

8 Metropolitan Drive – Zoning Explanation

The City of Greenville's **RNX-B (Neighborhood Scale – Neighborhood Flex B)** zoning district, established under the new development code, is **a walkable, residential-focused district allowing for a mix of housing types (single-family, duplexes, triplexes, fourplexes, townhouses) alongside limited, small-scale, neighborhood-serving commercial uses**. It acts as a transition zone with flexibility for small-scale commercial, unlike pure residential districts. [1, 2]

Key Details for RNX-B Zoning:

- **Purpose:** Promotes a mix of housing types and small-scale, neighborhood-serving retail, food, and service uses in a walkable environment.
- **Residential Types:** Accommodates a range of low-intensity to medium-intensity housing, including single-family, accessory units, duplexes, triplexes, fourplexes, and small apartment buildings.
- **Flexibility:** Allows for limited small-scale commercial, providing a transition between commercial areas and residential neighborhoods.
- **Context:** Part of the "Neighborhood Scale" (RN-) category in the city's development code, which was updated on July 15, 2023. [1, 2, 3]

To confirm if a specific property is zoned RNX-B, you should use the [city's interactive zoning map](#) or contact the Planning and Development department. [4]

All responses may include mistakes.

[1] <https://www.upstateforever.org/files/files/Zoning%20Tools%20and%20the%20Greenville%20Development%20Code.pdf>

[2] <https://www.gcgis.org/Website/zoning/zoningclass.html>

[3] <https://www.greenvillesc.gov/182/Zoning-Development-Code>

[4] <https://www.greenvillesc.gov/1572/Short-Term-Rentals?contentId=a8242f12-f2c3-4785-8a94-712f2f7e0915>