

I WANT TO BUILD A TINY HOUSE IN GREENVILLE COUNTY. WHERE DO I START?

Great! Is this house going to be on wheels or otherwise movable?

Y

This is classified as an RV, which must be built & inspected to RVIA standards. These are not permitted for habitation in any Zoned Areas of Greenville County

How do I know if I'm in a Zoned

<https://www.gcgis.org/apps/greenville/ejs/?MapTheme=Zoning>

N

Has it been constructed anywhere except the exact location it will be permanently?

Y

It must have an SC Modular Label (SC Engineered Design constructed in a SC approved manufacturing facility) and be permitted as a modular home.

N

FAQ:

- Can I build a tiny home in my backyard and use it as an ADU?
 - Only if you are in an unzoned area. If you are in a zoned area two dwellings on the same lot are not allowed.
- Can I build tiny homes in my backyard and sell them to other people?
 - No. A tiny home must be constructed on site and have a foundation inspection like any other Single Family Dwelling
- What about turning a shipping container/shed/carport into a tiny home?
 - You will need to hire an engineer for this type of conversion.

<https://www.greenvillecounty.org/BuildingSafety/forms/SCApprovedModularUnit.pdf> and <https://www.greenvillecounty.org/BuildingSafety/forms/IntermodalShippingContainers.pdf> for more information

VERIFY ALL PROJECTS THROUGH THE ZONING DEPT BEFORE MOVING FORWARD WITH ANY PLANS. LAND DEVELOPMENT REGULATIONS MAY APPLY. For Developers please see: https://www.greenvillecounty.org/LandDevelopment/pdf/ldr_ord.pdf Article 23

Congratulations! This qualifies as a tiny home in Greenville County. You will need to permit it as a New Residential Construction - Tiny Home
For more information, visit the Building Safety page @ <https://www.greenvillecounty.org/BuildingSafety/forms/TinyHousePermittingGuidelines.pdf>