercial/non-residential uses, or a combination of these uses.
- B. Group Developments may be created with or without fee simple lots.
- C. Group Developments allow review of these projects for overall design, vehicular and pedestrian connections, stormwater and other infrastructure, and overall appropriateness regardless of whether or not lots are created.

11.5.2 DESIGN STANDARDS²²

The following design standards apply to all Group Developments.

A. Roads and Driveways.

- 1. Roads and driveways shall meet the requirements of [Article 12: Access & Connectivity](#) for private roads.²³ If the roads are to be conveyed to Greenville County for maintenance, they shall be built in compliance with the public road standards specified in [Section 12.7: Street Classification & Design](#) and [Section 12.8: Street Construction Standards](#).
- 2. Private roads may have parallel parking on them and must have ROW dedicated to an entity.
- 3. Private roads are required where parcels do not have direct frontage on the road (i.e., the parcel is surrounded by common area).

²¹ Carries forward LDR Sections 12.1 *Application*, 12.2 *Review Process*, and 12.5 *Design Standards* (Article 12: *Provisions for Group Development*) and ZO Sections 10:1-1.B: *General Standards, Roads*; 10:1-1.C: *General Standards, Traffic Circulation* (Article 10: *Provisions for Group Development*). LDR Sections 12.3 *Group Development Plan Submittal Requirements* and 12.4 *Revisions to Approved Plans* will be located in Articles 17: *Land Development Procedures* and 24: *Submittal Requirements*. ZO Sections 10:1-1.D, E, and I are carried forward in Article 5: *Parking & Loading*. ZO Section 10:1-1.F is carried forward in Article 8: *Outdoor Lighting*. ZO Section 10:1-1.G. is eliminated since it is simply a cross-reference to the Sign Ordinance. ZO Section 10:1-1.H is consolidated with other buffer requirements in Article 6: *Buffers & Screening*. ZO Section 10:2: *Site Plan Review for Group Developments* will be located in [Article 17: Land Development Procedures](#).

²² This Subsection carries forward LDR Section 12.5 *Design Standards* [Group Developments].

²³ Clarifies that roads and drives have to meet all standards for private roads, as required by the ZO (the LDRs only require compliance with thickness and drainage requirements).

4. Private driveways are the only road category that allows perpendicular parking.

B. Access.

1. Approved access may consist of rights of access and cross parking agreements in which a parcel is entitled as a portion of an approved Group Development.
2. Rights of access and cross parking agreements must be specifically outlined in legal documentation or in other recorded documents for the property owners association or horizontal property regime.

C. Traffic Circulation. The Group Development Plan shall accommodate safe, efficient, and convenient vehicular, pedestrian, and bicycle circulation throughout the development.

D. Minimum Lot Size. There is no minimum lot size for lots or parcels created as part of a Group Development.

E. Minimum Setbacks.²⁴

1. All structures in a Group Development shall be located at least 25 feet from all external lot or parcel lines.
2. Setbacks are not required from lot or parcel lines on the interior of the development.

11.5.3 REVIEW PROCESS²⁵

A. Group Developments With New Lots.

1. When new lots are proposed to be created as part of a Group Development, a Preliminary Plan shall be submitted to Subdivision Administration, following the requirements and process described in [Article 17: Land Development Procedures](#).
 - (a) Subdivision Administration is the lead agency in processing and approval.

²⁴ This Paragraph carries forward LDR Subsection 12.5.4: *Minimum Setbacks* [Provisions for Group Developments], but removes the allowance for Planning & Zoning Division staff to reduce setbacks (current text: “No structure shall be erected within 25 feet from any external lot line; however, where land uses are the same as uses permitted in the adjoining properties outside the development, a lesser setback that is consistent with the required setback of the adjoining properties may be permitted by the Planning and Zoning Division.”). Alternatively, the County could establish more specific criteria specifying the reduced setbacks staff could allow.

²⁵ Carries forward LDR Section 12.2: *Review Process* (Provisions for Group Developments) with minor edits. These provisions may be relocated to [Article 17: Land Development Procedures](#).

- (b) In addition, and concurrently, a Group Development Plan shall be submitted to Zoning Administration for review and comment.
 - 2. The Subdivision Advisory Committee and Zoning Administration staff shall review and provide comments on the Preliminary Plan and Group Development Plan.
 - 3. The Preliminary Plan shall be taken to the Planning Commission for review and approval.
- B. Group Developments Without New Lots.**
- 1. For Group Developments where no new lots are created, a Group Development Plan is submitted to Subdivision Administration. Zoning Administration and the Subdivision Advisory Committee review and provide comments on the Group Development Plan, which is then reviewed and approved, approved with conditions, or disapproved by the Subdivision Administrator.
 - 2. In this case, Subdivision Administration is the lead agency in processing and approval.

11.5.4 REVISIONS TO GROUP DEVELOPMENT PLANS²⁶

- A. When the owner(s) of a Group Development that was originally established without fee simple lots wants to create lots within the development, submittal of a Preliminary Plan is required.
- B. When the owner(s) of a Group Development wants to convert the development to a major or minor subdivision, adequate right-of-way for a public or private road must be provided. In addition, all applicable UDO requirements must be met (e.g., setbacks, buffers, street construction).

