

Planned Development (PD-122) Requested Guidelines

1. Intent and Purpose

This planned development is being requested to allow 24 single-family detached residential units. The subject property is located on Savage Road, TMS# 310-03-00-080. The property consists of approximately 3.17 acres and is currently zoned RSL. The current Charleston County Ordinances in effect shall apply to all matters not addressed in this planned development.

2. Land use

The only principal uses allowed shall be:

- Single-family detached residential dwelling units; and
- Open space with uses to include passive recreation.

The proposed development will consist of a maximum of 24 single-family detached residential units on 3.17 acres, yielding a density of approximately 7.6 dwelling units per acre. Approximately 10 percent of the site shall be used as open space.

Accessory dwelling units and accessory structures are prohibited.

3. Density, intensity, and Dimensional Standards

The following standards shall apply:

Maximum Number of Units: 24 single-family detached residential units

Minimum Lot Area: 4,000 square feet

Minimum Lot Width: 40 feet

Minimum Setbacks

Front/Street Side: 25 feet (a reduction of 15 feet may be approved by the Planning Director when deemed compatible with existing development patterns or setbacks shown on approved plats)

Interior Side: 5 feet

Rear: 10 feet

OCRM Critical Line: 35 feet

OCRM Critical Line Buffer: 15 feet

Maximum Building Cover: 40% of lot

Maximum Height: 35 feet

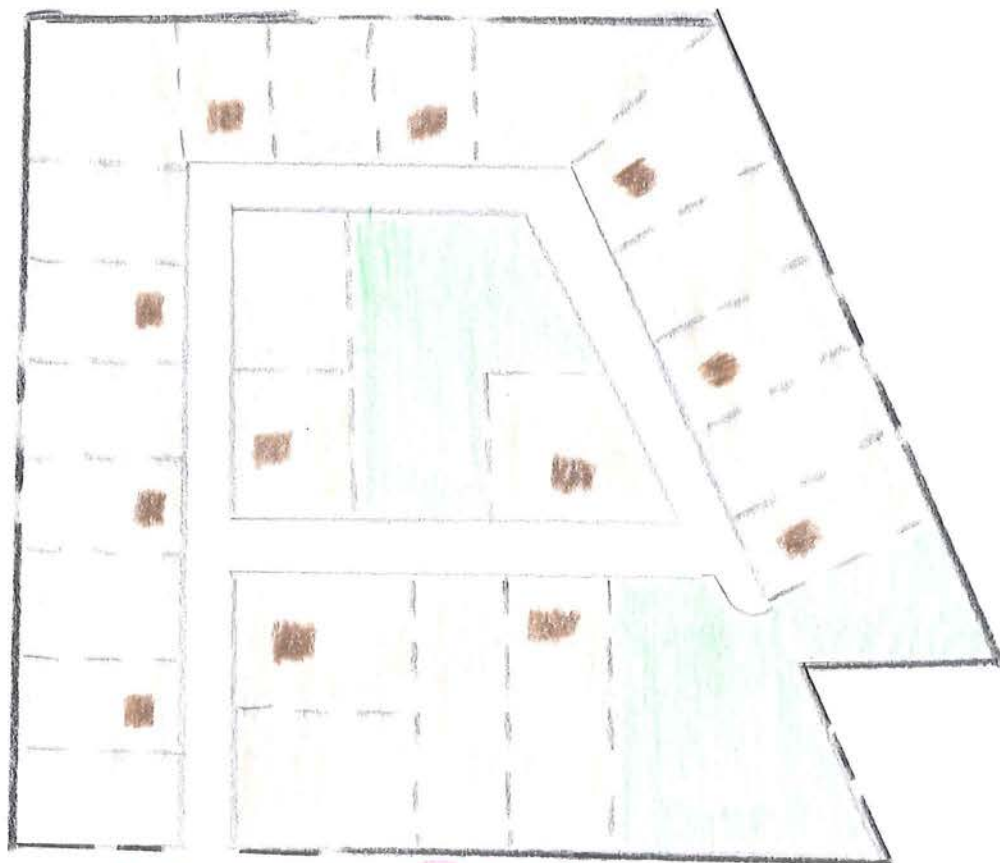
4. Roads and Drainage

All roads and drainage within the planned development will be private and will be dedicated to a legal entity designated as a legal homeowner's and/or property owner's association.

All other requirements of the Charleston County Ordinances in effect shall apply.

PD-122, CASE 3336-C

CONCEPTUAL SITE PLAN



SAVAGE ROAD

LEGEND

□ RESIDENTIAL

■ OPEN AREA

SCALE 1" = 100'