

## AN ORDINANCE

TO AMEND ARTICLE 4 (DEFINITIONS); ARTICLE 5, SECTION 5:6.5-1 (R-M2 THROUGH R-M20, MULTIFAMILY RESIDENTIAL DISTRICTS - LOT USES AREA); ARTICLE 5, SECTION 5:8.5-1 (R-MA, MULTIFAMILY RESIDENTIAL DISTRICT - LOT USES AREA); ARTICLE 6, SECTION 6:2 (10) (~~USE REGULATIONS~~—USE CONDITIONS); ARTICLE 7, SECTIONS 7:2.1, 7:2.2, 7:2.3, 7:2.4, 7:2.5, AND 7:2.6 (RESIDENTIAL DENSITY AND DIMENSIONAL STANDARDS - OPEN SPACE RESIDENTIAL DEVELOPMENT); AND TABLES 7.1 (MINIMUM LOT AREA/PERMITTED DENSITIES FOR SINGLE-FAMILY RESIDENTIAL) AND 7.2 (OPEN SPACE RESIDENTIAL DEVELOPMENT OPTIONS) OF THE GREENVILLE COUNTY ZONING ORDINANCE TO BETTER REGULATE CLUSTER RESIDENTIAL DEVELOPMENTS AND OPEN SPACE DEVELOPMENT.

**WHEREAS**, Greenville County (“County”) has adopted a comprehensive plan and zoning ordinance pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended; and

**WHEREAS**, Greenville County Council (“County Council”) finds amendments to the Greenville County Zoning Ordinance governing cluster residential development and open space development are needed to improve clarity, internal consistency, and implementation; and

**WHEREAS**, the amendments revise definitions and use standards, update dimensional and density references, and align the Zoning Ordinance with the County’s Land Development Regulations—particularly the provisions governing Cluster Residential Developments and open space requirements—to better preserve natural resources while providing predictable, context-sensitive residential design; and

**WHEREAS**, the amendments promote the public health, safety, and general welfare by encouraging developments that conserve environmentally sensitive areas, provide common open space, and coordinate infrastructure more efficiently; and

**WHEREAS**, the amendments are consistent with the County’s Comprehensive Plan, including its Future Land Use and Natural Resources elements, and further the Plan’s goals of quality growth, conservation, and neighborhood compatibility;

BE IT ORDAINED BY GREENVILLE COUNTY COUNCIL:

**Section 1 - Amendment.** Amend Article 4 by deleting and adding the following definitions:

### Article 4      Definitions

~~**Open Space Development**—A form of residential subdivision that permits housing units to be grouped on sites or lots with dimensions, frontages, and setbacks reduced from conventional~~

~~sizes, provided the density of the tract as a whole shall not exceed the density allowed by the zoning district under existing regulations and the remaining land area is devoted to common open space.~~

Cluster Residential Development -A cluster residential development is a type of development where houses are grouped together on a portion of a parcel of land, leaving the remaining area as open space. This approach allows for preservation of natural features, conservation, and recreation opportunities.

**Section 2 - Amendment.** Amend Article 5, Section 5:6.5-1 by deleting a portion of it as follows:

#### **5:6.5-1 Lot Area**

~~There is no minimum lot area for single family detached, single family attached, (townhouses, condominiums) and two family (duplex) developments under the open space option. Density is based on a maximum number of dwelling units per acre as specified by the zoning district. E.G., R-M6 = a maximum of 6 dwelling units per acre.~~

After the effective date of this section, the minimum lot size for a two-family dwelling (duplex) shall be 7,500 square feet.

See Table 7.1 regarding lot area for conventional single-family attached residential development in a multifamily district. (Am. Ord. 4224, § 1(1), passed 9-16-2008)

The minimum lot area for multiple-family dwellings (apartments) shall be two acres; however, within a 2-acre multifamily development, no minimum lot area is required. Density is based on a maximum number of dwelling units per acre as specified by the zoning district. E.G., R-M6 = a maximum of 6 dwelling units per acre.

