

ARTICLE 5 ZONING DISTRICT REGULATIONS

Section 5:1 Zoning Districts

The Greenville County zoning jurisdiction area is hereby divided into the following districts:

Base Zoning Districts

R-R3,	Rural Residential
R-R1,	Rural Residential
R-S,	Residential Suburban
R-20,	Single-Family Residential
R-20A,	Single-Family Residential
R-15,	Single-Family Residential
R-12,	Single-Family Residential
R-10,	Single-Family Residential
R-7.5,	Single-Family Residential
R-6,	Single-Family Residential
R-M2 / R-M20,	Multifamily Residential
R-MA,	Multifamily Residential
R-MHP,	Residential Manufactured
	Home Park District
O-D,	Office District
C-1,	Commercial District
C-2,	Commercial District
C-3,	Commercial District
S-1,	Services District
I-1,	Industrial District

Special Purpose and Review Districts

I-2,	Industrial Park District
PD,	Planned Development District
NC,	Neighborhood Commercial District
POD,	Planned Office District
FRD,	Flexible Review District
ESD-PM	Environmentally Sensitive District - Paris Mountain
AP,	Airport Protection District
HP,	Historic Preservation District

(Am. Ord. 4382, § 1(1), passed 10-19-2010)

5:1.1 Zoning District Hierarchy

Under the hierarchy established by this Ordinance, the R-R3 district is the most restrictive zoning district, while the I-1 district is the least restrictive zoning district. The list of uses in **Section 5:1** presents the districts in order, from most restrictive to least restrictive. Special Purpose Districts and Review Districts are not included in the zoning district hierarchy.

Section 5:2 R-R3, Rural Residential District

The purpose of this district is to provide a low density housing option in areas that are rural in character and are not necessarily served by public water or sewer. The restrictions contained in this district also are intended to preserve trees and protect natural amenities within the rural portions of the County.

5:2.1 Uses Permitted and Uses by Special Exception

See Table 6.1

5:2.2 Permitted Residential Densities

See Table 7.1

5:2.3 Setback/Height

See Table 7.3

5:2.4 Off-Street Parking/Loading

See Table 12.1

5:2.5 Access to Lots

See Section 9:4

Section 5:3 R-R1, Rural Residential District

The purpose of this district is to provide a low density housing option in areas that are rural in character and are not necessarily served by public water or sewer. The restrictions contained in this district also are intended to preserve trees and to protect natural amenities within the rural portions of the County.

5:3.1 Uses Permitted and Uses Permitted by Special Exception

See Table 6.1

5:3.2 Permitted Residential Densities

See Table 7.1

5:3.3 Setback/Height

See Table 7.3

5:3.4 Off-Street Parking/Loading

See Table 12.1

5:3.5 Access to Lots

See Section 9:4

Section 5:4 R-S, Residential Suburban District

The purpose of this district is 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. Provision is made for reduction of the minimum lot size where public or community sewerage and water systems are available.

5:4.1 Uses Permitted and Uses Permitted by Special Exception

See Table 6.1

5:4.2 Permitted Residential Densities

See Table 7.1

5:4.3 Setback/Height

See Table 7.3

5:4.4 Off-Street Parking/Loading

See Table 12.1