²⁶ This Subsection may be relocated to [Article 17: Land Development Procedures](#).

11.6 SUMMARY PLAT SUBDIVISIONS

11.6.1 GENERALLY

Summary Plat Subdivisions involve the division of an existing lot into at least two but not more than six lots and do not require construction of a public or private road or the extension of public utilities.

11.6.2 SIMPLE PLAT SUBDIVISIONS²⁷

- A. In the case of a Summary Plat Subdivision that contains no more than two lots, the subdivider is not required to submit the standard Summary Plat, but instead is allowed to record the plat on a paper plat not to exceed 18 by 24 inches. However, if the Summary Plat Subdivision is located within an existing subdivision, the Minor Subdivision procedure applies (see 11.6.3: Minor Subdivisions).
- B. The paper plat must contain, as a minimum, the information listed in the **Summary Plat Application Checklist**.²⁸
- C. Simple Plat Subdivisions are exempt from meeting stormwater requirements.

11.6.3 MINOR SUBDIVISIONS²⁹

- A. **Minimum Requirements.** The following minimum requirements apply for all new Minor Subdivisions to ensure the development of these lots will protect public health and safety and the orderly development of the surrounding area:
 - 1. If the lot is located in a subdivision that was originally approved after 1968, the Minor Subdivision must be approved through the Major Subdivision procedure since the original subdivision was approved by the Planning Commission;
 - 2. Each lot must conform to all applicable zoning regulations or Land Development Regulations in un-zoned areas;

²⁷ Carries forward LDR Section 3.7: *Simple Plats*.

²⁸ The cross-reference in the current LDR is Section 3.1.2, but this section does not exist. The cross-reference likely should be Section 3.5.4: *Plan Requirements*. Submittal requirements, like those in current LDR Section 3.5.4, will be listed in checklists maintained outside the UDO.

²⁹ Carries forward LDR Subsections 3.5.1: *Application* and 3.5.2: *Summary Plat (Minor Subdivisions)* with minor edits. LDR Subsection 3.5.6: *Stormwater Management (Minor Subdivisions)* will be carried forward in **UDO Article 14: Stormwater Management**. The remaining subsections in Section 3.5: *Minor Subdivisions* will be located in **UDO Articles 17: Land Development Procedures and 24: Submittal Requirements**.

3. Minor subdivisions shall comply with the provisions set forth in the current Greenville County Code Chapter 8, Article II: Floods and Flood Control in addition to the provisions in this Article;
4. Minor subdivisions shall not violate the intent of the UDO;
5. The subdivider shall design the lots to reflect the unique characteristics of the property by responding to its topography, wetlands, streams, and forests, and their relationships to adjoining properties and roads;
6. At the point where an applicant/property owner wants to exceed the criteria for a Minor Subdivision, the criteria for a Major Subdivision will apply for the entire project;
7. It is the subdivider's responsibility to ensure the proposed lots have direct access from a right-of-way dedicated to public use, a private right-of-way dedicated to use by the subject lots, or an unpaved shared private drive that meets the requirements of Subsection 12.2.2: Unpaved Shared Private Driveways,³⁰
8. It is the subdivider's responsibility to ensure the proposed lots meet the criteria for public water systems or sewage systems. Appropriate agency approvals must be provided to Subdivision Administration prior to approval of the Summary Plat;
9. It is the subdivider's responsibility to identify who will be responsible for meeting the stormwater management and erosion control requirements for lot development:
 - (a) If the lots are intended for immediate development, appropriate stormwater permits shall be obtained prior to the approval of the Summary Plat;
 - (b) If the subdivider does not intend to develop the lot(s), the following notes shall be added to the Summary Plat:
 - (1) There is no land disturbance associated with this Summary Plat.
 - (2) At the time of development, each lot must obtain a Land Disturbance Permit through Land Development Division to address water quantity and quality; and
 - (3) A building and land disturbance hold will be placed on each lot until a Land Disturbance Permit is obtained;

³⁰ This Paragraph is revised to clarify that access may be from a public or private right-of-way or an unpaved shared private drive. (Current text in LDR Subsection 3.5.2.G and I: "In the unzoned area of the county, subdivisions not fronting on a public road may utilize the unpaved shared drive option to provide access;" and "It is the subdivider's responsibility to ensure the proposed lots have direct access from the lot to a right-of-way dedicated to public use.")

10. If the proposed new lots have existing structures, zoning and encroachment requirements shall be evaluated.
11. If the proposed new lots are planned for non-residential use, stormwater management measures are required.

B. Review Process.

1. Minor Subdivisions applications are reviewed by Subdivision Administration [See [Article 17: Land Development Procedures](#)]
2. Stormwater management may be a part of this process (see [Section 14.5: Stormwater Management for Minor Subdivisions](#)).
3. If the County determines that public or private road improvements are necessary for any reason, the applicant shall be redirected to the Preliminary Plan and Final Plat processes.

11.7 COMMERCIAL SUBDIVISIONS

11.7.1 INTENT

When a proposed subdivision includes land that is zoned for or proposed to be zoned for a non-residential use, an apartment complex use, or a mixed use development, the layout of the subdivision shall follow the requirements in this Section.

