

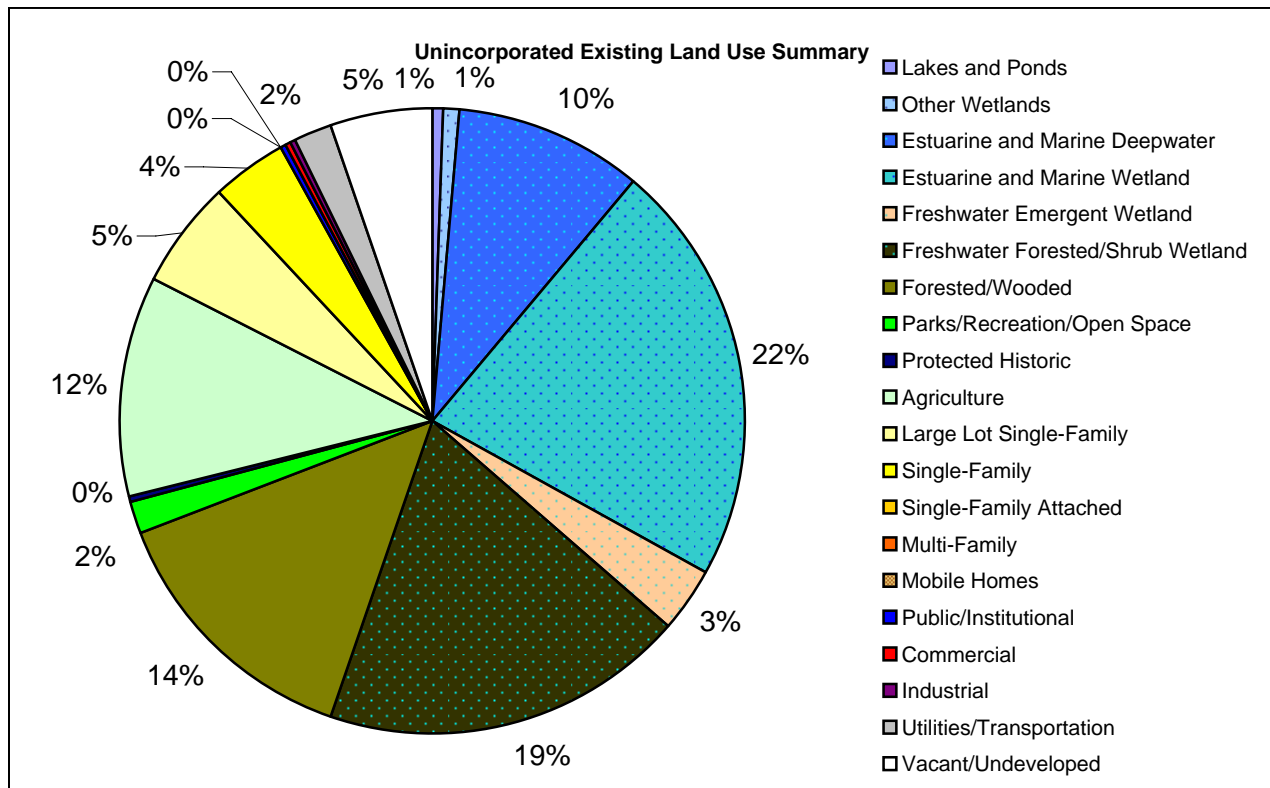


# Comprehensive Plan Update

Guiding the future for a lasting Lowcountry.

## TOTAL UNINCORPORATED COUNTY

Land Use	Acres	Sq. Mi.	% of Area
1 Lakes and Ponds	3,065	4.79	1%
2 Wetlands/Marsh/Other	3,814	5.96	1%
3 Estuarine and Marine Deepwater	45,691	71.39	10%
4 Estuarine and Marine Wetland	103,591	161.86	22%
5 Freshwater Emergent Wetland	15,852	24.77	3%
6 Freshwater Forested/Shrub Wetland	90,291	141.08	19%
7 Forested/Wooded	65,267	101.98	14%
8 Parks/Recreation/Open Space	8,296	12.96	2%
9 Protected Historic	155	0.24	0%
10 Agriculture	55,146	86.17	12%
11 Single-Family Large Lot	25,156	39.31	5%
12 Single-Family	18,337	28.65	4%
13 Single-Family Attached	6	0.01	0%
14 Multi-Family	472	0.74	0%
15 Mobile Homes	133	0.21	0%
16 Institutional	1,320	2.06	0%
17 Commercial	1,031	1.61	0%
18 Industrial	1,344	2.10	0%
19 Utilities/Transportation	10,042	15.69	2%
20 Vacant/Undeveloped	24,371	38.08	5%
<b>Total Unincorporated Area</b>	<b>473,378</b>	<b>739.65</b>	<b>100.0%</b>



