

ZONING CLASSIFICATIONS

R-R3 AND R-R1, RURAL RESIDENTIAL DISTRICTS

To provide a low density housing option in areas that are rural in character and necessarily served by public water or sewer. Minimum lot size - 3 acres (R-R3) and 1 acre (R-R1).

R-S, RESIDENTIAL SUBURBAN DISTRICT

To provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character. Minimum lot size - 25,000 sq ft with public water or 37,500 sq ft without public water or as mandated by SCDHEC for lots requiring septic tanks. Density = 1.7 units per acre with 25,000 sq ft lots or 1.2 units per acre with 37,500 sq ft.

R-20, R-20A, R-15, R-12, R-10, R-7.5, AND R-6, SINGLE-FAMILY RESIDENTIAL DISTRICTS

These districts are established as areas in which the principal use of land is for single-family dwellings, both attached (R-10, R-7.5, and R-6) and detached (all districts). Minimum lot size*:

R-20:	20,000 SQ FT	2.2 DWELLING UNITS PER ACRE	R-10:	10,000 SQ FT	4.4 DWELLING UNITS PER ACRE
R-15:	15,000 SQ FT	2.9 DWELLING UNITS PER ACRE	R-7.5:	7,500 SQ FT	5.8 DWELLING UNITS PER ACRE
R-12:	12,000 SQ FT	3.6 DWELLING UNITS PER ACRE	R-6:	6,000 SQ FT	7.2 DWELLING UNITS PER ACRE

R-M2 THROUGH R-M20, MULTIFAMILY RESIDENTIAL DISTRICTS

Established to provide for varying population densities. Minimum lot size (Open Space) - No minimum lot area for single-family detached, single-family attached (townhouses, condominiums), and two-family (duplex developments) under the open space option. Minimum lot size - 7,500 sq ft. For single-family detached and two-family (duplex developments). Minimum lot size for Multifamily dwellings - 2 acres, however, within a 2 acre multifamily development, no minimum lot size required. Density is based on a maximum number of dwelling units per acre as specified by the zoning district.

R-MA, MULTIFAMILY RESIDENTIAL DISTRICT

Established to provide for high population density. Minimum lot size - No minimum lot area for single-family detached, single-family attached (townhouses, condominiums), and two-family (duplex developments) under the open space option. Minimum lot size - 7,500 sq ft. For single-family detached and two-family (duplex developments). Minimum lot size for Multifamily dwellings - 12,000 sq ft; however, within a 12,000 sq ft multifamily development, no minimum lot size is required. Density = Maximum of 20 units per acre.

R-MHP, RESIDENTIAL MANUFACTURED HOME PARK DISTRICT

Established to allow manufactured home parks provided certain location criteria are met and the request is approved by County Council. Minimum Site Size = 2 acres.

PD, PLANNED DEVELOPMENT

Established to encourage innovative and creative design of residential and commercial developments, to permit a greater amount of flexibility by removing some of the restrictions of conventional zoning. Mixed use required. Minimum Site Size = 5 acres.

FRD, FLEXIBLE REVIEW DISTRICT

Established to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameter required therein. Minimum Site Size = None.

NC, NEIGHBORHOOD COMMERCIAL

Established to provide for convenient shopping areas and professional offices that meet the daily needs of the surrounding neighborhood. Minimum Site Size = None.

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C-1, COMMERCIAL

Established to provide commercial establishments for the convenience of local residents including but not limited to the following: garden center, laundromat, medical clinic and office and commercial uses including group commercial (shopping centers), and group offices uses not exceeding 75,000 sq ft. Single-Family and Multifamily uses are allowed as conditional uses.

C-2, COMMERCIAL

Established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobiles and for the convenience of local residents including but not limited to the following: Auto Service Facilities and Stations, Catering Establishment, Electronics and home appliance repair. The C-2 districts is the only district in Greenville County that allows for ABC (liquor sales), and night clubs/taverns. Single-Family and Multifamily residential uses are allowed as conditional uses.

C-3, COMMERCIAL

Established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile located in non-residentially zoned areas and along major thoroughfares and for the convenience of local residents including but not limited to the following: commercial amusements, animal shelters, cabinet/carpentry shops, nursing care facilities, firework stands, hospitals, museums, pawn shops, recording studios, sign manufacturing. Single-Family and Multifamily Residential uses are allowed as conditional uses.

S-1, SERVICES

Established to provide a transition between commercial and industrial districts by allowing commercial uses which are service related and uses which involve light industry having a minimal effect of adjoining properties. The following are examples of permitted uses not limited to the following: institutional dry-cleaning, commercial and industrial gas sales, kennel (outside runs), pest or insect control business, photo processing (production).

I-1, INDUSTRIAL

Established as a district for manufacturing plants, assembly plants and warehouses. The following are examples of permitted uses not limited to the following: junkyards with a Special Exception, group industrial development, and industrial uses.

I-2, INDUSTRIAL PARK

Established to provide a high level of design quality, site amenities, and open space for light industry, warehouse distribution, research and development operations, and similar industrial uses with compatible operations with a park atmosphere.

ESD-PM, ENVIRONMENTALLY SENSITIVE DISTRICT - PARIS MOUNTAIN

Established to protect the environmentally sensitive nature of Paris Mountain by encouraging the safe placement of structures in conformance with the natural landform, landscape, and existing plant life.

O-D, OFFICE DISTRICT

Established to provide for office uses including but not limited to the following: accounting, advertising agency, bank, savings and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate and research facilities.

POD, PLANNED OFFICE DEVELOPMENT

Established to accommodate office development that is found to be compatible with surrounding physical development. Minimum Site Size = None.