11.7.2 DESIGN PRINCIPLES

In addition to the principles and standards found elsewhere in this UDO, which are appropriate to the planning of all subdivisions, a commercial subdivision shall demonstrate to the satisfaction of the Planning Commission that any streets, parcels, and improvements proposed are specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following design principles and standards shall be observed:

- A. **Area and Dimensions.** Proposed non-residential parcels shall be suitable in area and dimensions to the types of development anticipated and in accordance with minimum UDO requirements for lot size, setbacks, and other parameters.
- B. **Streets.** Street rights-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be placed thereupon. See [Section 12.7: Street Classification & Design](#) and [Section 12.8: Street Construction Standards](#).

11.7.3 RELATIONSHIP TO ADJACENT PROPERTIES

- A. **Nuisance.** Every effort shall be made to protect adjacent residential areas from potential nuisance from a proposed non-residential subdivision, including the provisions in this UDO for buffering and landscaping.
- B. **Traffic.** Streets carrying non-residential traffic, especially truck or equipment traffic, shall not normally be extended to the boundaries of adjacent existing or potential residential areas or uses unless required by the Planning Commission.

11.8 CONVENTIONAL RESIDENTIAL SUBDIVISIONS³¹

11.8.1 INTENT

A conventional residential subdivision is one in which all land area within the development is devoted to building lots that comply with the minimum lot size limits of the residential zoning district. Unless otherwise expressly declared and approved at the time of Preliminary Plan approval, all residential subdivisions are considered conventional subdivisions.

11.8.2 MINIMUM DIMENSIONAL STANDARDS

- A. Zoned lots shall have the minimum dimensional and setback standards required in [Article 2: Zoning Districts](#).
- B. Un-zoned lots shall have the minimum area specified in Subsection 11.3.3: Dimensional Standards.

³¹ Carries forward ZO Section 7:1.1 *Conventional Residential Development*.

11.9 OPEN SPACE RESIDENTIAL SUBDIVISIONS³²

11.9.1 INTENT

- A. **Description.** An Open Space Residential Subdivision is a residential subdivision in which dwellings are situated on the most developable portion of the site in exchange for the preservation of substantial amounts of open space for recreational, environmental, and ecological reasons.
- B. **Purpose.**
1. The purpose of Open Space Subdivisions is to provide a method of land development that permits variation in lot sizes without an increase in the overall density of population or development.
 2. This allows the subdivision of land into lots of varying sizes which will provide home buyers a choice of lot sizes according to their needs, while at the same time, preserving open space, tree cover, scenic vistas, natural drainage ways, and outstanding natural topography.
 3. Such measures prevent soil erosion and flooding by allowing development to occur according to the nature of the terrain; provide larger open areas with greater utility for rest and recreation; and encourage the development of more attractive and economical site design.
- C. **General Design.** The developer, while still building the same number of homes, is able to provide a more economical product to the consumer by reducing the overall cost of required sewer, roads, and other infrastructure. Open Space Subdivision facilitates the economic and efficient provision of public services as well. The resultant subdivision benefits from the open, recreational space and by the placement of houses in a manner more conducive to better social interactions among neighbors.

11.9.2 DENSITY

Table 11.9.2-1 specifies the maximum density allowed in an open space subdivision by zoning district. Open space subdivisions are prohibited in zoning districts not listed in Table 11.9.2-1.

³² Generally carries forward LDR Article 11: *Cluster Developments* and ZO Section 7:2: *Open Space Residential Development*. Eliminates Open Space Subdivisions as an option in R-R3 and R-R1.

Table 11.9.2-1: Maximum Density in Open Space Subdivisions

Zoning District	Maximum Density (du/ac)
R-S	1.7
R-20A	2.2
R-20	2.2
R-15	2.9
R-12	3.6
R-10	4.4
R-7.5	5.8
R-6	7.3
R-MHP	9
R-M8	8
R-M10	10
R-M16	16
R-M20	20
R-MA	20

Key: du/ac = dwelling units per acre

11.9.3 MINIMUM DIMENSIONAL STANDARDS³³

- A. **Minimum Acreage for Development.** Open Space Subdivisions require a minimum gross site area of 2 acres. The minimum site area shall consist of contiguous parcels, not divided by an existing public or private road or a recreational or navigable body of water.
- B. **Minimum Lot Area and Width for Individual Lots.**
 - 1. There is no required minimum lot area per dwelling unit unless otherwise required by SCDHEC and/or the adopted Building Code.
 - 2. Zoned lots shall have the minimum width required by **Article 2: Zoning Districts**.

³³ The open space provisions (current LDR Sections 11.2: General Provisions, 11.3.2: Open Space Delineation, 11.4: Access to Open Space, 11.5: Ownership and Maintenance; current ZO Section 7:2.2-3: Open Space Ownership, Dedication, and Management; and portions of ZO Sections 7:2.4-6: Required Open Space and 7:2.5-6: Required Open Space) are carried forward in Section 11.3: Open Space.

3. Un-zoned lots shall have the minimum width specified in Subsection 11.3.3: Dimensional Standards.

C. Setbacks.

1. All structures shall be located at least 25 feet from any external lot line.
2. Front, side, or rear setbacks are not required for internal lots.
3. Front setbacks from existing roads are specified in **Article 2: Zoning Districts** for the applicable zoning district.