For nonresidential buildings, the lot area shall be adequate to provide off-street parking and loading areas required in Section 12:2, Off-Street Parking and 12:3, Off-Street Loading. (not codified)

**Section 3 - Amendment.** Amend Article 5, Section 5:8.5-1 by deleting a portion of it as follows:

#### **5:8.5-1 Lot Area**

~~There is no minimum lot size for single family detached, single family attached, (townhouses, condominiums) and two family (duplex) developments under the open space option. Density is based on a maximum of 20 units per acre.~~

The minimum lot area for multiple-family dwellings (apartments) shall be 12,000 square feet; however, within a 12,000 square foot multifamily development, no minimum lot area is required. Density is based on a maximum of 20 units per acre. The minimum lot size for single-family detached and two-family dwellings (duplex) shall be 7,500 square feet. (not codified)

For nonresidential buildings, the lot area shall be adequate to provide off-street parking and loading areas required in Section 12:2, Off-Street Parking and 12:3, Off-Street Loading

**Section 4 - Amendment.** Amend Article 6, Section 6:2 (10) by deleting and amending a portion of it as follows:

## **Section 6:2 Use Conditions**

### **(10) Dwelling, Single-Family Attached, and Dwelling, Two-Family (Duplex)**

Single-family attached residential dwellings and two-family (duplex) dwellings are permitted subject to the district requirements and the following conditions:

~~A. In R-20, R-20A, R-15, and R-12, the units must be within a subdivision submitted and reviewed under Section 7:2, Open Space Residential Development.~~

B.A. In R-10, R-7.5, and R-6, the units are subject to the following:

1. Front setback shall be 20' unless located in a Transportation Improvement Program (TIP) project area. In these cases, additional setbacks shall apply.
2. For townhomes, side setbacks for interior units may be reduced to 0' (~~See Diagram below~~).
3. Minimum lot width per unit may be reduced to 20' in a townhouse development for interior units. End units must maintain the required 30' lot width. For corner lots, refer to Section 7:3.4.
4. No more than six (6) units shall be joined together with the same or staggered minimum required front setback. This requirement is not eligible for a variance.
5. If a development is proposed with staggered front setback lines, the unit that is established closest to the front property line must maintain a 20' setback. No building will be allowed to encroach beyond the established minimum required front setback nor shall any building encroach more than 25 percent in depth of the adjoining building.
6. Five-foot (5') sidewalks are required in these developments.
7. Lot averaging may be utilized.
8. Roof pitch for all single-family attached dwellings must be at least 4:12.

**Section 5 - Amendment.** Amend Article 7, Section 7:1 by adding Section 7:1.8 which shall read as follows:

### **7:1.8 Minimum Lot Area/Permitted Densities for Single-Family Residential**

The minimum lot area and allowable densities for conventional zoning option may be found in [Table 7.1](#) the following table. All densities are based on the total number of dwelling units divided by the total number of acres (both developed land and undeveloped land). The minimum lot area and density requirements for Cluster Residential Developments are found in Article 24 of the Land Development Regulations.

**Section 6 - Amendment.** Amend Table 7.1 as follows:

**Table 7.1 Minimum Lot Area/Permitted Densities for Single-Family Residential**

<b>Table 7.1 Minimum Lot Area/Permitted Densities for Single-Family Residential</b>			
		<b>Density Based Residential</b>	
<b>District</b>	<b>Conventional Development</b>	<b>Open Space Development Option #1</b>	<b>Open Space Development Option #2</b>
	Minimum Lot Size: sq. ft.	Units/Acre	Units/Acre
R-6	6,000	7.3 per acre	7.3 per acre
R-7.5	7,500	5.8 per acre	5.8 per acre
R-10	10,000	4.4 per acre	4.4 per acre
R-12	12,000	3.6 per acre	3.6 per acre
R-15	15,000	2.9 per acre	2.9 per acre
R-20 / R-20A	20,000	2.2 per acre	2.2 per acre
R-S	25,000 or	1.7 per acre	1.7 per acre
Without public water	37,500 (Section 5:4.5)	1.2 per acre	1.2 per acre
ESD-PM	See Section 8:5	See Section 8:5	See Section 8:5
R-R1	43,560 (1 acre)	1.0 per acre	1.0 per acre
R-R3	130,680 (3 acres)	N/A	N/A
AG	217,800 (5 acres)		
R-M2 / R-M20	7,500	N/A	N/A
R-MA	7,500	N/A	N/A
R-MHP	87,120 (2 acres)	N/A	N/A

**Section 7 - Amendment.** Amend Article 7, Section 7:2 by deleting it:

### **Section 7:2—Open Space Residential Development**

#### **7:2.1—Intent**

~~An Open Space Residential Development 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. The purpose of open space development 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.~~

~~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. 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.~~

~~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 Development 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.~~

## ~~7:2.2 Open Space Development General Provisions~~

### ~~7:2.2-1 Minimum Lot Area~~

~~There is no required minimum lot area per dwelling unit unless otherwise required by DHEC.~~

### ~~7:2.2-2 Yard Requirements~~

~~There is no minimum lot width, except as required by DHEC and/or the International Building Code.~~

