

# Unified Development Ordinance

*Greenville County, South Carolina*



## Article 4: Use Regulations for Zoned & Un-Zoned Areas

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## ARTICLE 4: USE REGULATIONS FOR ZONED & UN-ZONED AREAS

### 4.1 GENERAL PROVISIONS

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#### 4.1.1 PURPOSE

The purpose of this Article is to promote the public health, safety, morals, and general welfare by establishing regulations for certain uses with unique operational characteristics or impacts.

#### 4.1.2 APPLICABILITY

This Article applies to all campgrounds, manufactured homes, manufactured home parks, recreational vehicles, and recreational vehicle parks located in the zoned and un-zoned areas of Greenville County.

#### 4.1.3 OTHER APPLICABLE REGULATIONS AND PERMITTING REQUIREMENTS

- A. **Other Regulations Apply.** All uses regulated by this Article are also subject to all other applicable provisions of this Ordinance and the Greenville County Code.
- B. **Proof of Permits to be Provided with Application.** The applicant for any permit under this Article shall submit one complete digital (PDF) copy of all final approvals to operate from any other required local, state, and/or federal permitting agencies, if applicable. All approvals must be demonstrated to be up-to-date and in effect.
- C. **Permit Not Issued at Time of Application.** In cases where final permitting agency approval is not issued without evidence of all necessary local approvals, the applicant shall provide one complete digital (PDF) copy of the application submitted to all permitting agencies. Once final approval is received, the applicant shall provide one complete digital (PDF) copy of the permit to the County prior to occupancy.

## 4.2 CAMPGROUNDS<sup>1</sup>

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### 4.2.1 PURPOSE

The campground development standards are established to encourage high quality campgrounds within Greenville County that are safe for occupants and sensitive to the environment.

### 4.2.2 APPLICABILITY

- A. This Section applies to any lot that contains a campground as defined in [Article 23: Definitions & Acronyms](#).<sup>2</sup>
- B. This Section does not apply to the non-commercial use of private property for camping activities by the property owner or one or more people authorized by the property owner.

### 4.2.3 SITE PLAN APPROVAL REQUIRED

- A. Prior to construction of a new campground or enlargement of an existing campground, a development plan must be submitted and approved by the Subdivision Administrator in accordance with the schedule for Preliminary Subdivision Plans and shall be reviewed by the Subdivision Advisory Committee.<sup>3</sup>
- B. The Planning Division must approve the proposed development for conformance with all applicable regulations prior to submitting to the Land Development Division for a land disturbance permit.

### 4.2.4 SITE PLAN REQUIREMENTS

- A. A campground site plan shall be designed by a registered engineer, surveyor, or landscape architect licensed in the state of South Carolina.

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<sup>1</sup> These regulations are new. They are based on the County's current regulations for RV Parks (LDR Article 15), which are carried forward in Section 4.6 of this Article.

<sup>2</sup> The proposed definition of campground is "a site with temporary or permanent campsites, shelters, cabins, or other structures designed or intended for overnight occupancy that is operated for recreation, religious, education, or vacation purposes. A campground includes residential camps ("summer camps") and primitive campgrounds. A campground does include the non-commercial use of private property for camping activities by the property owner or one or more people authorized by the property owner."

<sup>3</sup> This Paragraph is borrowed from the current RV Park regulations. Review by the Subdivision Administrator and the Subdivision Advisory Committee may not be necessary for a campground; this provision may be revised, pending input from County Council, the Planning Commission, and staff.

- B. The site plan shall be prepared at a scale of not less than 100 feet to 1 inch and shall contain the following information:
1. The location of the proposed campground;
  2. The location and dimensions of streets, rights-of-way, drives, and parking spaces;
  3. The location and size of campsites;
  4. The location and size of service buildings and recreation areas;
  5. The location and type of screening, fences, or hedges;
  6. The names and addresses of the developer(s);
  7. Existing and finished contours at intervals not more than 2 feet;
  8. The location of fire hydrants, if applicable;
  9. Storage areas;
  10. Dumpsters, if applicable;
  11. Delineation of 1% area of Special Flood Hazard; and
  12. Utilities (sewer, water, electric, etc.) and a note on how they are procured/offered to visitors.