11.9.4 REQUIRED OPEN SPACE³⁴

Table 11.9.4-1: *Minimum Amount of Open Space Required in Open Space Subdivisions* specifies the minimum amount of open space required based on the zoning district in which the Open Space Subdivision is located.

Table 11.9.4-1: Minimum Amount of Open Space Required in Open Space Subdivisions									
	Zoning District								
	R-MA	R-M8 through R-M20	R-6	R-7.5	R-10	R-12	R-15	R-20 / R-20A	R-S
Required Common Open Space (min)	20%	20%	20%	20%	30%	30%	30%	30%	40%

Key: min = minimum required

³⁴ This Section carries forward the minimum open space requirements for Option #1 in ZO Table 7.2: *Open Space Residential Development Options*. Pursuant to input from the Staff Technical Advisory Committee, this Section proposes to eliminate Option #2 since it is infrequently used. This Section also proposes to remove the limitation on single-family attached (townhouse) units in Open Space Subdivisions and instead allow the use table to control. For example, townhouses are a permitted use in R-MA but the current regulations limit the number of townhouses to only 15% of the total number of dwelling units in an Open Space Subdivision. The open space design requirements (LDR Subsection 11.3.2: *Open Space Delineation* and LDR Section 11.4: *Access to Open Space*) are carried forward in Section 11.3: *Open Space*.

11.9.5 PLATTING REQUIREMENTS³⁵

- A. **Preliminary Plan.** In addition to other platting requirements, the Preliminary Plan for an Open Space Subdivision shall include a table with the number of gross acres, permitted density per acre, required open space (total and breakdown by type), and total number of dwelling units.
- B. **Final Plat.** When recording a Final Plat for an Open Space Subdivision the following applies:
1. *Proportion of Open Space.* The recorded required acreage for open space on each Final Plat shall be proportional or greater to the total acreage being platted. Subsequent Final Plats shall also meet the proportional requirements for the overall platted acreage.
 2. *Content Requirements.* The following information shall be shown on the Final Plat at the time of submittal:
 - (a) Density table, using the same format as on the Preliminary Plan, and shall include the proportional acreage being recorded;
 - (b) Notations indicating the delineated open space, including metes and bounds;
 - (c) Description of the easement placed on all lands and private waters used to satisfy the open space requirements of Open Space Subdivisions, including a statement that the easement shall be solely for the purpose of ensuring the land remains undeveloped and shall not, in any way, imply the right of public access or any other right or duty not expressly set forth by the terms of the easement;
 - (d) A statement that the easement shall run with the land, provide for protection in perpetuity, and be granted to the County, subject to acceptance, a County-approved non-profit land trust, the Homeowners Association or other qualified organization approved by the County;
 - (e) A complete metes and bounds description on the easement of the property being designated as open space;
 - (f) Notation to state that this development has been approved by the Planning Commission as an Open Space Subdivision and has provided certain acreage of open space; and
 - (g) Notation to state that the open space for this development is protected by an easement that has been recorded at the Greenville County Register of Deeds

³⁵ These provisions may be relocated to Article 23: *Submittal Requirements*.

Office (Instrument #) and as outlined in the Subdivision Covenants (Instrument #).

11.10 SRCD CONSERVATION SUBDIVISIONS³⁶

11.10.1 INTENT

Conservation Subdivisions are intended to provide for residential development that supports the development goals of the Scuffletown Rural Conservation District (SRCD), protect open space and natural resources, and retain the predominantly rural character of the SCRCD. It is established to serve the following purposes:

- A. **Preservation of Sensitive Areas.** To preserve open space, including those areas containing unique and sensitive features such as steep slopes, streams, wetlands, and floodplains;
- B. **Preservation of Rural Character.** To preserve the rural atmosphere by maintaining and protecting the rural landscape, including large estate lots, farmland, natural rolling topography, significant tree coverage, and scenic views by minimizing views of new development from existing roads;
- C. **Historic Preservation.** To preserve and maintain historic and archaeological sites and structures that serve as significant reminders of the County’s cultural and architectural history;
- D. **Recreation.** To provide for active and passive recreational needs of County residents;
- E. **Efficiency.** To provide greater efficiency in the location of services and infrastructure by reducing road length, utility runs, and the amount of paving for development; and provide connectivity of subdivisions to existing and proposed street network;
- F. **Open Space Networks.** To create an interconnected network of open space that supports wildlife habitat and corridors; and
- G. **Water.** To minimize the impacts of development on flooding and water quality.

11.10.2 GENERAL PROVISIONS

- A. **Minimum Acreage for Development.** The minimum pre-developed area or tract size of an SCRCD Conservation Subdivision is 8 acres. The minimum pre-developed area shall consist of contiguous parcels, not divided by an existing public or private road or a recreational or navigable body of water.

³⁶ This Section carries forward the current conservation subdivision regulations, which apply in the Scuffletown Rural Conservation District.

- B. **Minimum Lot Area for Individual Lots.** The minimum lot size for lots within an SRCD Conservation Subdivision is 6,000 square feet.
- C. **Setbacks.** Buildings shall not be erected within the required buffer yard areas; otherwise front, side, and rear setbacks shall be in accordance with the requirements outlined in the applicable zoning district.
- D. **Maximum Density.**
1. The maximum gross density (number of lots allowed per acre) is determined by the parcel's underlying zoning. The lot density calculation is based on total gross acreage of the parent tract or parcel, excluding any utility right-of-way.
 2. Pre-developed parcels used to calculate lot density shall be contiguous. In instances where pre-developed parcels are non-contiguous or a parent tract is separated by a road, the lot density and required open space will be calculated separately based on the gross acreage of each tract or noncontiguous parcel.
 3. Density may not be transferred to non-contiguous parcels of land or tracts separated by a road.

