

Zoning Docket from January 8th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCP REC.	P&D REC.	COUNCIL ACTION
CZ-2024-009	Greenville County Council Countywide Text Amendment to amend Article 7, Section 7:3.4 <u>Side Setbacks in Single-Family Residential Districts</u> of the Greenville County Zoning Ordinance	All	Approval			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 8th, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Citizen <ul style="list-style-type: none"> • Currently has a permit to build an accessory structure that is placed in the front yard • There are properties in the area that have accessory structures in the front yard <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1. Citizen <ul style="list-style-type: none"> • Concerned with how this will be implemented <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>REQUEST HISTORY and EXPLANATION</p> <p>Under the current language of Article 7, Section 7:3.4, Side Setbacks in Single-family Residential Districts, of the Greenville County Zoning Ordinance, accessory structures on residential lots are only permitted in the side or rear yard. This is limiting on rural lots which tend to be larger and may contain both residences and agricultural uses. For example, under the current language of the Zoning Ordinance a 10-acre property with a home on the rear of the lot could not place a barn or stable closer to the road than the front line of the home. To address that limitation, this amendment proposes to add the following language to Section 7:3.4:</p> <p>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. In the R-R1, R-R3, AG, and R-S districts, accessory structures in front yards shall not be set back less than 30 feet from any right-of-way line and may not occupy more than 20 percent of the front yard.</p> <p>This text amendment request went as a Consent Item before County Council on December 5th, 2023. A Zoning Public Hearing was held on January 8th, 2024.</p> <p>CONCLUSION and RECOMMENDATION</p> <p>Staff is of the opinion that the proposed changes would allow for more flexibility when laying out lots in rural zoning districts. It may also allow homeowners with agricultural accessory uses to utilize their</p>					

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	<p>land more efficiently. Based on these reasons, staff recommends approval of the proposed text amendment.</p>
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Greenville County Planning Division
Department of Zoning Administration
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2024-009

APPLICANT: Greenville County Council

PROPERTY LOCATION: Countywide

PIN/TMS#(s): N/A

Request: To amend Article 7, Section 7:3.4, Side Setbacks in Single-family Residential Districts, of the Greenville County Zoning Ordinance

ACREAGE: N/A

COUNCIL DISTRICT: All

**REQUEST HISTORY AND
EXPLANATION:**

Under the current language of Article 7, Section 7:3.4, Side Setbacks in Single-family Residential Districts, of the Greenville County Zoning Ordinance, accessory structures on residential lots are only permitted in the side or rear yard. This is limiting on rural lots which tend to be larger and may contain both residences and agricultural uses. For example, under the current language of the Zoning Ordinance a 10-acre property with a home on the rear of the lot could not place a barn or stable closer to the road than the front line of the home. To address that limitation, this amendment proposes to add the following language to Section 7:3.4:

- 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. **In the R-R1, R-R3, AG, and R-S districts, accessory structures in front yards shall not be set back less than 30 feet from any right-of-way line and may not occupy more than 20 percent of the front yard.**

This text amendment request went as a Consent Item before County Council on December 5th, 2023.

A Zoning Public Hearing was held on January 8th, 2024.

CONCLUSION:

Staff is of the opinion that the proposed changes would allow for more flexibility when laying out lots in rural zoning districts. It may also allow homeowners with agricultural accessory uses to utilize their land more efficiently.

STAFF**RECOMMENDATION:**

Based on these reasons, staff recommends approval of the proposed text amendment.