

AN ORDINANCE

AN ORDINANCE DECLARING A MORATORIUM FOR SIX MONTHS ON THE ISSUANCE OF DEVELOPMENT PERMITS FOR RECREATIONAL VEHICLE (“RV”) PARKS AND TINY HOME SUBDIVISIONS IN GREENVILLE COUNTY WHILE REVISED STANDARDS ARE DEVELOPED AND UPDATED.

WHEREAS, Greenville County Council finds that there is considerable interest in “tiny home” residential structures, which are generally considered to be homes with under 400 square feet of living space; and

WHEREAS, Greenville County Council further finds that tiny home subdivisions currently only must meet the design standards for Recreational Vehicle (“RV”) parks in the Land Development Regulations; and

WHEREAS, Greenville County Council finds that a clearer definition and approval process is needed for tiny homes, tiny home subdivision developments, and RV parks in Greenville County, for the protection and betterment of the public health, safety and welfare of the citizens of Greenville County, along with improved design recognizing the unique nature of these types of developments; and

WHEREAS, Greenville County Council desires a reasonable time within which to develop needed amendments to the Land Development Regulations and Zoning Ordinance to establish, clarify, and update minimum standards for tiny homes, tiny home subdivisions, and RV parks.

NOW, THEREFORE, BE IT ORDAINED BY GREENVILLE COUNTY COUNCIL:

Section 1. Moratorium. Greenville County Council hereby declares a moratorium on the issuance of development permits (including preliminary plat approval) for tiny home subdivisions and RV parks. This moratorium shall take effect as established in Section 4 and shall remain in effect for six months, unless Greenville County Council adopts amendments to the Greenville County Zoning Ordinance and the Land Development Regulations addressing standards and conditions for RV parks and tiny home subdivisions at an earlier date.

Section 2. Severability. Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

Section 3. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance, or inconsistent with its provisions, are hereby repealed or superseded to the extent necessary to give this Ordinance full force and effect.

Section 4. Effective Date. This Ordinance is subject to the pending ordinance doctrine and is effective upon its introduction and notice of Public Hearing.

DONE IN REGULAR MEETING THIS ____ DAY OF _____, 2020.

Herman G. Kirven, Jr., Chairman
Greenville County Council

ATTEST:

Regina McCaskill
Clerk to Council

Joseph M. Kernell
County Administrator