### ~~7:2.2-3 Open Space Ownership, Dedication, and Management~~

~~A. Ownership of Open Space—The owner and developer, or subdivider, shall select land dedicated for open space purposes and type of ownership. Type of ownership may include, but is not necessarily limited to, the following:~~

- ~~1. The County, subject to acceptance by the governing body;~~
- ~~2. Other public jurisdictions or agencies, subject to their acceptance;~~
- ~~3. Non-profit or quasi-public organizations committed to the protection and conservation of open space, subject to their acceptance;~~
- ~~4. Homeowner or cooperative associations or organizations; or~~
- ~~5. Shared, undivided interest by all property owners within the subdivision.~~

~~B. Maintenance of open space—The person(s) or entity identified above, as having the right to ownership or control over open space, shall be responsible for its continuing upkeep and proper maintenance.~~

### ~~7:2.2-4 Effective Date~~

~~In order to use the Open Space Residential Development option, developers must declare their intent to use the Open Space Development provisions at the time that the preliminary plat for the subdivision is submitted.~~

~~Any subdivision under consideration by the Planning Commission after the effective date of this ordinance is eligible to be considered for open space development, based on the requirements herein. Any subdivision approved prior to the effective date of this ordinance is required to be reconsidered by the Greenville County Planning Commission in accordance with the Greenville County Land Development Regulations.~~

### **~~7:2.3 Open Space Development Options~~**

~~Two Open Space development options are available for developers to choose from. The requirements for each of the two options are listed below.~~

### **~~7:2.4 Open Space Residential Development, Option #1~~**

#### **~~7:2.4-1 Minimum Areas~~**

~~The minimum tract area for an open space residential development shall be two (2) acres. The minimum area shall consist of contiguous parcels, not divided by an existing public or private road or a recreational or navigable body of water.~~

#### **~~7:2.4-2 Setback~~**

~~No structures shall be erected within 25 feet from any external lot line of any Open Space Development, otherwise no front, side, or rear setbacks are required for internal lots. Front setbacks from existing roads will be consistent with the requirements outlined in the appropriate zoning district and listed in Section 7:3, Table 7.4.~~

#### **~~7:2.4-3 Permitted Uses~~**

- ~~A. Single Family Detached Dwellings~~
- ~~B. Single Family Zero Lot Line Dwellings~~
- ~~C. Single Family Attached Dwellings~~

#### **~~7:2.4-4 Single Family Attached~~**

~~Single family attached dwellings are permitted subject to the following requirements:~~

- ~~A. Any attached unit must be a townhouse and excludes condominiums.~~
- ~~B. Attached units must be contained within the subdivision and not part of any exterior lot except in those areas where exterior lots are adjacent to land zoned for commercial, office or multifamily development.~~
- ~~C. Attached units shall not exceed more than 6 attached units per structure.~~

~~D. Attached units shall not be located on preexisting platted lots within a subdivision.~~

#### **~~7:2.4-5 Permitted Density~~**

~~The overall number of dwellings allowed in an Open Space Development under Option #1 may be found in Table 7.1.~~

#### **~~7:2.4-6 Required Open Space~~**

~~In an Open Space Development under Option #1, a minimum percentage of the total acreage must be designated as open space. The required open space in may include both developable and undevelopable land, as defined in Article 4. Definitions. In the R-R3, R-R1, R-S and R-20, R-20A districts, the required open space is not limited to certain percentages of each type of land. Of that land dedicated for open space in the R-M2 through R-M20, R-MA, R-6, R-7.5, R-10, R-12, and R-15 districts, a minimum of fifty percent (50%) of the total open space must be considered developable land, as defined in Article 4. Definitions.~~

~~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. The open space shall be contiguous to the extent practicable. Land dedicated to open space shall not include land dedicated for uses such as community swimming pool(s), clubhouse(s), and similar uses. Recreational lakes or ponds used for storm water management may be included in the land designated as open space. Fenced detention or retention areas used for storm water management shall not be included in the calculation of required open space.~~

#### **~~7:2.4-7 Riparian Buffers~~**

~~Riparian buffers shall be provided along all classes of streams in accordance with the Greenville County Soil and Water Conservation Commission Storm Water Management Design Manual.~~

### **~~7:2.5 Open Space Residential Development, Option #2~~**

#### **~~7:2.5-1 Minimum Areas~~**

~~The minimum tract area for an open space residential development shall be five (5) acres. The minimum area shall consist of contiguous parcels, not divided by an existing public or private road or a recreational or navigable body of water.~~

#### **~~7:2.5-2 Setback~~**

~~No structures shall be erected within 25 feet from any external lot line of any Open Space Development; otherwise no front, side, or rear setbacks are required for internal lots. Front setbacks from existing roads will be consistent with the requirements outlined in the appropriate zoning district and listed in Section 7:3, Table 7.4.~~