#### 4.2.5 DESIGN STANDARDS

- A. **Campsite Density.** To ensure an appropriate amount of space between campsites, there shall be a maximum of 15 campsites per acre.
- B. **Campsite Size, Design, and Layout.**
1. The appropriate size, design, and layout of campsites depends on the type of campsites (e.g., vehicle and tent campsites, walk-in or bike-in campsites, group campsites). However, each campsite shall be at least 1,500 square feet in area.
  2. Campsites should be designed in accordance with the [National Park Service Campground Development Guidelines](#), Chapter 3, *Campsite Layouts and Campsite Types*.<sup>4</sup>

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<sup>4</sup> Typically, development codes should avoid use of the terms “should” or “encourage,” and instead use the terms “shall” or “may.” Applicants are not required to comply with any standards that follow the terms “should” or “encourage,” so such

- C. **Cooking Facilities.**
1. Other than in the operator's or manager's residence, shelters designed or intended for overnight occupancy shall not be equipped with any interior cooking facilities.
  2. Common cooking and dining facilities may be provided in an accessory building or structure that is not attached to any structure intended for overnight occupancy.
- D. **Water and Sewer.** Each campground shall provide an accessible, adequate, safe, and potable supply of water and an adequate and safe sewer system, approved by SCDHEC.
- E. **Parking and Access.** Adequate off-street parking and maneuvering space shall be provided on the campground site. The use of any public road, sidewalk, or right-of-way for the purpose of parking or maneuvering vehicles is prohibited.
- F. **Campsite Numbering Required.** Each campsite shall be clearly marked and identified by a numbering system approved by the Greenville County Office of E911.

#### 4.2.6 USE OF CAMPGROUNDS

- A. **Allowed Uses.** Uses allowed within a campground are limited to the following:
- (a) Campsites, including recreational vehicle sites;
  - (b) Recreation facilities, such as walking trails, stables, and game courts;
  - (c) Common buildings and facilities, such as bathhouses, laundry facilities, and dining facilities;
  - (d) Storage buildings and facilities;
  - (e) Management offices; and
  - (f) One dwelling unit for the operator or manager of the campground.
- B. **Recreational Vehicles.** If a campground is designed to accommodate two or more recreational vehicles, the campground must meet the requirements in Section 4.6: *Recreational Vehicle (RV) Parks* in addition to the requirements in this Section.

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standards might be considered superfluous. The intent here is simply to provide guidance for applicants, not to require County staff to review campground site plans against National Park Service (NPS) guidelines. An alternative is to remove this paragraph B.2. and provide a link to the NPS guidelines on an application form or other materials.

## 4.3 MANUFACTURED HOMES<sup>5</sup>

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### 4.3.1 APPLICABILITY

This Section applies to all single-section and multi-section manufactured homes located in Greenville County on a single lot, in a subdivision, and in a manufactured home park.

### 4.3.2 CERTIFICATION REQUIRED<sup>6</sup>

- A. All manufactured homes must bear a label certifying or documents certifying that it is constructed in compliance with the National Manufactured Housing Construction and Safety Standards Act.
- B. Manufactured homes currently located in Greenville County without the certification shall not be relocated to another site until the home has been inspected by the Building Safety Department to ensure the structure meets habitability standards.
- C. All site-built components not addressed in this Section are required to meet the most recent edition of the adopted residential building code and applicable appendices adopted by Greenville County.

### 4.3.3 DESIGN STANDARDS

- A. **Dimensions for Multi-Section Manufactured Homes Located in Zoned Areas.** Multi-section manufactured homes located in a zoned area of Greenville County must have:
  - 1. A length not to exceed four times its width, measured at the narrowest point, excluding alcoves; and
  - 2. A minimum floor area of 900 square feet.
- B. **Orientation.**<sup>7</sup>

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<sup>5</sup> This Subsection carries forward and consolidates requirements for individual manufactured homes in Zoning Ordinance (ZO) Section 6:2(11) and the Land Development Regulations (LDRs) Section 14.1, except ZO Section 6:2(11)M. and LDR Section 14.1.6.F.1. through F.6. These requirements pertain to steps and landings and all appear to be current or previous Building Code requirements. Removal of these requirements from the UDO are proposed to eliminate conflicts with the applicable Building Code. Many of the regulations for manufactured homes in the ZO and LDRs are the same. This Section attempts to resolve the few areas of inconsistency, all of which are noted in footnotes throughout this Section.

