

Application Requirements for Building Permitting on Lakefront Lots on Lake Greenwood

In order to obtain a building permit for a residential structure, residential addition or accessory building, you must meet the general zoning requirements for the particular piece of property, meet the requirements of the Greenwood County Flood Damage Prevention Ordinance as well as building requirements from the International Building Code.

Zoning: The zoning district for the particular piece of property will be determined by the staff member who helps with your application. You can obtain the zoning on a particular property by accessing the online maps option on the Greenwood County website or contacting the Planning Department at (864) 942-8636. In order to obtain a zoning compliance, the proposed construction must meet the setback requirements from the front, side and rear property lines as well as the 440.0 (NGVD 1929) contour line.

Flood: Proposed construction on parcels adjacent to Lake Greenwood must identify the flood zone on a plat prepared by a licensed surveyor. This plat must show the 442.8 (NGVD 1929) contour line which is the identified flood line determined by FEMA. Property owners with construction within the flood zone may be required by the lender to purchase flood insurance.

Building: All construction in Greenwood County must meet the standards of the International Building Code (latest edition). Construction outside of the flood zone does not have to meet special construction requirements. Construction within a flood zone must meet flood proofing construction methods as identified in the International Building Code.

In order for Greenwood County to expedite your construction review and approvals, a plat showing the following information is required in order to obtain a building permit on parcels adjacent to Lake Greenwood:

- All property lines
- All existing structures
- All proposed structures
- All proposed additions
- Zoning setback lines
- 440.0 (NGVD 1929) contour line
- 442.8 (NGVD 1929) contour line
- At least one coordinate must be tied to the State Plane Coordinate System

