

Purpose: The purpose of this district is to permit the development of low-rise multifamily structures in harmony with single and two-family dwellings. This district is applicable to land generally in outlying or suburban areas.

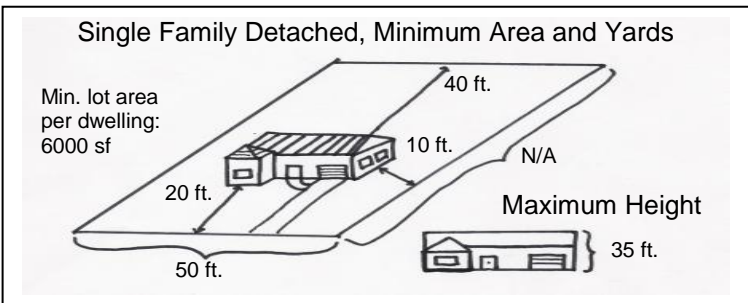
GREENWOOD
City/County Planning Department

R-5

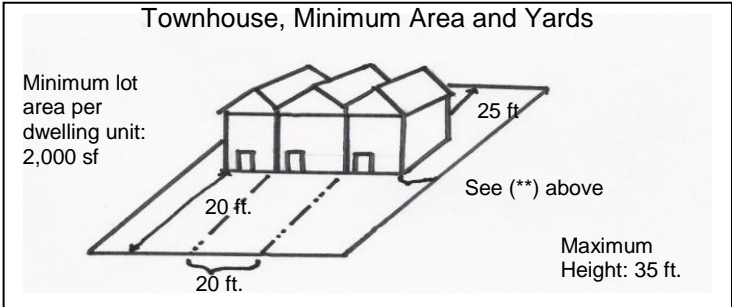
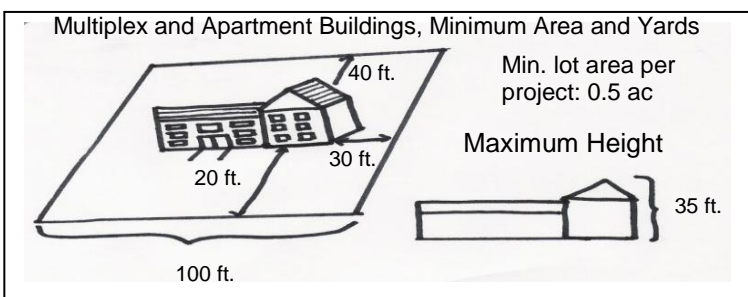
MULTIFAMILY RESIDENTIAL DISTRICT

	Non-Residential Uses	Single Family Detached Residential	Zero Lot Line Residential	Patio and Atrium Homes	Duplex Residence	Townhouse	Multiplex and Apartments
Minimum Lot Area per Dwelling	N/A	6,000 square feet	4,500 square feet	4,000 square feet	8,000 square feet	2,000 square feet	N/A
Minimum Site Area per Project	N/A	N/A	1 acre	1 acre	N/A	0.5 acre	0.5 acre
Minimum Lot Width	N/A	50 feet	45 feet	35 feet	60 feet	20 feet	100 feet
Min. Yards per Dwelling							
Front	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Side	25 feet	10	0/8 feet*	8 feet*	10 feet	0/20 feet**	30 feet
Rear	50 feet	40 feet	15 feet*	8 feet*	40 feet	25 feet*	40 feet
Min. Distance Between Buildings	30 feet	N/A	N/A	N/A	N/A	25 feet	30 feet
Max. Impervious Surface Ratio	60 %	N/A	N/A	N/A	N/A	35%	35%
Open Space Ratio	N/A	N/A	20%	20%	N/A	35%	35%
Max Density (units per gross acre)	N/A	N/A	N/A	N/A	N/A	12	12
Max Height of Buildings and Signs	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet

*Minimum side and rear yard setbacks for single family detached residences shall be observed along the property line separating such uses.
**Zero between units: 20 feet between end structure and property line.



This district allows for a wide range of residential uses, including single family detached, apartments, zero lot line residences, patio homes, atrium homes, duplexes, and townhomes. Also allowed are non-residential uses permitted in the R-1 district, as well as day care facilities, nursing homes, and boarding houses.



Greenwood County Zoning Regulations

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