<sup>6</sup> Carries forward and consolidates requirements for certification of manufactured homes (ZO Section 6:2(11) and Land Development Regulations Section 14.1.2).

<sup>7</sup> This paragraph consolidates the orientation requirements from the Zoning Ordinance (ZO) and LDRs. The current provisions are revised to remove the allowance for perpendicular or diagonal placement if “the orientation is consistent

1. All manufactured homes shall be located so that the main entry door faces the street on which the manufactured home is located.
  2. A manufactured home shall be oriented on the lot so that its long axis is parallel with the street. However, a perpendicular or diagonal placement is allowed if at least one of the following conditions is met:
    - (a) The manufactured home is being installed in a new or existing subdivision where other manufactured homes with a perpendicular or diagonal placement are or will be located;
    - (b) The narrow dimension of the manufactured home is at least 50% of the home's long dimension; or
    - (c) The manufactured home has been specifically designed and built by the manufacturer with the door on the narrow end.
- C. **Driveway.** An all-weather surface driveway from the adjacent public road or, if the manufactured home is located in a manufactured home park, from the adjacent interior street to the manufactured home is required.
- D. **Walkway.** An all-weather walkway shall be installed from the street, driveway, or sidewalk to the front porch or front door.
- E. **Patio or Deck Required.**<sup>8</sup>
1. Each manufactured home site shall include a permanent concrete or masonry patio or treated wood deck located adjacent to or attached to the manufactured home pad.
  2. The patio or deck shall be at least:
    - (a) 162 square feet in area; and
    - (b) Located at least 5 feet from the manufactured home site boundary.<sup>9</sup>

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and compatible with the adjoining residential developments" (ZO) and "consistent with other residential properties on the same street within 500 feet" (LDRs). These conditions are vague and too subjective. Paragraph 2(b) is revised to eliminate unclear language (current ZO text: "there is a building addition or substantial landscaping so the narrow dimension of the manufactured home, as so modified and facing the street, is no less than 50% of the home's long dimension"). Paragraph 2(c) is carried forward from the LDRs, but does not currently appear in the ZO.

<sup>8</sup> Carries forward ZO Section 5:9.7-8. This requirement does not appear in LDR Article 14: *Manufactured Housing*. The proposed text expands the patio/deck requirement to all manufactured home sites in Greenville County.

<sup>9</sup> Current text requires the patio/deck to be at least five feet from "the property line." However, it is unclear whether this is the boundary of the manufactured home site or the exterior property line of the manufactured home park. R-MHP requires minimum setbacks from the exterior property line of the manufactured home park of 15 to 35 feet (see Table **Error!**



3. Each patio or deck shall have sufficient gradient to direct drainage away from the manufactured home pad.

**F. Roofing.**

1. *Single-Section Manufactured Homes.* The roof may be metal or shingle.
2. *Multi-Section Manufactured Homes.*
  - (a) The pitch of the roof must have a minimum vertical rise of 2.5 feet for every 12 feet of horizontal run; and
  - (b) The roof must be finished with a type of shingle that is commonly used in conventional residential site-built dwellings.

- G. Siding.**<sup>10</sup> The exterior siding shall consist of wood, hardboard, stucco, vinyl, aluminum lap siding, or metal. Manufactured homes located within a subdivision shall have exterior siding comparable in composition, appearance and durability to the exterior siding commonly used in conventional residential site-built construction.

#### 4.3.4 INSTALLATION<sup>11</sup>

All manufactured homes shall be installed in accordance with the manufacturer's instructions. If the manufacturer's instructions are not available, the specifications in this Section shall be used.

**A. Footings.**

1. The footings (base) of all piers shall be comprised of a solid masonry block at least 3,000 psi strength.
2. Piers less than 80 inches in height shall use blocks that are 16 inches by 16 inches by 4 inches in size.
3. Piers more than 80 inches in height shall use blocks that are 24 inches by 24 inches by 6 inches in size.

**B. Piers.**

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**Reference source not found.**-1: *R-MHP Dimensional Standards*), so it appears the intent is for the patio/deck setback to apply to the boundary of the manufactured home site. The text is revised to clarify.

<sup>10</sup> This paragraph carries forward the materials requirement for siding from the LDRs. The Zoning Ordinance specifies the same materials for single-section manufactured homes and requires multi-section homes to have any type of the specified siding, except metal, that is comparable to that used in site-built construction. The LDRs apply this requirement to any manufactured home located in a subdivision, rather than multi-section homes in general.

