



**Planning Department
Office of the Zoning Administrator**

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MEMORANDUM

To: Greenville County Committee on Planning and Development
VIA: Tee Coker, Assistant County Administrator – Community Planning & Development

From: Joshua Henderson, Zoning Administrator

Date: November 6, 2023

Subject: Text Amendment to the Official Greenville County Zoning Ordinance

Staff is requesting the Planning and Development Committee to approve, and send forward to Council, the initiation of a text amendment to the Greenville County Zoning Ordinance that will amend Article 7, Section 7:3.4 Side Setbacks in Single-Family Residential Districts that will provide rural residential districts the ability to have accessory buildings, barns, and stables to be located in the front yard. These districts are unique in that they are mostly large parcels that have additional agricultural activity; and requiring these structures to be located in side and rear yards (as the Zoning Ordinance currently allows) makes it very difficult when the dwelling is placed so far back into the parcel. Below is the proposed language that Staff is requesting to be added to the Zoning Ordinance.

- In the R-R1, Rural Residential District, R-R3, Rural Residential District, and AG, Agricultural Preservation District, accessory buildings, barns, and stables are permitted to be located in the front yard so long as the setbacks of the underlying zoning district are met. In the R-S, Residential Suburban District, accessory buildings, barns, and stables are permitted in the front yard when the minimum acreage of the parcel is at least 1 acre and the setbacks of the underlying zoning district are met.

Thank you for your consideration.