

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 R-20, R-20A, R-15, and R-12,~~In the R-6, R-7.5, R-10, R-12, R-15, R-20, and R-20A Zoning Districts, single-family attached dwelling the units (three or more) must be within a subdivision submitted and reviewed under **Section 7:2, Open Space Residential Development.**

~~B. 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.~~

Two-family (duplex) is permitted, provided it ~~meets~~ing 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 Based Residential Allowance	
District	Conventional Development	Open Space Development-Option #1	Open Space Development-Option #2- *There is no min. lot size required*
	Minimum Lot Size: sq. ft.	Units/Acre	Units/Acre
R-6	6,000	7.3 per acre	7.3 6.7 per acre
R-7.5	7,500	5.8 per acre	5.8 5.2 per acre
R-10	10,000	4.4 per acre	4.4 3.9 per acre

R-12	12,000	3.6 per acre	3.6 3.2 per acre
R-15	15,000	2.9 per acre	2.9 2.61 per acre
R-20 / R-20A	20,000	2.2 per acre	2.2 1.9 per acre
R-S	25,000 or	1.7 per acre	1.7 1.5 per acre
Without public water	37,500 (Section 5:4.5)	1.2 per acre	1.2 1.0 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 Not Permitted
R-R3	130,680 (3 acres)	N/A	N/A-Not Permitted
AG	217,800 (5 acres)		Not Permitted
R-M2 / R-M20	S-F Detached – 7,500 S-F Attached – 1,800	N/A	N/A– Density determined by zoning district
R-MA	S-F Detached – 7,500 S-F Attached – 1,800	N/A	N/A- 20 per acre
R-MHP	87,120 (2 acres)	N/A	N/A-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 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 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.

~~7:2.4-4~~ 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 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.~~ 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 ~~Open Space Development Options~~[RESERVED]

Reserved

7:2.4 Open Space Residential Development, Option #1

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. ~~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.~~In addition, there will be a 100 foot setback along any existing public road.

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

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

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

- A. A maximum of 30% 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 20% in the R-12 and R-15, 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 3 dwelling units per acre, then they are permitted to consist of a 100% townhouse development.
- 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 Residential 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. 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

Roadside buffers shall be at least 20 feet wide. 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]:

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

~~7:2.5-1 Minimum Areas~~

~~The minimum tract area for a 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.~~

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]:

Table 7.2 Open Space Residential Development Options

Required Common Open Space											Single Family Detached =S-FD Single Family Attached =S-FA			
	R-M 2 - throug h R-M20	R- MA	R-6	R- 7.5	R- 10	R- 12	R- 15	R-20 / R- 20A	R-S	RR- 1	RR-3	Min- Tract- Area	Min- Lot- Area	Unit Types Permitted
Option #1	15%	15%	15 %	15 %	15 %	15 %	15 %	30%	30 %	40 %	-50%	2-acres	N	S-FD and S-FA
Option #2	30%	30%	30 %	30 %	30 %	30 %	30 %	45%	45 %	55 %	-65%	5-acres	N	S-FD and S-FA

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

DONE IN REGULAR MEETING THIS 3rd DAY OF JUNE, 2026

ATTEST:

Regina McCaskill
Clerk to Council

Benton Blount, Chairman
Greenville County Council

Joseph M. Kernell
County Administrator