<sup>11</sup> This Subsection carries forward and consolidates ZO and LDR requirements for installation.

1. *Piers Less Than 36 Inches in Height.*
    - (a) Piers less than 36 inches in height shall be constructed of 8 inches by 16 inches concrete block with open cells vertical.
    - (b) The piers shall be covered with a 4-inch masonry cap or a pressure treated wood cap that is 2 inches by 8 inches by 16 inches in size.
  2. *Corner Piers and Piers Between 36 Inches and 80 Inches in Height.* All corner piers and all piers between 36 inches and 80 inches in height shall be double blocked (8 inches by 16 inches blocked inter-locked) and covered with a 4-inch masonry cap or a pressure treated wood cap that is 4 inches by 16 inches by 16 inches in size.
  3. *Piers More Than 80 Inches in Height.* Piers that are more than 80 inches in height require engineering.
- C. **Skirting.**<sup>12</sup> Skirting or a curtain wall, unpierced except for required ventilation and access door, must be installed and maintained so that it encloses the area under all manufactured homes and any additions, to ground level.
1. *Materials.*
    - (a) The foundation skirting or curtain wall may be of brick, masonry, or vinyl or similar materials designed and manufactured for permanent outdoor installation.
    - (b) Porches and decks may be enclosed with wood lattice or similar materials.
    - (c) Material used for skirting should be erected so as not to create a fire hazard and maintained in a good state of repair.
  2. *Ventilation.*
    - (a) The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement or cellar) shall be provided with ventilation openings through foundation walls or exterior walls.
    - (b) The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet (0.67 m<sup>2</sup> for each 100 m<sup>2</sup>) of under-floor space

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<sup>12</sup> This Paragraph carries forward the more expansive skirting requirements from LDR Section 14.1.6.C. ZO Section 5:9.7-14 requires “foundation curtain walls” with very limited standards. The ZO allows residents up to 6 months to comply with this requirement; however, by carrying forward the LDR requirements instead, skirting must be installed prior to issuance of a certificate of occupancy for the manufactured home.

area. One such ventilating opening shall be within 3 feet (914 mm) of each corner of said building.

3. *Access.*<sup>13</sup>

- (a) An access opening 18 inches by 24 inches (457 mm by 610 mm) shall be provided to the under-floor space.
- (b) When mechanical equipment is located under floors, access shall be provided in accordance with the Building Code (IRC Section M1305.1.4: *Appliances under floors*).

D. **Anchoring.** Each manufactured home shall be anchored according to the HUD regulations of the National Manufactured Housing Construction and Safety Standards Act or the Manufacturer's Installation Manual. If the manufacturer's instructions are not available, the requirements in Table 4.3.3-1: *Manufactured Home Anchoring Requirements* apply.

**Table 4.3.3-1: Manufactured Home Anchoring Requirements**

Length of Home (ft)	Number of Vertical Ties (min)	Number of Diagonal Ties (min, per side) <sup>1</sup>	Number of Anchors (min)
Up to 40	2	4	8
40 to 46	2	4	8
46 to 49	2	5	10
49 to 54	3	5	10
54 to 58	3	5	10
58 to 64	3	6	12
64 to 70	3	6	12
70 to 73	3	7	14
73 to 84	4	7	14

**Key:** ft = feet | min = minimum required

<sup>1</sup> Multi-section manufactured homes require only the diagonal ties specified in this column. The minimum numbers of vertical ties and piers do not apply.

<sup>13</sup> This paragraph carries forward LDR Section 14.1.6.C.2. The minimum dimensions of the access opening are the same in the ZO and LDRs. The ZO does not cross-reference the Building Code, but instead includes the following: "Clearances shall be maintained to permit cleaning of heating and cooling surfaces; replacement of filters, blowers, motors, controls, and vent connections; lubrication of moving parts; and adjustments" (Sec. 6:2(11)I.B.). This ZO text is not carried forward, but is replaced by the LDRs cross-reference to the Building Code.

- E. **Removal of Transport Equipment.** The tongue, axles, transporting lights, and towing apparatus shall be removed from the manufactured home after placement of manufactured homes on the lot and prior to occupancy.
- F. **Steps/Landings.** Permanent landing and steps with handrails are required to each outside doorway in accordance with the Building Code. The structure must include steps that lead to the ground level.

