

Purpose: The R12 High-Density Zoning Districts are primarily high-density residential areas in which the principal use of land is for small lot subdivisions, zero lot line developments, patio homes, duplexes, apartments, townhouses and those appropriate related community facilities necessary to such an area.

GREENWOOD
City/County Planning Department

R12

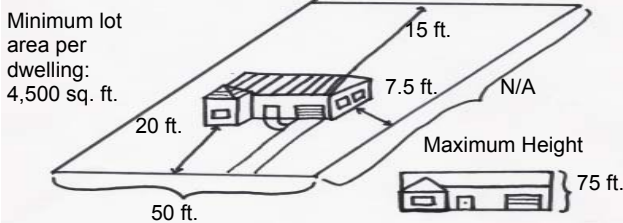
**HIGH-DENSITY
RESIDENTIAL DISTRICT**

	Single Family Detached Residence	Duplex Residence	Single Family Attached (3 or More Units)	Multi-Family Dwellings
Minimum Site Area	4,500 square feet	4,500 square feet	4,500 square feet	4,500 square feet
Minimum lot width	50 feet	50 feet	50 feet	50 feet
Minimum Yards:				
Front	20 feet	20 feet	20 feet	20 feet
Side	7.5 feet	7.5 feet	7.5 feet*	7.5 feet**
Rear	15 feet	15 feet	15 feet*	15 feet**
Max. Impervious surface ratio	N/A	N/A	50%	50%
Open space ratio	N/A	N/A	50%	50%
Maximum Density (units per gross acre)	12	12	12	12
Max Height of Buildings	75 feet	75 feet	75 feet	75 feet

*Single-Family Attached Dwellings do not require side yards between units, and 8 feet is required between units in zero lot line or patio home developments.

**Side Yard is 10 feet or 1/3 of the height of the building, whichever is greater; Rear Yard is 15 feet or 1/2 of the height of the building, whichever is greater.

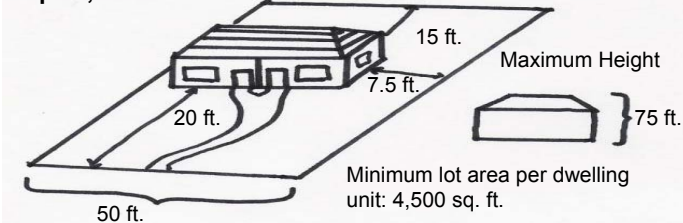
Single Family Detached, Minimum Area and Yards



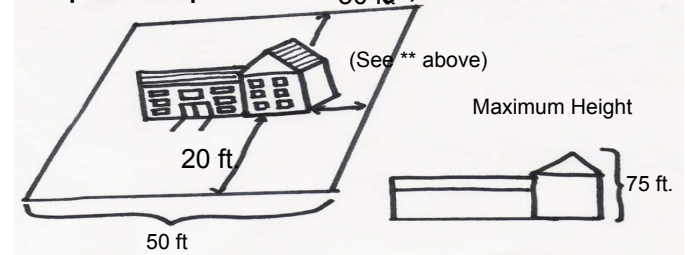
Permitted and Conditional Uses:

This district allows for a wide range of residential uses, such as single family detached dwellings, apartments, zero lot line residences, patio homes, atrium homes, duplexes, and townhomes. Also included in this zoning district are other types of uses that are relevant to neighborhoods.

Duplex, Minimum Area and Yards



Multiplex and Apartment Buildings, Min. Area and Yards



The City of Greenwood Zoning Regulations

Note: Drawings are for illustrative purposes only. The text of the ordinance shall prevail over any inconsistency.