



PLANNED DEVELOPMENT DENSITY INCENTIVES

Background

After years of growth, the Town Council is choosing to move towards larger lots and a higher level of design and architectural interest in any new planned developments. As such, all new residential annexations are assumed to be zoned R-1 with 12,000 square foot lots by right. The Town realizes, however, that 12,000 s.f. lots are not as financially advantageous, so a system of density bonuses has been created to allow builders to reduce lot size while increasing the overall quality of life and design of the development. Minimum lot size with all applicable bonuses will be limited to 6,000 s.f.

Smaller projects which are inappropriate as planned developments may be eligible for density bonuses with Council approval. Final density bonus will be calculated in a Development Agreement accepted by the Town Council.

Density Bonuses

- 20% Neighborhood Revitalization - For every x single-family detached houses constructed in the new development, one house must be built in a targeted neighborhood outside of the development. This house would be sold at 125% of the top ten median house price in that neighborhood. The developer may work with other home builders to perform the construction. Alternatively, a fee may be assessed to each new single-family detached home in the new development, with monies going into a housing trust fund managed by a community development corporation. These monies would be used to fund housing development in targeted neighborhoods.
- 10% Commercial Component - For every 1% of gross land area zoned for commercial use, a 1% density bonus may be calculated. Maximum bonus 10%.
- 10% Multi-Family Component - For every 2% of total housing units constructed as multi-family, a 1% density bonus may be calculated. Maximum bonus 10%.
- 5% Minimal Repetition of Floor Plan - at least four lots skipped on same side of road before same elevation, at least seven before same floor plan for 5% bonus. Three lots skipped between elevations and five before same floor plan for 3% bonus.

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- 5% HOA Maintained Amenities - Swimming pool, children’s playground, community-wide trail system, etc. Maximum bonus 5%, depending upon amenities.
- 5% Exterior Façade Texture and Materials - At least 20% of exterior façade of each building (or a percentage thereof) must feature different materials or textures. If materials are brick or stone - look, bonus is higher. Maximum bonus 5%.
- 3% Façade Offset - At least 25% of each façade (or a significant percentage thereof) must be offset by 2’.
- 3% Sprinklered Houses - Each house with a sprinkler system receives the lot bonus
- 3% Trees and Shrubs - Minimum of two 2 1/2” DBH trees and five 24” shrubs in the front yard of each single-family home. Lots below 60’ in width may utilize street trees or pay into a Town tree fund.
- 3% Rear or Side Entry Garages - Each lot featuring rear or side entry garages receive a 3% density bonus.
- 3% 3 Car Garages - Each lot featuring three-car garages receive a 3% density bonus.
- 3% Decorative Crosswalks - Provision of decorative crosswalks at major intersections can earn up to a 3% density bonus.
- 1% Unique Street Name Signs - Provision of such signage throughout the development will result in a 3% density bonus. Signs must be maintained by HOA.
- 1% Lighted House Numbers - Each house with permanently lit street addressing near the front door will earn a 1% density bonus.

Example

	Bonus Type	Bonus	Square Feet
Initial Lot Size			12,000
	Neighborhood Revitalization	20%	2,400
	8% Commercial Provision	8%	960
	10% Multi-Family Provision	5%	600
	Exterior Materials	5%	600
	Façade Offset	3%	360
	Unique Street Signs	1%	120
TOTAL BONUS			5,040
NEW MINIMUM LOT SIZE			6,960