### 4.3.5 INSPECTIONS

- A. Each manufactured home approved for placement on a parcel shall be subject to the following inspections prior to occupancy:
  - 1. A site inspection prior to the manufactured home being moved to the site to ensure all applicable UDO requirements are met;
  - 2. A final inspection prior to occupancy of the manufactured home to ensure:
    - (a) All requirements within this Section 4.2 and other applicable UDO sections are met;
    - (b) The foundation is installed in compliance with the manufacturer’s instructions or with the State Code ([S.C. Code § 40-29-350](#) and [S.C. Reg. 79-42](#)) if the manufacturer’s instructions are not available; and
    - (c) Grass and erosion control measures are installed on each lot.<sup>14</sup>
- B. Manufactured homes shall not be occupied until a Certificate of Final Inspection has been issued.
- C. The Code Compliance Division may allow occupancy and grant a 30-day extension to complete the foundation curtain wall if it is masonry.

### 4.3.6 REAL PROPERTY

When the owner of a manufactured home is also the named owner of the real property upon which the home is situated, the homeowner may<sup>15</sup> register the home on the tax rolls as part of the real

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<sup>14</sup> Paragraphs 2(b) and 2(c) are carried forward from ZO Section 6:2(11)O., but do not appear in the LDRs.

<sup>15</sup> The ZO uses the word “may,” while the LDRs use the word “shall.” The [Mobile Home FAQ](#) on the Greenville County Real Property Services website indicates manufactured home owners may, but are not required to, combine the home and land under one tax bill.

property. For homes meeting this requirement, a unified, single tax bill for home and land will be generated, and the home shall be taxed accordingly.

## 4.4 MANUFACTURED HOME PARKS<sup>16</sup>

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### 4.4.1 PURPOSE

The manufactured home park site development standards are established to encourage high quality manufactured home parks within Greenville County.

### 4.4.2 SITE PLAN APPROVAL REQUIRED

- A. Prior to construction of a new manufactured home park or enlargement of an existing manufactured home park, a development site plan must be submitted and approved by the Subdivision Administrator in accordance with the submittal schedule and fees for Preliminary Subdivision Plans. The site plan shall be reviewed by the Subdivision Advisory Committee.
- B. The Planning Division must approve the proposed development for conformance with all applicable regulations prior to submitting to the Land Development Division for a land disturbance permit.
- C. Stormwater Management and Sedimentation and Erosion Control Plans shall be submitted to the Land Development Division for approval.<sup>17</sup>
- D. The Greenville County Floodplain Administrator shall review proposed manufactured home park plans for compliance with the Flood Damage Protection Ordinance.<sup>18</sup>
- E. Any manufactured home, service building, or recreation area located in any manufactured home park shall be placed in accordance with an approved development site plan.<sup>19</sup>

### 4.4.3 SITE PLAN REQUIREMENTS

- A. A manufactured home park site plan shall be drawn by an engineer or surveyor licensed in the state of South Carolina.
- B. The site plan shall be drawn to a scale of not less than 100 feet to 1 inch and shall contain the following information:

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<sup>16</sup> This Section carries forward and consolidates ZO Sections 5:9.6, 5:9.7, and 5:9.8 (pertaining to manufactured home parks in the R-MHP District) and LDR Section 14.2: *Park Site Development* with minor revisions for consistency and clarity.

<sup>17</sup> Carries forward LDR Section 14.2.8: *Drainage Plan*.

<sup>18</sup> Carries forward LDR Section 14.2.9: *Flood Damage Protection*.

<sup>19</sup> Carries forward second sentence in ZO Section 5:9.6.F. and LDR Section 14.2.3.F., which seems out of place in its current location with site plan requirements.

1. The location of the proposed manufactured home park and the type of surrounding land uses;
2. The location and dimensions of interior streets, rights-of-way, driveways, and parking spaces;
3. The location and size of manufactured home sites;
4. The location and size of service buildings and recreation areas;
5. The location and type of screening, fences, or hedges;
6. The name and address of the developer(s);
7. Existing and finished contours at intervals not more than 2 feet;
8. The location of fire hydrants, if applicable;
9. Storage areas;
10. Dumpster locations, if applicable; and
11. Delineation of 1% area of Special Flood Hazard.