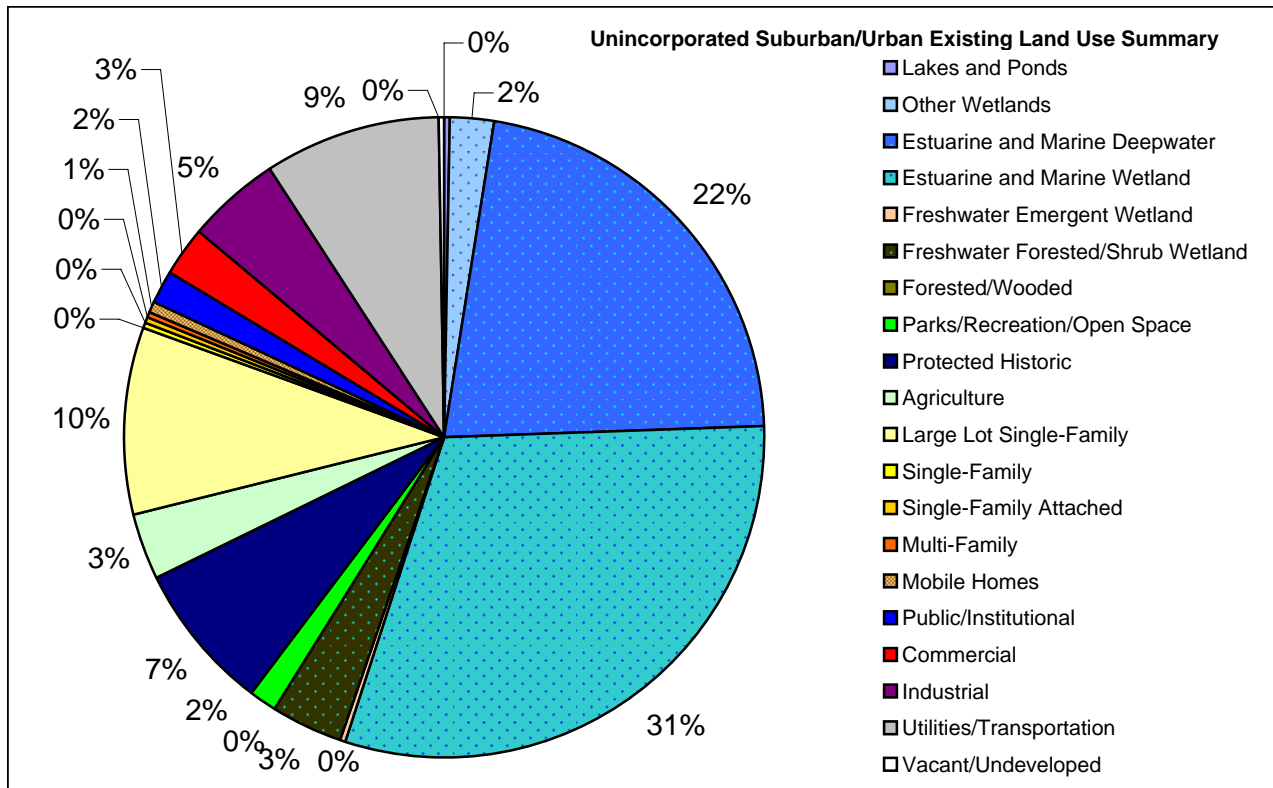


# Comprehensive Plan Update

Guiding the future for a lasting Lowcountry.

## SUBURBAN/URBAN UNINCORPORATED AREAS

	<b>Land Use</b>	<b>Acres</b>	<b>Sq. Mi.</b>	<b>% of Area</b>
1	Lakes and Ponds	153.45	0.45	0%
2	Wetlands/Marsh/Other	1044.93	3.07	2%
3	Estuarine and Marine Deepwater	10413.66	30.63	22%
4	Estuarine and Marine Wetland	14591.91	42.92	31%
5	Freshwater Emergent Wetland	145.39	0.43	0%
6	Freshwater Forested/Shrub Wetland	1653.43	4.86	3%
7	Forested/Wooded	22.83	0.07	0%
8	Parks/Recreation/Open Space	730.01	2.15	2%
9	Protected Historic	3497.26	10.29	7%
10	Agriculture	1656.18	4.87	3%
11	Single-Family Large Lot	4547.59	13.38	10%
12	Single-Family	6.27	0.02	0%
13	Single-Family Attached	170.17	0.50	0%
14	Multi-Family	100.28	0.29	0%
15	Mobile Homes	257.16	0.76	1%
16	Institutional	819.41	2.41	2%
17	Commercial	1233.20	3.63	3%
18	Industrial	2234.86	6.57	5%
19	Utilities/Transportation	4240.09	12.47	9%
20	Vacant/Undeveloped	141.63	0.42	0%
	<b>Total Unincorporated Area</b>	<b>47659.71</b>	<b>140.18</b>	<b>100%</b>





# Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*

<b>UNINCORPORATED LAND USE CAPACITY SUMMARY TABLE</b>				
	<b>Residential Units</b>		<b>Building Area</b>	
	<b>Low Capacity</b>	<b>High Capacity</b>	<b>Low Capacity</b>	<b>High Capacity</b>
<b>TOTAL</b>	<b>20,519</b>	<b>56,841.33</b>	<b>10,764,217</b>	<b>25,298,200</b>
<b>Subareas</b>				
Suburban/Urban	10,000	22,776.70	7,368,840	16,858,826
Rural	10,519	34,065	3,395,377	8,439,373
<b>Planning Areas</b>				
East Cooper	3,578	9,295.37	406,638	822,681
East County	1,528	4,958	367,668	919,170
Edisto	1,390	5,059	138,033	345,082
Peninsula	1,467	3,145	2,736,814	6,188,155
Sea Islands	7,939	21,292	2,664,428	6,617,139
West Ashley	2,228	4,778	4,208,023	9,804,855
West County	2,389	8,313	242,613	601,117
<b>Total</b>	<b>20,519</b>	<b>56,841</b>	<b>10,764,217</b>	<b>25,298,200</b>

<b>UNINCORPORATED ZONING CAPACITY SUMMARY TABLE</b>				
	<b>Residential Units</b>		<b>Building Area</b>	
	<b>Low Capacity</b>	<b>High Capacity</b>	<b>Low Capacity</b>	<b>High Capacity</b>
<b>TOTAL</b>	<b>50,793</b>	<b>50,793</b>	<b>12,289,115</b>	<b>35,617,901</b>
<b>Subareas</b>				
Suburban/Urban	14,143	14,143	9,667,211	28,588,071
Rural	36,650	36,650	2,621,904	7,029,830
<b>Planning Areas</b>				
East Cooper	6,492	6,492	1,386,050	4,042,314
East County	4,263	4,263	539,709	1,537,912
Edisto	4,393	4,393	180,891	500,832
Peninsula	3,295	3,295	3,464,745	10,247,168
Sea Islands	20,183	20,183	1,486,483	3,677,626
West Ashley	4,494	4,494	4,718,316	14,074,175
West County	7,672	7,672	512,921	1,537,875
<b>Total</b>	<b>50,793</b>	<b>50,793</b>	<b>12,289,115</b>	<b>35,617,901</b>

## Demand

	<b>Low</b>	<b>High</b>
Residential Units	12,000	420,000
Nonresidential building	9 mil. Sq ft.	15 mil. Sq. ft.



# Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*

## CURRENT LAND USE PLAN RECOMMENDED DENSITIES

		<i>Low Density</i>	<i>High Density</i>
<i>Recommended Land Use</i>		<i>Units Per Acre</i>	
1 RESMG	Resource Management	0.02	0.04
2 NTRES	Conservation Management	0.02	0.04
3 AGRIC	Agricultural Preservation	0.10	0.20
4 AGRES	Agricultural Residential	0.20	1.00
5 RURAG	Rural Agriculture	0.13	0.250
6 RURAL	Rural Residential	0.20	0.33
7 WADAG	Wadamalaw Agricultural Preservation	0.07	0.14
8 SBRES	Suburban Residential	2.00	4.00
9 SPECM	Special Management	1.00	3.00
10 MIXED	Mixed Residential	5.00	12.00
		<b>FARs</b>	
11 CIVIC	Civic/Institutional	0.35	0.50
12 OFF	Office	0.35	0.70
13 CR	Rural Commercial	0.20	0.50
14 LTCOM	Light Commercial	0.25	0.50
15 COM	Commercial	0.25	0.50
16 INDUS	Industrial, Research, Technology	0.20	0.50
17 TRANS	Transportation	NA	NA



# Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*

Capacity Analysis  
Recommended Land Use

## LAND USE CAPACITY UNINCORPORATED AREA (ALL)

Recommended Land Use		Available Acres	% for Roads	Net Acres	Capacity Low	Capacity High
<b>Residential Units/Homes</b>						
1	RESMG Resource Management	35,652.18	10%	32,086.96	642	1,283
2	NTRES Conservation Management	355.11	10%	319.60	6	13
3	AGRIC Agricultural Preservation	21,882.61	10%	19,694.35	1,969	3,939
4	AGRES Agricultural Residential	24,835.88	10%	22,352.29	4,470	22,352
5	RURAG Rural Agriculture	15,688.33	10%	14,119.50	1,765	3,530
6	RURAL Rural Residential	6,341.95	10%	5,707.76	1,142	1,884
7	WADAG Wadamalaw Agricultural Preservation	9,771.27	10%	8,794.14	616	1,231
8	SBRES Suburban Residential	3,840.51	15%	3,264.43	6,529	13,058
9	SPECM Special Management	2,820.39	15%	2,397.33	2,397	7,192
10	MIXED Mixed Residential	231.33	15%	196.63	983	2,360
		<b>121,419.56</b>		<b>108,932.99</b>	<b>20,519</b>	<b>56,841</b>
<b>Nonresidential/Building Area in Square Feet</b>						
11	CIVIC Civic/Institutional	10.41	15%	8.85	134,904	192,720
12	OFF Office	8.35	15%	7.10	108,208	216,417
13	CR Rural Commercial	213.06	15%	181.10	1,577,752	3,944,380
14	LTCOM Light Commercial	40.87	15%	34.74	378,313	756,626
15	COM Commercial	264.58	15%	224.89	2,449,085	4,898,170
16	INDUS Industrial, Research, Technology	825.90	15%	702.02	6,115,955	15,289,887
		<b>1,363.17</b>		<b>1,158.69</b>	<b>10,764,217</b>	<b>25,298,200</b>



# Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*

Capacity Analysis  
Recommended Land Use

## LAND USE CAPACITY UNINCORPORATED SUBURBAN/URBAN AREAS

Recommended Land Use		Available Acres	% for Roads	Net Acres	Capacity Low	Capacity High
<b>Residential Units/Homes</b>						
1	RESMG Resource Management	534.73	10%	481.26	10	19
2	NTRES Conservation Management	350.61	10%	315.55	6	13
3	AGRIC Agricultural Preservation	-	10%	-	-	-
4	AGRES Agricultural Residential	22.57	10%	20.31	4	20
5	RURAG Rural Agriculture	487.65	10%	438.89	55	110
6	RURAL Rural Residential	401.98	10%	361.78	72	119
7	WADAG Wadamalaw Agricultural Preservation	-	10%	-	-	-
8	SBRES Suburban Residential	3,808.43	15%	3,237.17	6,474	12,949
9	SPECM Special Management	2,818.62	15%	2,395.83	2,396	7,187
10	MIXED Mixed Residential	231.30	15%	196.61	983	2,359
		<b>8,655.89</b>		<b>7,447.38</b>	<b>10,000</b>	<b>22,777</b>
<b>Nonresidential/Building Area in Square Feet</b>						
11	CIVIC Civic/Institutional	10.02	15%	8.52	129,850	185,500
12	OFF Office	1.62	15%	1.38	20,994	41,987
13	CR Rural Commercial	-	15%	-	-	-
14	LTCOM Light Commercial	40.87	15%	34.74	378,313	756,626
15	COM Commercial	264.57	15%	224.88	2,448,992	4,897,984
16	INDUS Industrial, Research, Technology	592.92	15%	503.98	4,390,691	10,976,728
		<b>910.00</b>		<b>773.50</b>	<b>7,368,840</b>	<b>16,858,826</b>



# Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*

Capacity Analysis  
Recommended Land Use

## LAND USE CAPACITY UNINCORPORATED EAST COOPER

Recommended Land Use		Available Acres	% for Roads	Net Acres	Capacity Low	Capacity High
<b>Residential Units/Homes</b>						
1	RESMG Resource Management	534.73	10%	481.26	10	19
2	NTRES Conservation Management	348.16	10%	313.34	6	13
3	AGRIC Agricultural Preservation	51.41	10%	46.27	5	9
4	AGRES Agricultural Residential	-	10%	-	-	-
5	RURAG Rural Agriculture	-	10%	-	-	-
6	RURAL Rural Residential	1,900.20	10%	1,710.18	342	564
7	WADAG Wadamalaw Agricultural Preservation	-	10%	-	-	-
8	SBRES Suburban Residential	313.09	15%	266.13	532	1,065
9	SPECM Special Management	2,325.02	15%	1,976.27	1,976	5,929
10	MIXED Mixed Residential	166.34	15%	141.39	707	1,697
		<b>5,638.95</b>		<b>4,934.83</b>	<b>3,578</b>	<b>9,295</b>
<b>Nonresidential/Building Area in Square Feet</b>						
11	CIVIC Civic/Institutional	-	15%	-	-	-
12	OFF Office	1.62	15%	1.38	20,994	41,987
13	CR Rural Commercial	-	15%	-	-	-
14	LTCOM Light Commercial	18.58	15%	15.79	171,986	343,972
15	COM Commercial	21.05	15%	17.89	194,849	389,699
16	INDUS Industrial, Research, Technology	2.54	15%	2.16	18,809	47,023
		<b>43.79</b>		<b>37.22</b>	<b>406,638</b>	<b>822,681</b>



