



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 and PD's 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. Average lot size is expected to be approximately 8,000 s.f. in neighborhoods utilizing the density bonus. Minimum lot size with all applicable bonuses will be limited to 52' wide, 6,000 s.f. with 6' side setbacks.

Smaller projects which are inappropriate as planned developments may be eligible for density bonuses with Council approval. This list is not comprehensive and new bonuses may be created at any time. As a developer, you may choose to recommend new practices eligible for a bonus. Final density bonus will be calculated in a Development Agreement accepted by the Town Council.

Density Bonuses (maximum available bonus listed on left)

- 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, up to a 10% density bonus may be earned by assessing a fee on 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 will be used to fund housing development in targeted neighborhoods.
- 20% Exterior Façade Texture and Materials – Bonuses can be earned as follows:
- 20%: All external walls substantially covered in brick or stone veneer
 - 10%: Front façade and trim on other three sides brick or stone veneer; hardiplank substantially covering remainder of house
 - 5%: 20% of front façade covered in stone or brick veneer, remainder of house substantially covered in hardiplank

Community Development Office | Doug Polen, Director

118 Carolina Avenue, Moncks Corner S.C. 29461 | www.monckscornersc.gov/community-development

843-719-7913 | doug.polen@monckscornersc.gov

PLANNED DEVELOPMENT DENSITY INCENTIVES - CONT

- 10% Commercial Component - For every 1% of gross, buildable land area zoned for commercial use, a 1% density bonus may be calculated. Maximum bonus 10%.
- 10% Rear Access Alleys/Rear Entry Garages - Each lot featuring rear access alleys & rear entry garages receives a 10% bonus.
- 8% Minimal Repetition of Floor Plan - at least two lots skipped on same side of road before same floor plan, at least three before same elevation for 8% bonus. One lot skipped between floor plans and two before same elevation for 4% bonus.
- 5% 3 Car Garages - Each lot featuring three-car garages receive a 3% density bonus.
- 5% HOA Maintained Amenities - Swimming pool, children’s playground, community-wide trail system, etc. Maximum bonus 5%, depending upon amenities.
- 5% Wider Side Setbacks - A 1% lot size reduction for every 1’ of side setback added over required minimum (including minimum modified by this bonus density). Maximum bonus 5%.
- 5% Side Entry Garages - Eligible for interior lots featuring side entry garage.
- 3% Mixed Lot Sizes - Mixing lot areas and frontages along a street to “break the rhythm” of the streetscape. For example, having a 62’ wide, 8,000 s.f. lot following three 52’ wide, 6,000 s.f. lots.
- 3% Sprinklered Houses - Each house with a sprinkler system receives the lot bonus. Side setbacks of less than 7 1/2” require sprinklering.
- 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. One tree must be a canopy tree.
- 3% Decorative Crosswalks - Provision of decorative crosswalks at major intersections
- 1% Unique Street Name Signs - Provision of such signage throughout the development will result in a 1% 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	10%	1,200
	8% Commercial Provision	8%	960
	Exterior Materials	5%	600
	Unique Street Signs	1%	120
TOTAL BONUS			2,880
NEW MINIMUM LOT SIZE			9,120

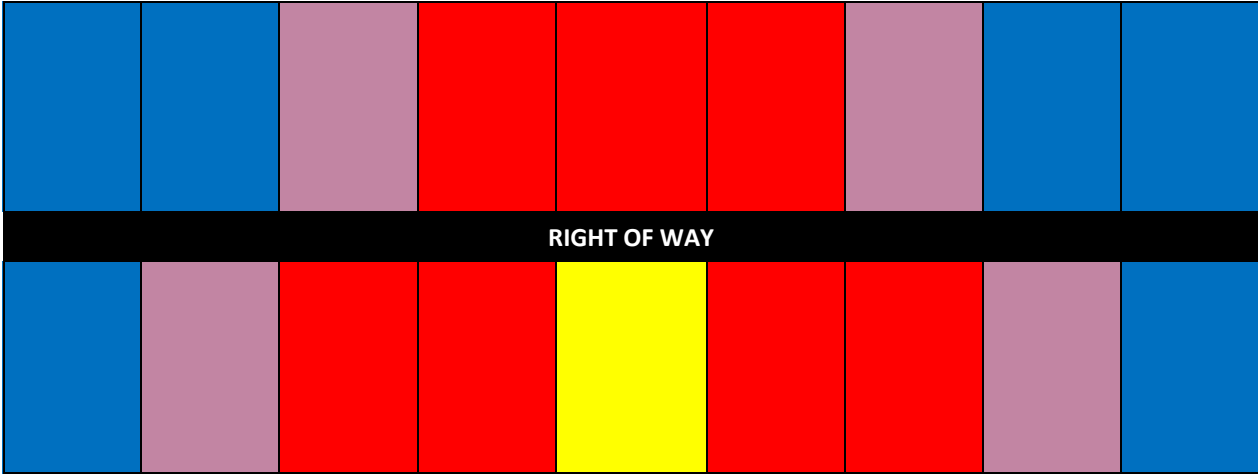
Community Development Office | Doug Polen, Director

118 Carolina Avenue, Moncks Corner S.C. 29461 | www.monckscornersc.gov/community-development

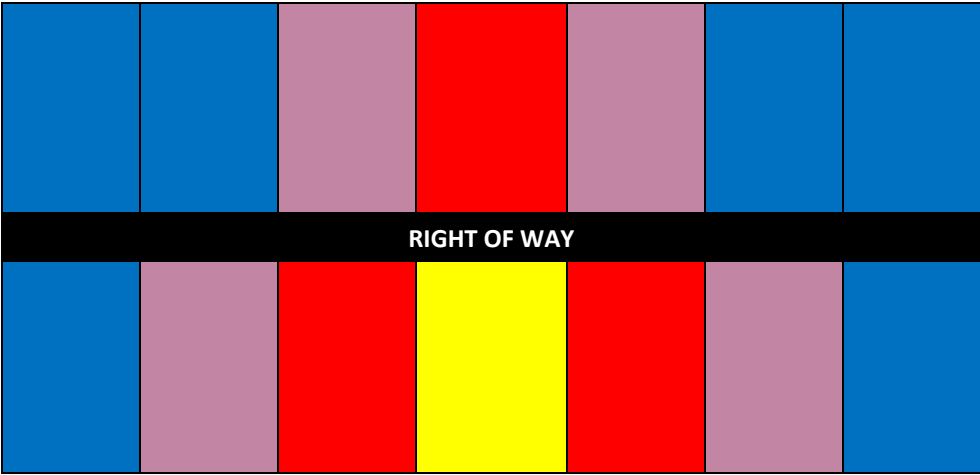
843-719-7913 | doug.polen@monckscornersc.gov

Minimal Repetition of Floor Plan Illustration

Rule of Three - 10% Density Bonus



Rule of Two - 5% Density Bonus



Subject Lot
Floor Plan "A"
Elevation "A"

Other Than
Floor Plan "A"
& Elevation "A"

Other Than
Building
Elevation "A",
Any Floor Plan

Any Floor Plan
and/or
Elevation