#### 4.4.4 ACCESS<sup>20</sup>

##### A. Access to Manufactured Home Sites.

1. A manufactured home shall not have direct access to a public street or highway.
2. All manufactured home sites shall have access to an interior street.

##### B. Interior Streets. All interior drives shall have a paved travel surface and paved or unpaved shoulders<sup>21</sup> that meet the minimum dimensions specified in Table 4.4.4: *Interior Street Width Requirements*.

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<sup>20</sup> This Subsection carries forward and consolidates provisions related to access and roads (LDR Sections 14.2.4.C., 14.2.5, 14.2.6, and 14.2.10). It replaces the terms “road” and “street” with “interior street” for consistency and clarity.

<sup>21</sup> For interior streets, LDR Section 14.2.4.C. requires a minimum pavement width and “a 5 foot right of way on each side.” Proposed here is to clarify the meaning of “right-of-way” in this context and clarify that this area (the “shoulder”) may be paved or unpaved.

**Table 4.4.4-1: Interior Street Width Requirements**

Type of Interior Street	Total Width (min)	Pavement Width (min)	Shoulder Width (min, each side)
Without Parallel Parking	30 ft	20 ft	5 ft
With Parallel Parking on One Side	38 ft	28 ft	5 ft

**Key:** min = minimum required | ft = feet

- C. **Dead-End Interior Streets.** Closed ends of dead-end interior streets shall be provided with a paved cul-de-sac paved that has a minimum radius of 35 feet.
- D. **Interior Street Lighting.**<sup>22</sup>
  - 1. All interior streets within a manufactured home park shall be lighted at night.
  - 2. In un-zoned areas, the lighting system shall be in accordance with standards recognized by the local power utility and the National Electric Codes.
  - 3. In zoned areas, the lighting system shall be in accordance with standards recognized by Illuminating Engineering Society of North America.
- E. **Interior Street Names.**<sup>23</sup> Permanent street names approved by the Planning Commission and the Greenville County Office of E911 shall be assigned to each interior street within the manufactured home park.

**4.4.5 DIMENSIONAL STANDARDS**

- A. **Zoned Areas.** In zoned areas, a manufactured home park must meet the dimensional standards for the zoning district in which it is located.
- B. **Un-Zoned Areas.** In un-zoned areas, all structures associated with a manufactured home park shall be located at least 25 feet from any external lot line.

<sup>22</sup> Carries forward the street lighting requirements in LDR Section 14.2.6 and ZO Section 5:9.7-15. The County could consider utilizing the same standard for both zoned and un-zoned areas.

<sup>23</sup> Consolidates ZO Section 5:9.7-18 and LDR Section 14.2.10. The S.C. Planning Act ([§ 6-29-1200](#)) requires Planning Commission approval of all new street names.



#### 4.4.6 DEVELOPMENT STANDARDS

- A. **Applicability.** The standards in this Subsection apply to the manufactured home park and individual units within the park. Except for items specifically addressed in this Subsection, each manufactured home must also meet the requirements specified in Section 4.3: *Manufactured Homes*.
- B. **Off-Street Parking.**
1. Each manufactured home shall have at least two off-street vehicle parking spaces.
  2. Each service building or recreation area shall have at least one off-street vehicle parking space per park site employee.
- C. **Screening and Buffering.**<sup>24</sup>
1. A buffer must be provided along the side and rear exterior lot lines where any manufactured home park abuts a residential use and/or zoning district. A buffer is not required along property lines where a manufactured home park is adjacent to another manufactured home park.
  2. The minimum buffer width is 8 feet.<sup>25</sup>
  3. The buffer shall consist of a wall, fence, evergreen screening plant material, or any combination thereof with a combined minimum height of 6 feet above grade. If evergreen plant material is used, it must be at least 4 feet in height at the time of planting and capable of forming a continuous opaque screen at least 6 feet in height within 2 years.<sup>26</sup>
- D. **Utility Requirements.** Each manufactured home site in a manufactured home park shall be provided with approved water and sewer service that is connected to the municipal water and sewerage systems or other systems meeting the approval of SCDHEC.
- E. **Recreation Areas.**
1. The manufactured home park shall provide at least 200 square feet of usable recreation area per manufactured home site.
  2. For purposes of this Section, "usable recreation area" means parks, open space, and recreation amenities such as a clubhouse, swimming pool, or similar improvement.