# Comprehensive Plan Update

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Capacity Analysis  
Recommended Land Use

## LAND USE CAPACITY UNINCORPORATED EAST COUNTY

Recommended Land Use		Available Acres	% for Roads	Net Acres	Capacity Low	Capacity High
<b>Residential Units/Homes</b>						
1	RESMG Resource Management	8,445.43	10%	7,600.89	152	304
2	NTRES Conservation Management	-	10%	-	-	-
3	AGRIC Agricultural Preservation	6,715.94	10%	6,044.35	604	1,209
4	AGRES Agricultural Residential	3,603.01	10%	3,242.71	649	3,243
5	RURAG Rural Agriculture	-	10%	-	-	-
6	RURAL Rural Residential	682.91	10%	614.62	123	203
7	WADAG Wadamalaw Agricultural Preservation	-	10%	-	-	-
8	SBRES Suburban Residential	-	15%	-	-	-
9	SPECM Special Management	-	15%	-	-	-
10	MIXED Mixed Residential	-	15%	-	-	-
		<b>19,447.29</b>		<b>17,502.56</b>	<b>1,528</b>	<b>4,958</b>
<b>Nonresidential/Building Area in Square Feet</b>						
11	CIVIC Civic/Institutional	-	15%	-	-	-
12	OFF Office	-	15%	-	-	-
13	CR Rural Commercial	49.65	15%	42.20	367,668	919,170
14	LTCOM Light Commercial	-	15%	-	-	-
15	COM Commercial	-	15%	-	-	-
16	INDUS Industrial, Research, Technology	-	15%	-	-	-
		<b>49.65</b>		<b>42.20</b>	<b>367,668</b>	<b>919,170</b>



# Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*

Capacity Analysis  
Recommended Land Use

## LAND USE CAPACITY UNINCORPORATED EDISTO

Recommended Land Use		Available Acres	% for Roads	Net Acres	Capacity Low	Capacity High
<b>Residential Units/Homes</b>						
1	RESMG Resource Management	189.89	10%	170.90	3	7
2	NTRES Conservation Management	-	10%	-	-	-
3	AGRIC Agricultural Preservation	6,959.92	10%	6,263.93	626	1,253
4	AGRES Agricultural Residential	4,221.99	10%	3,799.79	760	3,800
5	RURAG Rural Agriculture	-	10%	-	-	-
6	RURAL Rural Residential	-	10%	-	-	-
7	WADAG Wadamalaw Agricultural Preservation	-	10%	-	-	-
8	SBRES Suburban Residential	-	15%	-	-	-
9	SPECM Special Management	-	15%	-	-	-
10	MIXED Mixed Residential	-	15%	-	-	-
		<b>11,371.80</b>		<b>10,234.62</b>	<b>1,390</b>	<b>5,059</b>
<b>Nonresidential/Building Area in Square Feet</b>						
11	CIVIC Civic/Institutional	-	15%	-	-	-
12	OFF Office	-	15%	-	-	-
13	CR Rural Commercial	18.64	15%	15.84	138,033	345,082
14	LTCOM Light Commercial	-	15%	-	-	-
15	COM Commercial	-	15%	-	-	-
16	INDUS Industrial, Research, Technology	-	15%	-	-	-
		<b>18.64</b>		<b>15.84</b>	<b>138,033</b>	<b>345,082</b>



# Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*

Capacity Analysis  
Recommended Land Use

## LAND USE CAPACITY UNINCORPORATED PENINSULA

Recommended Land Use			Available Acres	% for Roads	Net Acres	Capacity Low	Capacity High
<b>Residential Units/Homes</b>							
1	RESMG	Resource Management	-	10%	-	-	-
2	NTRES	Conservation Management	5.90	10%	5.31	0	0
3	AGRIC	Agricultural Preservation	-	10%	-	-	-
4	AGRES	Agricultural Residential	-	10%	-	-	-
5	RURAG	Rural Agriculture	-	10%	-	-	-
6	RURAL	Rural Residential	-	10%	-	-	-
7	WADAG	Wadamalaw Agricultural Preservation	-	10%	-	-	-
8	SBRES	Suburban Residential	684.32	15%	581.67	1,163	2,327
9	SPECM	Special Management	173.78	15%	147.71	148	443
10	MIXED	Mixed Residential	36.76	15%	31.25	156	375
			<b>900.76</b>		<b>765.94</b>	<b>1,467</b>	<b>3,145</b>
<b>Nonresidential/Building Area in Square Feet</b>							
11	CIVIC	Civic/Institutional	8.04	15%	6.83	104,191	148,845
12	OFF	Office	-	15%	-	-	-
13	CR	Rural Commercial	-	15%	-	-	-
14	LTCOM	Light Commercial	4.60	15%	3.91	42,580	85,160
15	COM	Commercial	112.56	15%	95.68	1,041,912	2,083,823
16	INDUS	Industrial, Research, Technology	209.06	15%	177.70	1,548,131	3,870,328
			<b>334.26</b>		<b>284.12</b>	<b>2,736,814</b>	<b>6,188,155</b>



# Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*

Capacity Analysis  
Recommended Land Use

## LAND USE CAPACITY UNINCORPORATED SEA ISLANDS

Recommended Land Use		Available Acres	% for Roads	Net Acres	Capacity Low	Capacity High
<b>Residential Units/Homes</b>						
1	RESMG Resource Management	-	10%	-	-	-
2	NTRES Conservation Management	1.05	10%	0.95	0	0
3	AGRIC Agricultural Preservation	-	10%	-	-	-
4	AGRES Agricultural Residential	10,464.12	10%	9,417.71	1,884	9,418
5	RURAG Rural Agriculture	8,977.25	10%	8,079.53	1,010	2,020
6	RURAL Rural Residential	3,758.84	10%	3,382.96	677	1,116
7	WADAG Wadamalaw Agricultural Preservation	9,771.27	10%	8,794.14	616	1,231
8	SBRES Suburban Residential	2,207.84	15%	1,876.66	3,753	7,507
9	SPECM Special Management	-	15%	-	-	-
10	MIXED Mixed Residential	-	15%	-	-	-
		<b>35,180.37</b>		<b>31,551.94</b>	<b>7,939</b>	<b>21,292</b>
<b>Nonresidential/Building Area in Square Feet</b>						
11	CIVIC Civic/Institutional	-	15%	-	-	-
12	OFF Office	6.73	15%	5.72	87,215	174,429
13	CR Rural Commercial	112.69	15%	95.79	834,492	2,086,230
14	LTCOM Light Commercial	-	15%	-	-	-
15	COM Commercial	0.07	15%	0.06	648	1,296
16	INDUS Industrial, Research, Technology	235.25	15%	199.96	1,742,073	4,355,183
		<b>354.74</b>		<b>301.53</b>	<b>2,664,428</b>	<b>6,617,139</b>



# Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*

Capacity Analysis  
Recommended Land Use

## LAND USE CAPACITY UNINCORPORATED WEST ASHLEY

Recommended Land Use		Available Acres	% for Roads	Net Acres	Capacity Low	Capacity High
<b>Residential Units/Homes</b>						
1	RESMG Resource Management	-	10%	-	-	-
2	NTRES Conservation Management	-	10%	-	-	-
3	AGRIC Agricultural Preservation	-	10%	-	-	-
4	AGRES Agricultural Residential	-	10%	-	-	-
5	RURAG Rural Agriculture	6,711.08	10%	6,039.97	755	1,510
6	RURAL Rural Residential	-	10%	-	-	-
7	WADAG Wadamalaw Agricultural Preservation	-	10%	-	-	-
8	SBRES Suburban Residential	635.26	15%	539.97	1,080	2,160
9	SPECM Special Management	321.59	15%	273.35	273	820
10	MIXED Mixed Residential	28.23	15%	24.00	120	288
		<b>7,696.16</b>		<b>6,877.29</b>	<b>2,228</b>	<b>4,778</b>
<b>Nonresidential/Building Area in Square Feet</b>						
11	CIVIC Civic/Institutional	1.98	15%	1.68	25,659	36,656
12	OFF Office	-	15%	-	-	-
13	CR Rural Commercial	-	15%	-	-	-
14	LTCOM Light Commercial	17.69	15%	15.04	163,747	327,495
15	COM Commercial	130.90	15%	111.27	1,211,676	2,423,352
16	INDUS Industrial, Research, Technology	379.05	15%	322.19	2,806,941	7,017,353
		<b>529.62</b>		<b>450.18</b>	<b>4,208,023</b>	<b>9,804,855</b>



# Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*

Capacity Analysis  
Recommended Land Use

## LAND USE CAPACITY UNINCORPORATED WEST COUNTY

Recommended Land Use		Available Acres	% for Roads	Net Acres	Capacity Low	Capacity High
<b>Residential Units/Homes</b>						
1	RESMG Resource Management	26,482.13	10%	23,833.92	477	953
2	NTRES Conservation Management	-	10%	-	-	-
3	AGRIC Agricultural Preservation	8,155.34	10%	7,339.81	734	1,468
4	AGRES Agricultural Residential	6,546.76	10%	5,892.08	1,178	5,892
5	RURAG Rural Agriculture	-	10%	-	-	-
6	RURAL Rural Residential	-	10%	-	-	-
7	WADAG Wadamalaw Agricultural Preservation	-	10%	-	-	-
8	SBRES Suburban Residential	-	15%	-	-	-
9	SPECM Special Management	-	15%	-	-	-
10	MIXED Mixed Residential	-	15%	-	-	-
		<b>41,184.23</b>		<b>37,065.81</b>	<b>2,389</b>	<b>8,313</b>
<b>Nonresidential/Building Area in Square Feet</b>						
11	CIVIC Civic/Institutional	0.39	15%	0.33	5,054	7,220
12	OFF Office	-	15%	-	-	-
13	CR Rural Commercial	32.08	15%	27.27	237,559	593,897
14	LTCOM Light Commercial	-	15%	-	-	-
15	COM Commercial	-	15%	-	-	-
16	INDUS Industrial, Research, Technology	-	15%	-	-	-
		<b>32.47</b>		<b>27.60</b>	<b>242,613</b>	<b>601,117</b>



# Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*

## CURRENT ZONING DENSITIES

<b>ZONING</b>		<b>Name</b>	<b>Low Density</b>	<b>High Density</b>
			<b>Units Per Acre</b>	
1	NRM	Natural Resource Management	0.04	0.04
2	RM	Resource Management	0.04	0.04
3	AG-15	Agricultural Preservation	0.04	0.04
4	AG-10	Agricultural Preservation	0.10	0.10
5	AG-8	Agricultural Preservation	0.13	0.13
6	AGR	Agricultural Residential	1.00	1.00
7	RR-3	Rural Residential	0.33	0.33
8	S-3	Special Management Residential	3.00	3.00
9	R-4	Single-Family Residential	4.00	4.00
10	M-8	Mixed-Style Residential	8.00	8.00
11	M-12	Mixed-Style Residential	12.00	12.00
12	MHS	Low-Density Manufactured Housing Subdivision	6.00	6.00
13	MHP	Manufactured Housing Park	10.00	10.00
			<b>FARs</b>	
14	OR	Residential Office	0.35	0.80
15	OG	General Office	0.40	0.80
16	CN	Neighborhood Commercial	0.25	0.50
17	CT	Commercial Transition	0.25	0.50
18	CR	Rural Commercial	0.40	0.80
19	CC	Community Commercial	0.35	1.05
20	I	Industrial	0.25	0.75
21	PD	Planned Development	Varies as approved	

The nonresidential Floor Area Ratios (FAR) reflect a range of a 1 to 2 story building with maximum permitted lot coverage. No lot coverage percentage was given from Commercial Transition or Industrial so FARs are proposed.



# Comprehensive Plan Update

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## ZONING CAPACITY UNINCORPORATED AREA (ALL)

ZONING	Name	Available Acres	% for Roads	Net Acreage	Low Capacity	High Capacity	
<b>Residential Units/Homes</b>							
1	NRM	Natural Resource Management	350.63	0.10	315.57	13	13
2	RM	Resource Management	36,439.81	0.10	32,795.83	1,312	1,312
3	AG-15	Agricultural Preservation	9,005.42	0.10	8,104.88	324	324
4	AG-10	Agricultural Preservation	22,240.59	0.10	20,016.53	2,002	2,002
5	AG-8	Agricultural Preservation	14,715.19	0.10	13,243.67	1,655	1,655
6	AGR	Agricultural Residential	24,984.75	0.10	22,486.28	22,486	22,486
7	RR-3	Rural Residential	5,089.87	0.10	4,580.88	1,527	1,527
8	S-3	Special Management Residential	1,260.39	0.15	1,071.33	3,214	3,214
9	R-4	Single-Family Residential	5,110.25	0.15	4,343.71	17,375	17,375
10	M-8	Mixed-Style Residential	4.77	0.15	4.05	32	32
11	M-12	Mixed-Style Residential	43.69	0.15	37.14	446	446
12	MHS	Low-Density Manufactured Housing Subdivision	51.98	0.15	44.18	265	265
13	MHP	Manufactured Housing Park	16.70	0.15	14.20	142	142
			<b>119,314.04</b>		<b>107,058.25</b>	<b>50,793</b>	<b>50,793</b>
<b>Non-Residential/Building Area in Square Feet</b>							
14	OR	Residential Office	0.27	0.15	0.23	3,499	7,998
15	OG	General Office	15.50	0.15	13.18	229,561	459,122
16	CN	Neighborhood Commercial	17.93	0.15	15.24	165,969	331,938
17	CT	Commercial Transition	13.34	0.15	11.34	123,482	246,963
18	CR	Rural Commercial	49.15	0.15	41.78	727,931	1,455,862
19	CC	Community Commercial	360.83	0.15	306.71	4,676,032	14,028,096
20	I	Industrial	687.37	0.15	584.26	6,362,640	19,087,921
21	PD	Planned Development	3,357.51	na	na	See Note	
			<b>4,501.90</b>		<b>972.73</b>	<b>12,289,115</b>	<b>35,617,901</b>



# Comprehensive Plan Update

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## ZONING CAPACITY UNINCORPORATED SUBURBAN/URBAN AREAS

ZONING	Name	Available Acres	% for Roads	Net Acreage	Low Capacity	High Capacity	
<b>Residential Units/Homes</b>							
1	NRM	Natural Resource Management	345.69	0.10	311.12	12	12
2	RM	Resource Management	533.18	0.10	479.86	19	19
3	AG-15	Agricultural Preservation	543.82	0.10	489.44	20	20
4	AG-10	Agricultural Preservation	148.38	0.10	133.54	13	13
5	AG-8	Agricultural Preservation	23.12	0.10	20.81	3	3
6	AGR	Agricultural Residential	380.60	0.10	342.54	343	343
7	RR-3	Rural Residential	1,215.00	0.10	1,093.50	365	365
8	S-3	Special Management Residential	4,878.68	0.15	4,146.88	12,441	12,441
9	R-4	Single-Family Residential	4.77	0.15	4.05	16	16
10	M-8	Mixed-Style Residential	43.66	0.15	37.11	297	297
11	M-12	Mixed-Style Residential	51.98	0.15	44.18	530	530
12	MHS	Low-Density Manufactured Housing Subdivision	16.70	0.15	14.20	85	85
13	MHP	Manufactured Housing Park	-	0.15	-	-	-
			<b>8,185.58</b>		<b>7,117.23</b>	<b>14,143</b>	<b>14,143</b>
<b>Non-Residential/Building Area in Square Feet</b>							
14	OR	Residential Office	0.27	0.15	0.23	3,499	7,998
15	OG	General Office	13.88	0.15	11.80	205,568	411,137
16	CN	Neighborhood Commercial	8.34	0.15	7.09	77,199	154,398
17	CT	Commercial Transition	10.10	0.15	8.59	93,491	186,981
18	CR	Rural Commercial	2.35	0.15	2.00	34,804	69,609
19	CC	Community Commercial	238.11	0.15	202.39	3,085,691	9,257,074
20	I	Industrial	666.23	0.15	566.30	6,166,958	18,500,874
21	PD	Planned Development	438.23	na	na	See Note	
			<b>1,377.51</b>		<b>798.39</b>	<b>9,667,211</b>	<b>28,588,071</b>



# Comprehensive Plan Update

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## ZONING CAPACITY UNINCORPORATED EAST COOPER

ZONING	Name	Available Acres	% for Roads	Net Acreage	Low Capacity	High Capacity	
<b>Residential Units/Homes</b>							
1	NRM	Natural Resource Management	343.24	0.10	308.92	12	12
2	RM	Resource Management	632.85	0.10	569.57	23	23
3	AG-15	Agricultural Preservation	-	0.10	-	-	-
4	AG-10	Agricultural Preservation	605.41	0.10	544.87	54	54
5	AG-8	Agricultural Preservation	-	0.10	-	-	-
6	AGR	Agricultural Residential	-	0.10	-	-	-
7	RR-3	Rural Residential	1,513.41	0.10	1,362.07	454	454
8	S-3	Special Management Residential	1,215.00	0.15	1,032.75	3,098	3,098
9	R-4	Single-Family Residential	755.29	0.15	642.00	2,568	2,568
10	M-8	Mixed-Style Residential	-	0.15	-	-	-
11	M-12	Mixed-Style Residential	1.65	0.15	1.40	17	17
12	MHS	Low-Density Manufactured Housing Subdivision	51.98	0.15	44.18	265	265
13	MHP	Manufactured Housing Park	0.05	0.15	0.04	0	0
			<b>5,118.88</b>		<b>4,505.79</b>	<b>6,492</b>	<b>6,492</b>
<b>Non-Residential/Building Area in Square Feet</b>							
14	OR	Residential Office	-	0.15	-	-	-
15	OG	General Office	0.79	0.15	0.67	11,700	23,400
16	CN	Neighborhood Commercial	3.96	0.15	3.37	36,656	73,311
17	CT	Commercial Transition	3.53	0.15	3.00	32,675	65,351
18	CR	Rural Commercial	2.35	0.15	2.00	34,804	69,609
19	CC	Community Commercial	24.31	0.15	20.66	315,036	945,107
20	I	Industrial	103.19	0.15	87.71	955,178	2,865,535
21	PD	Planned Development	433.53	na	na	See Note	
			<b>571.66</b>		<b>117.41</b>	<b>1,386,050</b>	<b>4,042,314</b>



