

**Purpose:** The purpose of this not to restrict the use of the land, but to regulate the manner in which land is developed in an effort to: (1) protect land values through good and responsible development. (2) Conserve and ensure access to the county’s natural and scenic resources for future generations to enjoy. (3) Secure the safety of residents from the hazards of improper development. (4) Enhance the outcome of development, and improve siting of development in relation to its surroundings. (5) Protect and conserve the character of existing neighborhoods and subdivisions. (5) Implement to the extent practical and feasible the county’s land use plan in previously un-zoned rural areas of the county.

**GREENWOOD**  
City/County Planning Department

**RDD**

**RURAL DEVELOPMENT DISTRICT**

Proposed Use	Street Right-of-Way:			Minimum Yard and Building Setbacks From:		
	Local (feet)	Collector (feet)	Arterial (feet)	Side Property Line (feet)	Rear Property Line (feet)	Principal Bldgs. or Structures on Same Lot (feet)
<b>Residential:</b>						
Single-family, Duplex	50	50	50	10	40	N/A
Mobile Home	50	50	50	10	40	N/A
Cluster Housing	50	50	50	(note 2)	8	N/A
Townhouse	50	50	50	(note 3)	25	20
Multifamily (3 units or more)	50	50	50	(note 4)	40	(note 4)
Mobile Home Park	50	50	50	20	40	20
<b>Nonresidential:</b>						
Commercial	50	50	50	10 (note 5)	20	(note 6)
Industrial/Warehousing/Storage	50	50	50	(note 7)	(note 7)	(note 4)
Office/Institutional	50	50	50	(note 4)	(note 4)	(note 4)
<b>Agriculture:</b>						
Feedlot	500	500	500	1000	1000	N/A
Commercial Poultry House	500	500	500	1000	1000	N/A
Slaughterhouse	500	500	500	1000	1000	N/A
Barns, Pens, Stables	100	100	100	100	100	N/A
Accessory Uses	(note 1)	(note 1)	(note 1)			5

- (1) Front yard setbacks for the above listed uses shall apply to accessory uses as well, except that freestanding sign structures and offstreet parking spaces may be located in the required front yard setback area; provided such use or structure shall be no closer than five feet to any property or street right-of-way line and shall occupy no required bufferyard
- (2) For cluster housing subdivisions, patio and zero lot line houses, an eight-foot setback shall be required on one side, and a six-foot maintenance easement on the side abutting the property line. Where houses are set back from the property on both sides, a minimum distance of six feet shall be required for both sides.
- (3) For townhouses, there shall be no minimum between units, but a 20-foot setback shall be required between the end unit and the external property line. No more that six units may be attached.
- (4) Minimum distance shall be 20 feet, plus one foot for each additional foot over 20 feet of the principle building or structure.
- (5) Commercial condominium projects are allowed to share interior property lines; provided that a 20-foot setback shall be required on the end units; further provided that such projects (buildings) shall not exceed 600 feet in length, parallel to the street providing principle access. Where buildings are grouped on the same lot. Forming a shopping or business center, a 20-foot side yard setback shall be required on each end of the project.
- (6) Outparcels and other unattached principle buildings or structures shall be spaced no less than the minimum distance required for emergency vehicles to pass safely
- (7) Minimum distance to the property line shall be 50 feet, plus five feet for each additional 5000 square feet of gross floor area over 20,000 feet. Open storage shall be located no closer than 25 feet to the side property line.

**Greenwood County Zoning Regulations**

Note: Drawings are for illustrative purposes only. The text of the ordinance shall prevail over any inconsistency.