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<sup>24</sup> These provisions may be incorporated into Article 5: *Tree Preservation, Buffers, & Screening* (Module 2).

<sup>25</sup> This minimum width requirement is new and was added pursuant to a staff recommendation.

<sup>26</sup> This paragraph carries forward the LDR requirement for evergreen plant material to reach 6 feet in height within two years, rather than 3 years as required in the ZO.

3. Unless the manufactured home park covenants or other legal restrictions limit park residents to adults only, the usable recreation area shall include a children's play area that is at least 400 square feet in area.

F. **Storage Areas.**<sup>27</sup>

1. A space for a storage building may be designated on each manufactured home site.
2. Storage buildings are only allowed in locations designated on the approved manufactured home park site plan.

G. **Garbage Disposal.**<sup>28</sup>

1. Garbage containers with tight fitting covers are required for each manufactured home site to permit the disposal of all garbage and rubbish. Collection shall occur on a regular basis to ensure the containers do not overflow.
2. In lieu of individual containers, one 20 cubic yard dumpster may be provided for every 20 manufactured homes if each dumpster is screened and located at least 25 feet from any residential use and/or residentially-zoned property.
3. Refuse shall not be disposed of within the park.

H. **Operating Requirements.** The operator of each manufactured home park shall comply with all SCDHEC rules and regulations governing the sanitation and operation of manufactured home parks.

I. **Initial Occupancy Requirements.**<sup>29</sup> At least 10 manufactured home sites shall be available at initial occupancy.

#### 4.4.7 NONCONFORMING MANUFACTURED HOME PARKS

A. **Zoned Areas.** Manufactured home parks or subdivisions that were lawfully in existence and operating on April 15, 1986, under valid permits issued by Greenville County Council but that do not conform to requirements set forth in this Section shall be considered a nonconforming use. However, nonconforming parks may be expanded if in accordance with prior approvals.

B. **Un-Zoned Areas.**

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<sup>27</sup> Carries forward LDR Section 14.2.7: *Storage Area*.

<sup>28</sup> Carries forward and consolidates ZO Section 5:9.7-10 and LDR Section 14.2.4.

<sup>29</sup> Carries forward current ZO Section 5:9.7-13.

1. Manufactured home parks that were lawfully in existence and operating at the time of adoption of this ordinance and that do not conform to requirements set forth in this Article are considered nonconforming.
2. Nonconforming manufactured home parks may only be expanded in accordance with approved plans that meet the requirements of this UDO.
3. The number of units in a nonconforming manufactured home park shall not exceed the maximum approved units for the manufactured home park.
4. Units in a nonconforming manufactured home park may be replaced if homes encroaching into the setback are not located any closer to the property line than the prior unit. In no case shall a unit be placed closer than 5 feet from a property line.
5. If at any time a nonconforming manufactured home park in the un-zoned areas of Greenville County is reduced to 1 unit for a period exceeding 6 months, the property shall be considered conforming and the park shall not be reestablished unless it conforms to all applicable requirements in this UDO.

## 4.5 RECREATIONAL VEHICLES (RVs)<sup>30</sup>

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- A. **Applicability.** This Section applies to recreational vehicles (RVs) located on lots outside of RV Parks.
- B. **Maximum Number of RVs on a Lot.** Not more than one RV shall be parked on a lot.
- C. **Location.** The RV shall not be parked in the front or side yard nor shall the RV be parked or stored in front of the principal structure on the lot.
- D. **Maintenance.** Recreational vehicles must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on wheels or a jacking system.
- E. **Land Suitability.** Condition of soil, groundwater level, drainage, and topography shall not create hazards to the property or the health or safety of the occupants. No portion of the site that is subject to flooding, subsidence, or erosion shall be used for any purpose that would expose persons or property to hazards.

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<sup>30</sup> This Section carries forward LDR Sections 15.1 and 15.2.

## 4.6 RECREATIONAL VEHICLE (RV) PARKS<sup>31</sup>

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### 4.6.1 PURPOSE

The recreational vehicle (RV) park site development standards are established to encourage high quality recreational vehicle parks within Greenville County that are safe for its occupants and sensitive to the environment.