#### **~~7:2.5-3 Permitted Uses~~**

~~A. Single Family Detached Dwellings~~

~~B. Single-Family Zero-Lot-Line Dwellings~~

~~C. Single-Family Attached Dwellings~~

#### ~~7:2.5-4 Single-Family Attached~~

~~Single-family attached dwellings are permitted subject to the following requirements.~~

~~A. Any attached unit must be a townhouse and excludes condominiums.~~

~~B. Attached units must be contained within the subdivision and not part of any exterior lot except in those areas where exterior lots are adjacent to land zoned for commercial, office or multifamily development.~~

~~C. Attached units shall not exceed more than 6 attached units per structure.~~

~~D. Attached units shall not be located on preexisting platted lots within a subdivision.~~

#### ~~7:2.5-5 Permitted Density~~

~~The overall number of dwellings allowed in an Open Space Development under Option #2 may be found in Table 7.1.~~

#### ~~7:2.5-6 Required Common Open Space~~

~~In a Common Open Space Development under Option #2, a minimum percentage of the total acreage must be designated as open space. The required open space in may include both developable and undevelopable land, as defined in Article 4. Definitions.~~

~~Not more than 50% of the required common open space may be used for active recreation; playgrounds, golf courses, and multi-use ball fields. With the exception of paved walking paths, the active recreation areas used to meet the common open space requirements may not contain impervious surfaces.~~

~~Land dedicated as common open space shall be of meaningful proportions and dimensions so as to be consistent with the purpose and intent of this section. The common open space shall be contiguous to the extent practicable. Land dedicated to common open space shall not include land dedicated for uses such as community swimming pool(s), clubhouse(s), and similar uses. Recreational lakes or ponds used for storm water management may be included in the land designated as common open space. Fenced detention or retention areas used for storm water management shall not be included in the calculation of required common open space.~~

#### ~~7:2.5-7 Riparian Buffers~~

~~Riparian buffers shall be provided along all classes of streams in accordance with the Greenville County Soil and Water Conservation Commission Storm Water Management Design Manual.~~

### ~~7:2.6 Minimum Lot Area/Permitted Densities for Single-Family Residential~~

The minimum lot area and allowable densities for conventional zoning, and densities (units/acre) provided for in each open space development option may be found in the following table. All densities are based on the total number of dwelling units divided by the total number of acres (both developed land and undeveloped land). The minimum lot area and density requirements for Cluster Residential Developments are found in Article 24 of the Land Development Regulations.

**Section 8 - Amendment.** Amend Table 7.2 by deleting it.

~~Table 7.2—Open Space Residential Development Options~~

<del>Table 7.2—Open Space Residential Development Options</del>											<del>Single Family Detached=S-FD Single Family Attached=S-FA</del>			
<del>Required Common Open Space</del>														
	<del>R-M-2 through R-M-20</del>	<del>R-MA</del>	<del>R-6</del>	<del>R-7.5</del>	<del>R-10</del>	<del>R-12</del>	<del>R-15</del>	<del>R-20/ R-20A</del>	<del>R-S</del>	<del>RR-1</del>	<del>RR-3</del>	<del>Min. Tract Area</del>	<del>Min. Lot Area</del>	<del>Unit—Types Permitted</del>
<b>Option #1</b>	15%	15%	15 %	15 %	15 %	15 %	15 %	30%	30 %	40 %	-50%	2-acres	N	S-FD and S-FA
<b>Option #2</b>	30%	30%	30 %	30 %	30 %	30 %	30 %	45%	45 %	55 %	-65%	5-acres	N	S-FD and S-FA

~~(Am. Ord. 4389 § 1(2), passed 11-2-2010)~~

**Section 9. Amendment.** Amend Article 12:9 by adding the following:

Cluster designs under Article 24 of the County Land Development Regulations are exempt from buffer and screening requirements in this Article along project property lines.

**Section 10. Applicability.** The provisions of this Ordinance shall apply prospectively only, beginning on the date of approval of this Ordinance.

**Section 11. Severability.**

Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional by a court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

**Section 12.**    **Effective Date.** This Ordinance becomes effective upon adoption.

**DONE IN REGULAR MEETING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

ATTEST:

\_\_\_\_\_  
Benton Blount, Chairman  
Greenville County Council

\_\_\_\_\_  
Regina McCaskill  
Clerk to Council

\_\_\_\_\_  
Joseph M. Kernell  
County Administrator

First Reading:  
Second Reading:  
Public Hearing:  
Third Reading: