

## 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 -<br>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*