# Comprehensive Plan Update

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## ZONING CAPACITY UNINCORPORATED EAST COUNTY

ZONING	Name	Available Acres	% for Roads	Net Acreage	Low Capacity	High Capacity	
<b>Residential Units/Homes</b>							
1	NRM	Natural Resource Management	-	0.10	-	-	
2	RM	Resource Management	8,440.97	0.10	7,596.87	304	304
3	AG-15	Agricultural Preservation	-	0.10	-	-	
4	AG-10	Agricultural Preservation	7,113.77	0.10	6,402.39	640	640
5	AG-8	Agricultural Preservation	-	0.10	-	-	
6	AGR	Agricultural Residential	3,600.36	0.10	3,240.32	3,240	3,240
7	RR-3	Rural Residential	260.70	0.10	234.63	78	78
8	S-3	Special Management Residential	-	0.15	-	-	
9	R-4	Single-Family Residential	-	0.15	-	-	
10	M-8	Mixed-Style Residential	-	0.15	-	-	
11	M-12	Mixed-Style Residential	-	0.15	-	-	
12	MHS	Low-Density Manufactured Housing Subdivision	-	0.15	-	-	
13	MHP	Manufactured Housing Park	-	0.15	-	-	
			<b>19,415.80</b>		<b>17,474.22</b>	<b>4,263</b>	<b>4,263</b>
<b>Non-Residential/Building Area</b>							
14	OR	Residential Office	-	0.15	-	-	
15	OG	General Office	-	0.15	-	-	
16	CN	Neighborhood Commercial	2.79	0.15	2.37	25,826	51,651
17	CT	Commercial Transition	-	0.15	-	-	
18	CR	Rural Commercial	3.74	0.15	3.18	55,391	110,782
19	CC	Community Commercial	35.38	0.15	30.07	458,493	1,375,479
20	I	Industrial	-	0.15	-	-	
21	PD	Planned Development	34.17	na	na	See Note	
			<b>76.08</b>		<b>35.62</b>	<b>539,709</b>	<b>1,537,912</b>



# Comprehensive Plan Update

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## ZONING CAPACITY UNINCORPORATED EDISTO

ZONING	Name	Available Acres	% for Roads	Net Acentage	Low Capacity	High Capacity
<b>Residential Units/Homes</b>						
1	NRM	Natural Resource Management	-	0.10	-	-
2	RM	Resource Management	4.33	0.10	3.90	0
3	AG-15	Agricultural Preservation	-	0.10	-	-
4	AG-10	Agricultural Preservation	6,590.18	0.10	5,931.16	593
5	AG-8	Agricultural Preservation	-	0.10	-	-
6	AGR	Agricultural Residential	4,222.47	0.10	3,800.22	3,800
7	RR-3	Rural Residential	-	0.10	-	-
8	S-3	Special Management Residential	-	0.15	-	-
9	R-4	Single-Family Residential	-	0.15	-	-
10	M-8	Mixed-Style Residential	-	0.15	-	-
11	M-12	Mixed-Style Residential	-	0.15	-	-
12	MHS	Low-Density Manufactured Housing Subdivision	-	0.15	-	-
13	MHP	Manufactured Housing Park	-	0.15	-	-
		<b>10,816.98</b>		<b>9,735.28</b>	<b>4,393</b>	<b>4,393</b>
<b>Non-Residential/Building Area</b>						
14	OR	Residential Office	-	0.15	-	-
15	OG	General Office	-	0.15	-	-
16	CN	Neighborhood Commercial	4.52	0.15	3.84	41,839
17	CT	Commercial Transition	-	0.15	-	-
18	CR	Rural Commercial	-	0.15	-	-
19	CC	Community Commercial	10.73	0.15	9.12	139,051
20	I	Industrial	-	0.15	-	-
21	PD	Planned Development	691.89	na	na	See Note
		<b>707.14</b>		<b>12.96</b>	<b>180,891</b>	<b>500,832</b>



# Comprehensive Plan Update

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## ZONING CAPACITY UNINCORPORATED PENINSULA

ZONING	Name	Available Acres	% for Roads	Net Acreage	Low Capacity	High Capacity	
<b>Residential Units/Homes</b>							
1	NRM	Natural Resource Management	5.90	0.10	5.31	0	0
2	RM	Resource Management	-	0.10	-	-	-
3	AG-15	Agricultural Preservation	-	0.10	-	-	-
4	AG-10	Agricultural Preservation	-	0.10	-	-	-
5	AG-8	Agricultural Preservation	-	0.10	-	-	-
6	AGR	Agricultural Residential	-	0.10	-	-	-
7	RR-3	Rural Residential	-	0.10	-	-	-
8	S-3	Special Management Residential	-	0.15	-	-	-
9	R-4	Single-Family Residential	830.57	0.15	705.98	2,824	2,824
10	M-8	Mixed-Style Residential	4.77	0.15	4.05	32	32
11	M-12	Mixed-Style Residential	29.08	0.15	24.72	297	297
12	MHS	Low-Density Manufactured Housing Subdivision	-	0.15	-	-	-
13	MHP	Manufactured Housing Park	16.65	0.15	14.15	142	142
			<b>886.97</b>		<b>754.22</b>	<b>3,295</b>	<b>3,295</b>
<b>Non-Residential/Building Area</b>							
14	OR	Residential Office	-	0.15	-	-	-
15	OG	General Office	9.58	0.15	8.14	141,884	283,767
16	CN	Neighborhood Commercial	0.51	0.15	0.43	4,721	9,442
17	CT	Commercial Transition	0.05	0.15	0.04	463	926
18	CR	Rural Commercial	-	0.15	-	-	-
19	CC	Community Commercial	78.14	0.15	66.42	1,012,624	3,037,872
20	I	Industrial	249.02	0.15	211.67	2,305,054	6,915,161
21	PD	Planned Development	23.07	na	na	See Note	
			<b>360.37</b>		<b>286.71</b>	<b>3,464,745</b>	<b>10,247,168</b>