11.10.3 DESIGN

- A. **Open Space Requirements.**³⁷
1. *Required Open Space.* At least 50% of land area of the total acreage to be subdivided, including developable and undevelopable land, shall be set aside as protected open space for natural habitat preservation, passive recreation, and/or conservation for agriculture.
 2. *Contiguous Open Space.* Designated open space shall be contiguous with open space on adjacent developed or undeveloped parcels in order to provide large uninterrupted expanses of open space.
 3. *Interconnection.* Land dedicated as open space shall be of meaningful proportions and dimensions so as to be consistent with the purpose and intent of this Section. Open space shall be physically connected, whenever possible, to the larger Scuffletown Area open space system outlined in the Scuffletown Area Plan and configured to create and maintain interconnected networks of conservation lands.

³⁷ Most of the open space requirements have been relocated to Section 11.3: *Open Space*, including Open Space Requirements (access; utilities, rights-of-way, and amenities; and buffers), Open Space Composition, Ownership of the Open Space, Maintenance of the Open Space, and Allowances Within the Open Space.

B. Screening and Buffers.³⁸

1. *Perimeter Buffer.*
 - (a) A minimum 50-foot buffer shall be provided for the perimeter of the development. Within the 50-foot buffer existing vegetation shall not be clear-cut and existing significant trees shall be preserved.
 - (b) In those areas where existing landscape does not create a visual screen between the development and adjoining road frontages, a rural scenic road buffer, as established in **Section 6.2.3: Right-of-Way Buffers**, shall be provided.
2. *Structural Screening.* Berms, privacy fences, and walls may not be utilized to meet the screening requirements and are not permitted within the required buffer area.
3. *Permitted Activities.* The 50-foot buffer provided along the existing road frontage adjoining the subdivision shall be designated as open space or common area. Permitted activities and development within the road frontage buffer are as follows:
 - (a) Street or driveway access;
 - (b) Walkways, paths, trails, and other elements associated with passive recreation or the provision for continuous pedestrian and bicycle connections between adjoining properties;
 - (c) Entrance features and signage to the extent permitted; and
 - (d) Clearing for sight distances as required for reasonable traffic safety.

³⁸ Some or all of the provisions in this Paragraph may be relocated to **Article 6: Buffers & Screening**.

11.11 SRCD RURAL ESTATE LOT SUBDIVISIONS

11.11.1 INTENT

Rural Estate Lot Subdivisions may be approved in the Scuffletown Rural Conservation District (SRCD) if the applicant demonstrates compliance with the standards and criteria contained in this Section and establishes that a Rural Estate Lot Subdivision setting aside little or no open space for permanent protection would preserve environmental resources, natural and scenic features, and historic resources to a degree equal to or greater than development utilizing open space design principles. The applicant may be required to protect such features, sites, and resources from further development with appropriate covenants or easements running with the land.

11.11.2 MINIMUM LOT AREA

- A. The minimum lot size shall be 4 acres for all Estate Lot Subdivisions. Family Subdivisions are exempt from the 4-acre lot size requirement.
- B. A single parcel located in the Scuffletown Rural Conservation District that is greater than one acre in size but less than 8 acres in size may be subdivided into two parcels one time, following enactment of this provision, provided the resulting two parcels comply with the underlying zoning in the district. No parcel created by a subdivision authorized by this Subsection is eligible for further subdivision, unless such subdivision is made in compliance with the other provisions of this Article.

11.11.3 DEVELOPMENTS WITH NEW ROADS (MAJOR SUBDIVISIONS)

- A. In the event that multiple setbacks within this UDO are applicable to a piece of property, the more restrictive setback applies.
- B. For lots created as part of a Rural Estate Lot Development, the following setback standards apply as minimums:
 - 1. Front Setback: 75 feet
 - 2. Side Setback: 50 feet
 - 3. Rear Setback: 25 feet

11.11.4 DEVELOPMENTS ON EXISTING ROADS (MINOR SUBDIVISIONS)

For lots created through the minor subdivision process, the following standards apply:

A. Building Setbacks (minimum).

1. Front setback: 150 feet
2. Side setback: 50 feet
3. Rear setback: 25 feet

B. Minimum Driveway Separation. In addition to SCDOT or County requirements, minimum separation between private residential driveways shall be 400 feet.**11.11.5 FAMILY SUBDIVISIONS³⁹****A. Minimum Requirements.** The minimum requirements in this Subsection must be met to ensure the development of Family Subdivision lots will protect public health and safety and the orderly development of the surrounding area.

1. The proposed subdivision must be consistent with the intent of this UDO;
2. Each lot must conform to the required minimum lot size required by this UDO or as required by SCDHEC;
3. It is the subdivider's responsibility to ensure the proposed lots have direct access from a right-of-way dedicated to public use, a private right-of-way dedicated to use by the subject lots, or an unpaved shared private drive that meets the requirements of **Subsection 12.2.2: Unpaved Shared Private Driveways**,⁴⁰
4. The proposed subdivision of lots shall comply with the provisions set forth in the current Greenville County Code Chapter 8, **Article II: Floods and Flood Control** in addition to the provisions in this Article.
5. The parcel is not located in an existing subdivision (residential development).

