

Proposed Open Space Residential Development Ordinances

Greenville County Council & Planning Commission Joint Workshop

May 28, 2026

Article 11 – Land Development Regulations

Open Space Residential Developments

Purpose

Updates subdivision regulations for Open Space Residential Developments (formerly “Cluster Developments”) and aligns subdivision standards with the proposed zoning ordinance amendments.

Major Changes

- Renames “Cluster Development” to “Open Space Residential Development.”
- Clarifies that Open Space Residential Developments are not permitted in unzoned areas.
- Requires developments to comply with underlying zoning district density and use limitations.
- Requires a minimum of 30% preserved open space in developments.
- Distinguishes between required “Open Space” and general “Common Area.”
- Expands and clarifies what areas may count toward required open space, including:
 - wetlands and floodplains
 - riparian buffers
 - trails and parks
 - utility corridors
 - recreational amenities
 - dog parks and playgrounds
 - fire pits and passive recreation areas
 - transmission line corridors and certain roadside buffers
- Requires all required open space to be accessible to subdivision residents through trails, common boundaries, or designated access points.
- Revises minimum access width and connectivity requirements.
- Expands standards for open space ownership by HOAs, conservation organizations, public entities, or shared ownership structures.
- Requires perpetual protection through recorded covenants and conservation easements.
- Refines detailed final plat requirements for:
 - density calculations
 - open space delineation
 - easement references
 - maintenance obligations
- Requires Project Preview Meetings for all Open Space Residential Developments.
- Requires proportional open space calculations for phased developments.

Key Policy Objectives

- Preserve meaningful open space and environmental features.
- Allow more flexible subdivision design while maintaining zoning density limits.
- Improve long-term enforceability and maintenance of preserved areas.
- Standardize subdivision review and administration procedures.

Article 7.1-7.2 – Zoning Ordinance Amendments Open Space Residential Development Standards

Purpose

Updates zoning standards related to Open Space Residential Developments, revises density provisions, modernizes townhouse and duplex regulations, and removes the current “Option #2” framework.

Major Changes

- Revises standards for:
 - townhouses
 - duplexes
 - single-family attached dwellings
- Eliminates standards for single-family attached dwellings in R-10, R-7.5, and R-6, bringing them in line with requirements of the underlying zoning, including:
 - minimum lot widths
 - reduced side setbacks
 - front setback staggering
 - roof pitch requirements
 - sidewalk installation
 - maximum attached unit counts
- Expands districts where attached housing may be developed through Open Space Residential Development.
- Updates density tables and permitted density calculations.
- Eliminates Open Space Development “Option #2” and consolidates the ordinance into a single Open Space Development Option.
- Establishes limits on attached housing in specified zoning districts:
 - up to 30% in R-6, R-7.5, and R-10
 - up to 20% in R-12 and R-15
- Allows up to 100% townhouse developments in higher-density Future Land Use categories having a minimum density greater than 3 units/acre.
- Maintains 25-foot exterior setbacks and adds 100-foot setbacks from existing public roads.
- Requires 20-foot roadside buffers.
- Encourages contiguous open space design where practicable.

Key Policy Objectives

- Simplify the Open Space Residential Development options.
- Encourage flexible residential design while preserving open space.
- Provide clearer standards for attached housing developments.
- Improve consistency between zoning and LDRs (subdivision regulations).