

GREENVILLE COUNTY, S.C.

MAR 27 1 05 PM '84 AN ORDINANCE

DONALD S. WATSON, CLERK

AN ORDINANCE SO AS TO PROVIDE TRANSFER OF DEVELOPMENT RIGHTS IN THOSE ZONING CLASSIFICATIONS AS DESIGNATED BY GREENVILLE COUNTY COUNCIL:

BE IT ORDAINED BY GREENVILLE COUNTY COUNCIL:

Section 1. Policy and Intent. The transfer of development rights system herein established is designed, among other purposes, to:

- (a) Secure a fair balance between the public interest through such things as the most economic and efficient possible use of county services, and available utilities and the interests of individual landowners;
- (b) Secure an economically, socially, and environmentally sound balance between developed and open land;
- (c) Preserve the natural and scenic qualities of open land;
- (d) Provide for a creative and staged development of land and an orderly transition of land from vacant to occupied uses; and,
- (e) To foster development in areas best suited to specific uses while providing economic return to owners of property restricted from further development.

Section 2. Principles Governing Transferable Development Rights.

- (a) Transfer of development rights provides for greater development potential through increased density to parcels of land which may or may not be contiguous or under the same ownership.
- (b) Only those zoning classifications as designated by Greenville County Council shall contain transfer of development rights.
- (c) Once a parcel of land has transferred its development right, it is permanently reserved from specified development uses; except in the case of where a single parcel has been developed to less than its maximum yield, then such land may receive development rights transferred to it from other eligible property in the particular zoning classification.
- (d) Transferable development rights shall be acquired only by property owners within a zoning classification which contains such rights and in no event shall a property owner own more transferable development rights than the maximum yield allocated to property owned.