³⁹ Carries forward LDR Section 3.6.2 *Minimum Requirements* (Family Subdivisions Exception). The remaining portions of LDR Section 3.6 are proposed to be carried forward in **UDO Article 17: Land Development Procedures**. Proposes to allow Family Subdivisions only in the Scuffletown Rural Conservation District (SRCD). Under the current LDRs, there is no difference between a Minor Subdivision and a Family Subdivision other than the associated fee (there is no fee for family subdivisions). However, in Rural Estate Lot Subdivisions in the SRCD, Family Subdivisions are exempt from the 4-acre minimum lot size requirement. For this reason, the UDO proposes to continue to allow Family Subdivisions in the SCRCD.

⁴⁰ This Paragraph is revised to clarify that access may be from a public or private right-of-way or an unpaved shared private drive. (Current text in LDR Subsection 3.6.2.B and C: "Each lot must have direct access from the lot to a right-of-way dedicated to public use;" and "In the unzoned area of the County, family subdivisions not fronting on a public road may utilize the unpaved shared drive option to provide access.")

- B. **Review Process.** Family Subdivisions are subject to the Summary Plat procedure (see Section 11.6: Summary Plat Subdivisions).

11.12 TINY HOUSE SUBDIVISIONS⁴¹

11.12.1 INTENT

In order to ensure that developments for dwelling units known as tiny homes are meeting minimum standards that protect the life, health and safety of the residents, the following design rules include, but are not limited to, regulations promoting proper spacing, lot requirements, setbacks, access and parking, and adequate public infrastructure.

11.12.2 GENERAL PROVISIONS

A. Where Permitted.

1. In the un-zoned areas, Tiny House Subdivisions are permitted within a pocket neighborhood setting with individually owned (fee simple) lots.
2. In the zoned areas, Tiny House Subdivisions are permitted only in the FRD and PD review districts.
3. This Section is not inclusive of recreational vehicles, park models, campers, or other seasonal use designs that are regulated by the Recreational Vehicle Industry Association (RVIA).

- B. **Review Process.**⁴² A Preliminary Plan shall be submitted to Subdivision Administration, following the requirements and process specified in [Article 17: Land Development Procedures](#). Subdivision Administration shall be the lead agency in processing and approval. The Preliminary Plan shall be taken to Subdivision Advisory Committee for review and comments. The Preliminary Plan shall be taken to the Planning Commission for review and approval. Subdivision Administration shall sign off on approved Preliminary Plan after consideration by the Planning Commission.

11.12.3 DESIGN

The following design standards apply to all Tiny House Subdivisions:

⁴¹ This Section carries forward the tiny home subdivision regulations adopted by Greenville County Council in September 2021. The provisions related to open space are consolidated with similar provisions in Section 11.3: *Open Space*.

⁴² Portions of this Paragraph may be relocated to [Article 17: Land Development Procedures](#).

- A. **Number of Units.**⁴³ A minimum of 4 tiny houses and maximum of 30 tiny houses are allowed per pocket neighborhood.
- B. **Centralized Common Area.** The common open space area shall include usable public spaces such as lawn, gardens, patios, plazas, or scenic viewing area. Common tables, chairs, and benches are encouraged, with all houses having access to it.
1. *Open Space per Unit.* Four hundred square feet of common open space is required per unit.
 2. *Location of Houses.*
 - (a) Fifty percent of units shall have their main entry on the common open space.
 - (b) All units shall be within 5 feet of common open space(s). Setbacks cannot be counted towards the common open space calculation.
 - (c) The principal common open space shall be located centrally to the project. Additional common open space can only account for 25% of the total requirement with trails and pathways connecting the total development. Passive trails are allowed and may count towards the common open space requirement.
 - (d) Tiny houses shall surround the common open space on a minimum of two sides of the green.
 - (e) Common open space shall be located outside of stormwater/detention ponds, wetlands, streams, lakes, and critical area buffers, and cannot be located on slopes greater than 10%.
 3. *Community Buildings.* Community buildings or clubhouses can be counted towards the common open space calculation.
- C. **Structure Design.**
1. *Porches.* All houses shall have both front and rear porches.
 2. *Orientation.*
 - (a) Front porches shall be oriented towards common open space or street and designed to provide a sense of privacy between units.

⁴³ Greenville County is currently considering a text amendment that would reduce the number of tiny houses allowed in a pocket neighborhood in the un-zoned area (from 30 to 10) when public sewer is unavailable. This Paragraph will be updated if the text amendment is adopted.

- (b) Secondary entrances facing the parking and sidewalk are required to have a minimum 5-foot by 5-foot porch.