# Comprehensive Plan Update

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## ZONING CAPACITY UNINCORPORATED SEA ISLANDS

ZONING	Name	Available Acres	% for Roads	Net Acreage	Low Capacity	High Capacity	
<b>Residential Units/Homes</b>							
1	NRM	Natural Resource Management	1.49	0.10	1.34	0	0
2	RM	Resource Management	-	0.10	-	-	-
3	AG-15	Agricultural Preservation	9,005.42	0.10	8,104.88	324	324
4	AG-10	Agricultural Preservation	-	0.10	-	-	-
5	AG-8	Agricultural Preservation	8,113.31	0.10	7,301.98	913	913
6	AGR	Agricultural Residential	10,524.60	0.10	9,472.14	9,472	9,472
7	RR-3	Rural Residential	3,315.76	0.10	2,984.18	995	995
8	S-3	Special Management Residential	45.39	0.15	38.58	116	116
9	R-4	Single-Family Residential	2,459.83	0.15	2,090.86	8,363	8,363
10	M-8	Mixed-Style Residential	-	0.15	-	-	-
11	M-12	Mixed-Style Residential	-	0.15	-	-	-
12	MHS	Low-Density Manufactured Housing Subdivision	-	0.15	-	-	-
13	MHP	Manufactured Housing Park	-	0.15	-	-	-
			<b>33,465.80</b>		<b>29,993.96</b>	<b>20,183</b>	<b>20,183</b>
<b>Non-Residential/Building Area</b>							
14	OR	Residential Office	-	0.15	-	-	-
15	OG	General Office	1.62	0.15	1.38	23,993	47,986
16	CN	Neighborhood Commercial	3.23	0.15	2.75	29,898	59,797
17	CT	Commercial Transition	9.76	0.15	8.30	90,343	180,687
18	CR	Rural Commercial	43.05	0.15	36.59	637,588	1,275,175
19	CC	Community Commercial	39.54	0.15	33.61	512,403	1,537,208
20	I	Industrial	20.77	0.15	17.65	192,258	576,773
21	PD	Planned Development	1,946.20	na	na	See Note	
			<b>2,064.17</b>		<b>100.27</b>	<b>1,486,483</b>	<b>3,677,626</b>



# Comprehensive Plan Update

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## ZONING CAPACITY UNINCORPORATED WEST ASHLEY

ZONING	Name	Available Acres	% for Roads	Net Acreage	Low Capacity	High Capacity
<b>Residential Units/Homes</b>						
1	NRM	Natural Resource Management	-	0.10	-	-
2	RM	Resource Management	-	0.10	-	-
3	AG-15	Agricultural Preservation	-	0.10	-	-
4	AG-10	Agricultural Preservation	-	0.10	-	-
5	AG-8	Agricultural Preservation	6,601.88	0.10	5,941.69	743
6	AGR	Agricultural Residential	-	0.10	-	-
7	RR-3	Rural Residential	-	0.10	-	-
8	S-3	Special Management Residential	-	0.15	-	-
9	R-4	Single-Family Residential	1,064.56	0.15	904.88	3,620
10	M-8	Mixed-Style Residential	-	0.15	-	-
11	M-12	Mixed-Style Residential	12.96	0.15	11.02	132
12	MHS	Low-Density Manufactured Housing Subdivision	-	0.15	-	-
13	MHP	Manufactured Housing Park	-	0.15	-	-
			<b>7,679.40</b>	<b>6,857.58</b>	<b>4,494</b>	<b>4,494</b>
<b>Non-Residential/Building Area</b>						
14	OR	Residential Office	0.27	0.15	0.23	3,499
15	OG	General Office	3.51	0.15	2.98	51,985
16	CN	Neighborhood Commercial	2.84	0.15	2.41	26,288
17	CT	Commercial Transition	-	0.15	-	-
18	CR	Rural Commercial	-	0.15	-	-
19	CC	Community Commercial	134.69	0.15	114.49	1,745,461
20	I	Industrial	312.33	0.15	265.48	2,891,083
21	PD	Planned Development	81.39	na	na	See Note
			<b>535.03</b>	<b>385.59</b>	<b>4,718,316</b>	<b>14,074,175</b>



# Comprehensive Plan Update

*Guiding the future for a lasting Lowcountry.*

## ZONING CAPACITY UNINCORPORATED WEST COUNTY

ZONING	Name	Available Acres	% for Roads	Net Acreage	Low Capacity	High Capacity
<b>Residential Units/Homes</b>						
1	NRM	Natural Resource Management	-	0.10	-	-
2	RM	Resource Management	27,361.66	0.10	24,625.49	985
3	AG-15	Agricultural Preservation	-	0.10	-	-
4	AG-10	Agricultural Preservation	7,931.23	0.10	7,138.11	714
5	AG-8	Agricultural Preservation	-	0.10	-	-
6	AGR	Agricultural Residential	6,637.32	0.10	5,973.59	5,974
7	RR-3	Rural Residential	-	0.10	-	-
8	S-3	Special Management Residential	-	0.15	-	-
9	R-4	Single-Family Residential	-	0.15	-	-
10	M-8	Mixed-Style Residential	-	0.15	-	-
11	M-12	Mixed-Style Residential	-	0.15	-	-
12	MHS	Low-Density Manufactured Housing Subdivision	-	0.15	-	-
13	MHP	Manufactured Housing Park	-	0.15	-	-
			<b>41,930.21</b>		<b>37,737.19</b>	<b>7,672</b>
<b>Non-Residential/Building Area</b>						
14	OR	Residential Office	-	0.15	-	-
15	OG	General Office	-	0.15	-	-
16	CN	Neighborhood Commercial	0.08	0.15	0.07	741
17	CT	Commercial Transition	-	0.15	-	-
18	CR	Rural Commercial	0.01	0.15	0.01	148
19	CC	Community Commercial	38.04	0.15	32.33	492,964
20	I	Industrial	2.06	0.15	1.75	19,068
21	PD	Planned Development	147.26	na	na	See Note
			<b>187.45</b>		<b>34.16</b>	<b>512,921</b>
					<b>1,537,875</b>	