

ORDINANCE

AN ORDINANCE TO AMEND ARTICLE 6, SECTION 6:2 (10) DWELLING, SINGLE-FAMILY ATTACHED AND DWELLING, TWO-FAMILY (DUPLEX), ARTICLE 7, TABLE 7.1 MINIMUM LOT AREA/PERMITTED DENSITIES FOR SINGLE-FAMILY RESIDENTIAL, ARTICLE 7, SECTION 7:2 OPEN SPACE RESIDENTIAL DEVELOPMENT, SECTION 7:2.5 OPEN SPACE RESIDENTIAL DEVELOPMENT, OPTION #2 OF THE GREENVILLE COUNTY ZONING ORDINANCE AND, ARTICLE 7, TABLE 7.2 OPEN SPACE RESIDENTIAL DEVELOPMENT OPTIONS.

BE IT ORDAINED BY THE GREENVILLE COUNTY COUNCIL:

Section 1. Amendment to Article 6, Section 6:2 (10) Dwelling, Single-Family Attached and Dwelling, Two-Family (Duplex), as follows:

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

- A. In the R-6, R-7.5, R-10, R-12, R-15, R-20, and R-20A Zoning Districts, single-family attached dwelling units (two or more) are only permitted in these zoning districts and must be within a subdivision submitted and reviewed under Section 7:2, Open Space Residential Development.
- B. In the R-6, R-7.5, and R-10 Zoning Districts, a two-family (duplex) is permitted on an existing lot of record, provided it meets all requirements as outlined in the zoning district for a single-family dwelling.

Section 2. Amendment to Article 7, Table 7.1 Minimum Lot Area/Permitted Densities for Single-Family Residential, as follows:

Table 7.1 Minimum Lot Area/Permitted Densities for Single-Family Residential		
		Density Allowance
District	Conventional Development	Open Space Development- *There is no min. lot size required*
	Minimum Lot Size: sq. ft.	Units/Acre
R-6	6,000	6.7 per acre
R-7.5	7,500	5.2 per acre
R-10	10,000	3.9 per acre
R-12	12,000	3.2 per acre
R-15	15,000	2.6 per acre
R-20 / R-20A	20,000	1.9 per acre
R-S	25,000 or	1.5 per acre
Without public water	37,500 (Section 5:4.5)	1.0 per acre
ESD-PM	See Section 8:5	See Section 8:5
R-R1	43,560 (1 acre)	Not Permitted
R-R3	130,680 (3 acres)	Not Permitted
AG	217,800 (5 acres)	Not Permitted
R-M2 / R-M20	S-F Detached – 7,500 S-F Attached – 1,800	Density determined by zoning district
R-MA	S-F Detached – 7,500 S-F Attached – 1,800	20 per acre
R-MHP	87,120 (2 acres)	Not Permitted

Section 3. Amendment to Article 7, 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 a 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 is able to provide a more economical and more aesthetically pleasing product to the consumer, with deference and consideration to existing neighborhoods and infrastructure, by reducing the overall cost of required sewer, roads, and other infrastructure. Open Space Residential Development facilitates the economic and efficient provision of public services, as well as providing the surrounding area a more harmonious development. 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.

When submitting a preliminary plan, an application for an Open Space Residential Development shall also meet the intent of Section 11.1 of the Land Development Regulations.

7:2.2 Open Space Residential Development General Provisions

7:2.2-4 Tree Ordinance

The Tree Ordinance, Greenville County Ordinance Number 4173, applies to all Open Space Residential Developments.

7:2.4-5 Effective Date

In order to use the Open Space Residential Development option, developers must declare their intent to use the Open Space Residential 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 that has Vested Rights, as outlined in the Vested Rights Ordinance, shall not be required to adhere to the requirements as outlined here in the event that a Major Change is requested.

7:2.3 [RESERVED]

Reserved

7:2.4 Open Space Residential Development

7:2.4-2 Setback

No structures shall be erected within 25 feet from an external lot line of any Open Space Residential Development, otherwise no front, side, or rear setbacks are required for internal lots. In addition, the following setbacks will apply along any existing public road:

- Arterial roads (100')
- Collector roads (80')
- Local residential roads (60')

These setbacks may be reduced on arterial and collector roads with approval from staff only if a berm (4' minimum) with evergreen plantings is included. Developments surrounded on more than 2 sides by existing roads will only need to provide setbacks on the 2 roads with the highest classification.

7:2.4-4 Single-Family Attached, as follows:

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

- A. A maximum of 50% of the total number of allowed dwelling units may be single-family attached (two-family or townhouse) in the R-6, R-7.5, and R-10, Single-Family Residential Districts and 40% in the R-12 and R-15, R-20, and R-20A, Single-Family Residential Districts. Any attached unit must be a two-family (duplex) or a townhouse and excludes condominiums. However, if the parcel(s) being developed are located within Future Land Use Categories of the Comprehensive Plan that have a density higher than 6 dwelling units per acre, then they are permitted to consist of a 100% townhouse development.
- B. If not part of an approved 100% townhouse development, 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 non-residential uses.
- 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 Residential Development may be found in Table 7.1.

7:2.4-6 Required Open Space

Required open space within an Open Space Development must adhere to Sections 11.3 and 11.4 of the Land Development Regulations.

7:2.4-7 Riparian Buffers

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

7:2.4-8 Roadside Buffer

Existing road frontage shall require a minimum 20' wide buffer. Within those buffers, vegetation shall be in accordance with the Tree Ordinance.

7:2.4-9 Project Preview Meeting

Project Preview Meetings shall be held for all proposed open space developments, in accordance with the Subdivision Calendar. The Greenville County Planning Commission, along with advice and recommendations from Staff, shall adopt and periodically review the procedure and guidelines for Project Preview Meetings.

Section 4. Amendment to Article 7, Section 7:2.5 Open Space Residential Development, Option #2 by removing this section in its entirety and replace it with [Reserved]:

Reserved

Section 5. Amendment to Article 7, Table 7.2 Open Space Residential Development Options by removing this table in its entirety and replacing it with [RESERVED]:

Reserved

Section 6. Severability. Should any section or provision of this Ordinance be temporarily or permanently enjoined or held to be invalid by a court of competent jurisdiction that section or provision shall be severable from the remaining sections or provisions.

Section 7. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance, or inconsistent with its provisions, are hereby repealed or superseded to the extent necessary to give this Ordinance full force and effect.

Section 8. Review. County Council, with the advice and input of Planning Staff, shall conduct a review of this Ordinance no later than six (6) months, and then again at eighteen (18) months, from its effective date to evaluate its effectiveness, implementation, and compliance with other laws and regulations.

Section 9. Effective Date. This Ordinance shall take effect upon the date of its adoption.

DONE IN REGULAR MEETING THIS ____ DAY OF _____, 2026

ATTEST:

Regina McCaskill
Clerk to Council

Benton Blount, Chairman
Greenville County Council

Joseph M. Kernell
County Administrator