11.12.4 LOT REQUIREMENTS

- A. **Area.** Where public sewer is unavailable, the minimum lot area per dwelling unit is 6,000 square feet or sized in accordance with SCDHEC minimum standards for septic tanks. In areas where public sewer is available, the minimum lot area is 1,950 square feet.
- B. **Setbacks.**
 - 1. *Measurements.*
 - (a) The minimum front setback is 20 feet, which shall be used for front porch and parking.
 - (b) The minimum rear setback, or the minimum setback next to common area, is 5 feet which shall be used for the construction of a rear porch.
 - (c) Minimum side setbacks are 5 feet.
 - 2. *Encroachments.* No portion of a building or appurtenance shall be constructed as to project into any commonly owned open space. No structure or portion thereof shall be closer than five feet to any structure on an adjacent lot.
 - 3. *External Lot Lines.* All structures shall be located at least 25 feet from any external lot line.⁴⁴
- C. **Access and Parking.**
 - 1. *Direct Access.* No lot shall have direct access to an existing public street or highway.
 - 2. *Frontage.* All lots shall have a minimum of 20 feet of access to and frontage on an approved access to a public street or on a private road constructed to current County road standards or private drive.

⁴⁴ This Paragraph carries forward LDR Section 23.3.5.e: *Setbacks* [Tiny Houses], but removes the allowance for Subdivision Administration staff to reduce setbacks (current text: “No structure shall be erected within 25 feet from any external lot line; however, where land uses are the same as uses permitted in the adjoining properties outside the development, a lesser setback that is consistent with the required setback of the adjoining properties may be permitted by Subdivision Administration.”). Alternatively, the County could establish more specific criteria specifying the reduced setbacks staff could allow.

3. *Private Drives.* A private drive shall have an improved surface width of 20 feet and meet the County Land Development Regulations for thickness and drainage for private roads.
4. *Public Roads.* If roads are to be conveyed to Greenville County, they shall be built in compliance with the public road standards of **Article 12: Access & Connectivity**.
5. *Use of Public Right-of-Way.* The use of any public right-of-way for the purpose of parking or maneuvering vehicles is prohibited.

11.12.5 SCREENING & BUFFERING⁴⁵

A wall, fence, compact evergreen hedge or other type of evergreen foliage, or a combination of fence and shrubbery at least 6 feet in height alongside and rear exterior lot lines where located adjacent to a non-residential use (and/or district) shall be provided for screening and privacy purposes. A 20-foot landscaped buffer along the exterior property lines adjacent to residential uses and districts shall be maintained.

11.12.6 PEDESTRIAN FACILITIES

A continuous safe pedestrian walkway or sidewalk at least 5 feet wide shall be provided along all internal access roads or drives. All pedestrian walkways or sidewalks shall be approved by Subdivision Administration. Internal pedestrian connections shall take into consideration connectivity to public right-of-way for facilitation of access to existing or future transit.

11.12.7 LIGHTING

All streets within a Tiny House Subdivision shall be lighted at night. The following standards apply:

- A. **Full Cutoff.** For lighting of horizontal tasks such as roadways, sidewalks, entrances and parking areas, fixtures shall meet IESNA “full-cutoff” (no light output above 90 degrees at any lateral angle around the fixture). Fixtures shall not be mounted in excess of 25 feet above finished grade.
- B. **Nuisance Avoidance.** All other outdoor lighting such as floodlights and spotlights shall be aimed, located, designed, fitted, and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property or onto a public roadway.

⁴⁵ Some or all of the provisions in this Paragraph may be relocated to Article 6: *Buffers & Screening*.

11.12.8 SIGNS

All signs shall comply with the provisions set forth in Chapter 19: Signs.

11.12.9 REVISIONS TO APPROVED PLANS

Revisions that alter the basic concept and general characteristics of the development as to substantially affect the project functionality as approved may be required to resubmit for review as determined by the Subdivision Administrator.

11.12.10 FINAL PLATS

For Tiny House Subdivisions, when recording a Final Plat, the following applies in addition to other platting requirements of this UDO:

- A. **Proportion of Open Space.** The recorded required acreage for common open space on each Final Plat shall be proportional or greater to the total acreage being platted. Subsequent Final Plats shall also meet the proportional requirements for the overall platted acreage.
- B. **Sample Table.** The following information shall be shown on the Final Plat in a table showing the following:

Tiny House Development	Entire Development	This Plat	Cumulative (to date)
Number of Lots Proposed	30	20	20
Required Open Space (400 square feet per Unit)	12,000	8,000	8,000
Open Space Provided (square feet)	13,600	8,000	8,000
Total Acres	2	1.10	1.10

11.13 TOWNHOUSE SUBDIVISIONS⁴⁶

11.13.1 INTENT

It is the purpose and intent of this Section to accommodate townhouse subdivisions by creating standards that cover all aspects of townhouse development, including site and building design.

11.13.2 LOT AREA

Each townhouse dwelling shall be located on a lot with a minimum area of 1,950 square feet.⁴⁷

11.13.3 DESIGN

- A. **Facade Variation.** The facades of townhouses in a group shall be varied by changed front yard setbacks and variation in materials or design so that not more than two abutting townhouses will have the same front yard setback and the same or essentially the same architectural treatment of facades and roof lines. The minimum setback difference is 5 feet.
- B. **Building Clusters.** No less than three, but not more than eight, townhouse units shall be allowed in each building cluster.
- C. **Private Yard Area.** Every lot containing a townhouse shall provide a private yard of at least 320 square feet, oriented to either the building front, rear, or side, enclosed visually by fences or walls at least 5 feet in height or plantings to screen first level views from adjacent units.
- D. **Distance Between Buildings.** No portion of a townhouse, accessory structure, or other building type in or related to one group or cluster of contiguous townhouses shall be nearer than 15 feet to any portion of a townhouse or accessory structure of another townhouse building or cluster.
- E. **Street Frontage.**
 - 1. Each townhouse project site shall have a frontage on a public street.
 - 2. Individual lots need not front a public or private street but may face upon common open areas. In such cases, the rear lot line shall abut a public or private street.