### 4.6.2 APPLICABILITY

- A. This Section applies to any lot that contains two or more recreational vehicles.
- B. This Section does not apply to accessory storage use or parking of recreational vehicles on residential lots or to facilities for the sale or repair of recreational vehicles.

### 4.6.3 LAND SUITABILITY

- A. Condition of soil, groundwater level, drainage, and topography shall not create hazards to the property or the health or safety of the occupants.
- B. No portion of the site that is subject to flooding, subsidence, or erosion shall be used for any purpose that would expose persons or property to hazards.

### 4.6.4 SITE PLAN APPROVAL REQUIRED

- A. Prior to construction of a new recreational vehicle park or enlargement of an existing recreational vehicle park, a development plan must be submitted and approved by the Subdivision Administrator in accordance with the schedule for Preliminary Subdivision Plans and shall be reviewed by the Subdivision Advisory Committee.
- B. The Planning Division must approve the proposed development for conformance with all applicable regulations prior to submitting to the Land Development Division for a land disturbance permit.
- C. Any recreational vehicle, service building, or recreation area located in any recreational vehicle park shall be placed in accordance with an approved development plan.

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<sup>31</sup> This Section carries forward LDR Article 15: *RV Parks* with minor revisions.

### 4.6.5 SITE PLAN REQUIREMENTS

- A. A recreational vehicle park site plan shall be designed by a registered engineer, surveyor, or landscape architect licensed in the state of South Carolina.
- B. The site plan shall be prepared at a scale of not less than 100 feet to 1 inch and shall contain the following information:
  - 1. The location of the proposed park;
  - 2. The location, dimensions, and surface type of streets, rights-of-way, drives, and parking spaces;
  - 3. The location and size of recreational vehicle sites;
  - 4. The location and size of service buildings and recreation areas;
  - 5. The location and type of screening, fences, or hedges;
  - 6. The names and addresses of the developer(s);
  - 7. Existing and finished contours at intervals not more than 2 feet;
  - 8. The location of fire hydrants, if applicable;
  - 9. Storage areas;
  - 10. Dumpsters, if applicable;
  - 11. Delineation of 1% area of Special Flood Hazard; and
  - 12. Utilities (sewer, water, electric, etc.) and a note on how they are procured/offered to visitors.

### 4.6.6 DESIGN STANDARDS

- A. **Minimum Space Size.** A minimum net space of 690 square feet is required for each RV space.
- B. **Minimum Separation Between Recreational Vehicles.**
  - 1. A distance of at least 10 feet shall be maintained between recreational vehicles.
  - 2. For the purpose of this requirement, accessory structures and accessories attached to an RV are considered a part of the recreational vehicle.
- C. **Utility and Security Connection.**

1. Each RV shall be attached to the site only by quick disconnect type utilities and security devices and shall not be permanently affixed to the site.
  2. An RV park shall provide connections to an approved water supply system that provides an accessible, adequate, safe, and potable supply of water and an adequate and safe sewer system, approved by SCDHEC.
- D. **Parking and Access.** Adequate off-street parking and maneuvering space shall be provided on the RV site. The use of any public road, sidewalk, or right-of-way for the purpose of parking or maneuvering vehicles is prohibited.

#### 4.6.7 USE OF RECREATIONAL VEHICLE PARKS

- A. **Eligible Recreational Vehicles.** To be located in an RV park, an RV must be fully licensed and ready for highway use. An RV is ready for highway use if it is on wheels or a jacking system, has a current South Carolina vehicle registration, and a registration tag affixed to the unit.
- B. **Allowed Uses.** Uses allowed within an RV park are limited to the following:
- (a) Recreational vehicle sites;
  - (b) Recreation facilities;
  - (c) Common buildings and facilities, such as laundry, dining, and parking facilities;
  - (d) Management offices; and
  - (e) One dwelling unit for the operator or manager of the park.

#### 4.6.8 OPERATING REQUIREMENTS

- A. The operator of each RV park shall comply with all SCDHEC rules and regulations governing the sanitation and operation of RV parks and amenities.
- B. Maintenance of the park once the permits are closed is the responsibility of the owner/manager of the park. Responsibilities include managing the set ups/installations per manufacturer's set up instructions and the limitation of occupancy of the unit per label limitations.<sup>32</sup>

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<sup>32</sup> From [RV Park Submittal Requirements](#) handout.