



City of Greer Zoning District Definitions

R-S: Residential Suburban

This district is for areas that are in the process of development with mostly single-family homes but are still rural in character. In addition to single-family homes, this district also allows farms and ranches, kennels, riding academies, and a variety of other uses. For a more detailed description of uses allowed in this district and further requirements, see [Section 5.2](#).

R-20, R-15, R-12, R-10, R-7.5, R-5: Single-Family Residential

These residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. For a more detailed description of uses allowed in this district and further requirements, see [Section 5:3](#) and [Section 5.4](#).

R-M1 and R-M2: Multifamily Residential

The R-M1 and R-M2 districts are established to provide for medium and high population density. The principal use of land is for two-family and multiple-family dwellings and mobile home parks, and the recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. For a more detailed description of uses allowed in this district and further requirements, see [Section 5:5](#).

O-D: Office District

This district is established to provide an office district for the convenience of local residents. The uses permitted in this district are limited to office and research facilities and shall not include any use engaged in retail sales or the stocking and storage of goods or merchandise. For a more detailed description of uses allowed in this district and further requirements, see [Section 5:6](#).

C-1: Central Business District

The Central Business District is a concentration of commercial and related business uses located in the downtown area. The standards herein are designed to encourage the formation and continuance of a compatible and economically healthy environment for business, commercial, financial, professional, service and compatible residential development (permitted upon review) which benefit from being located in close proximity to one another. For a more detailed description of uses allowed in this district and further requirements, see [Section 5:7](#).

C-2: Commercial

This district is established to provide commercial establishments for the convenience of local residents. For a more detailed description of uses allowed in this district and further requirements, see [Section 5:8](#).

C-3: Highway Commercial

This district is established to provide for the development, on major thoroughfares, of commercial land uses which are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents. For a more detailed description of uses allowed in this district and further requirements, see [Section 5:9](#).

S-1: Services

This district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located. For a more detailed description of uses allowed in this district and further requirements, see [Section 5:10](#).

I-1: Industrial

This district is established as a district for manufacturing plants, assembly plants, and warehouses. The regulations are intended to protect neighboring land uses from potentially harmful noise, odor, smoke, dust, glare, stream pollution, or other objectionable effects. For a more detailed description of uses allowed in this district and further requirements, see [Section 5:11](#).

PD: Planned Development

The PD district is established to encourage innovative and creative design of residential and/or commercial developments, to permit a greater amount of flexibility by removing some of the restrictions of conventional zoning. One of the goals of the Planned Development district is to promote efficient use of land and protect the natural features and scenic beauty of the land. Ideally, the development should be large scale and incorporate a variety of land uses or land use types. The district is also intended to encourage developments that provide a full range of residential types. The PD district provides a mechanism for City Council and the Applicant to agree on the scope of the proposed development. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations. For a more detailed description of this district and further requirements, see [Section 5:13](#).

DRD: Design Review District

The intent of the DRD district is to provide a method for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations. For a more detailed description of this district and further requirements, see [Section 5:19](#).

If you have additional questions regarding any of these districts or allowed uses therein, please contact Planning and Zoning Staff at (864) 801-2009