⁴⁶ These standards are new and address the unique requirements for single-family attached (townhouse) subdivisions. Proposed is to require individual townhouse dwelling units to be located on individual fee simple lots (see definition of *Dwelling, Townhouse* in Article 23: *Definitions & Acronyms*). In other developments where units are built to look like townhouses but are located on a single parcel, the units are considered multiplex dwellings.

⁴⁷ This is the same minimum lot area required for tiny houses (see [11.12.4: Lot Requirements](#)).

3. No townhouse shall be constructed so as to provide direct vehicular ingress or egress to any controlled access highway, major thoroughfare, arterial, or collector street.

F. **Parking.**

1. A minimum of two off-street parking spaces shall be provided for the residents of each townhouse. Such parking spaces may be provided on the lot of the townhouse or in a commonly owned and maintained off-street parking bay or facility; provided that no parking space shall be more than 100 feet, by the most direct pedestrian route, from the door of the townhouse it is intended to serve.
2. For recreation buildings or swimming pools, there shall be a minimum of one parking space per 100 square feet of floor area or water surface area. These are exclusive of one another and shall be counted separately.

- G. **Driveways.** Driveways for individual townhouse dwellings shall be at least 25 feet in length from the internal edge of the sidewalk where a sidewalk is provided. This requirement applies whether the dwellings are front-loaded or served by a rear alley. If a sidewalk is not provided or the units are served by rear alleys, the driveway shall be measured from the edge of the roadway or alley.

11.14 ZERO LOT LINE DEVELOPMENTS⁴⁸

11.14.1 INTENT

These regulations allow detached house dwellings to be situated adjacent to one side lot line and/or the rear lot line in order to provide more usable yard area.

11.14.2 APPLICABILITY

Zero lot line developments are allowed in major subdivisions in the areas specified in Table 11.1.2-2: *Allowable Development Types by Location/Zoning District*.

11.14.3 SIDE AND REAR YARDS FOR ZERO LOT LINE DWELLINGS

A. **Generally.**

1. Zero lot line dwellings may be constructed adjacent to the:
 - (a) Side lot line on one side of a lot (the “zero lot line”), with a side yard provided only on the other side of the lot; and/or
 - (b) Rear lot line.
2. The side yard along the non-zero lot line shall be the total of the side yards that are normally required on each side of the lot. For example, if the zoning district minimum side setback is 5 feet, a setback of at least 10 feet shall be provided along the non-zero lot line.

B. **Side and Rear Yards Adjacent to Public Streets.** A zero lot line is not permitted adjacent to a public street.

C. **Openings Along Zero Lot Line Prohibited.** In order to maintain privacy, openings for access, light, or air are prohibited on the wall of any structure located along a zero lot line.

D. **Zero Lot Line Development Adjacent to a Non-Zero Lot Line Dwelling.** Where a zero lot line development abuts a lot containing a non-zero lot line dwelling, the district minimum side and/or rear setback, as applicable, is required.

⁴⁸ This Section carries forward the current allowance for zero lot line dwellings and adds requirements for maintenance easements and for the developer to establish a maximum lot coverage for the development based on the design of the stormwater system.

11.14.4 LOT COVERAGE⁴⁹

- A. The developer of a Zero Lot Line Development shall establish a maximum lot coverage for the development based on the design of the stormwater system.
- B. All structures and other impervious surfaces shall count towards maximum lot coverage.
- C. The maximum lot coverage shall be:
 - 1. Shown on all development plans and plats; and
 - 2. Established in the recorded covenants for the development, which must be submitted for staff review in conjunction with the Preliminary Plan.

11.14.5 MAINTENANCE & DRAINAGE EASEMENTS

- A. An easement for maintenance, drainage, and/or encroachments must be provided by the owner of the adjoining lot that abuts a zero setback lot line.
- B. The easement shall be in favor of the lot on which a zero lot line dwelling is planned at the boundary to which this easement is adjacent.
- C. The purpose of the easement is to provide perpetual access for the maintenance of the wall, roof, eaves, and other components of the zero lot line dwelling or drainage system built on the zero lot line.
- D. The easement shall extend along the entire length of the side or rear (zero) lot line to which it is adjacent.
- E. The minimum width of such easement is:
 - 1. Five feet along one-story walls; and
 - 2. Ten feet along two-story or higher walls.
- F. The easement area must be kept free of structures at all times, but may be paved or have vegetation .

⁴⁹ This Section is new and intended to address the Staff TAC's concerns about future additions to structures creating negative impacts on the development's stormwater management facilities.

11.14.6 PLAT REQUIRED

Zero lot lines, building setback lines, and maintenance easements shall be shown by a clearly defined method on a recorded plat of the zero lot line development approved by the Planning Commission pursuant to the major subdivision procedure in [Article 17: Land Development Procedures](#).