

Task # 8
Overall Task Subject: Planned Development
Purpose of this part of task: Reference density calculation and define Affordable Housing per State law.

Text Recognition:
~~deleted text~~ = deleted text
Substituted/added text is bold italics

ARTICLE 4.27 PD, PLANNED DEVELOPMENT DISTRICT

§4.27.6 DEVELOPMENT STANDARDS

Development standards of the underlying zoning district pertaining to density, lot size, location, and arrangement of buildings and structures, lot dimensions, and landscaping may be altered in Planned Development Districts. The underlying standards of the zoning district may be altered only if the development will serve an overriding public interest and/or public safety concern. The development standards listed below, those in the approved Planned Development Stipulations, and any in the approved Planned Development Sketch Plan(s) shall apply.

A. Maximum Density

The maximum allowed density increase in a planned development may not exceed the maximum density as stated in Table 3.2.1 of the Charleston County *Comprehensive Plan*, as amended. ***Density and lot area calculations shall comply with the requirements contained in Article 4.2, Measurements, Computations and Exceptions.*** In order to achieve the maximum density, the following minimum amounts of common open space, as defined in this Ordinance, shall apply where applicable:

1. 0.2 acres of common open space per dwelling unit plus ten percent (10%) of the land area designated for office, commercial, and/or industrial uses is required for parcels located in the Rural and Agricultural Areas; or
2. If the parcel is located in the Suburban Area, the following standards shall apply:
 - a. Where the underlying zoning district is Single Family Residential (R-2, R-3, or R-4) and all requirements of this Ordinance are met, a maximum density of not more than two times the maximum allowable density in the underlying zoning district may be permitted when 0.05 acres of common open space per dwelling unit plus ten percent (10%) of the land area designated for office, commercial, and/or industrial uses is provided. A density bonus of up to 25% may be approved by County Council when affordable housing units are provided in accordance with the provisions of Section 4.27.8 of this Ordinance; and
 - b. Where the underlying zoning district is Mixed Style Residential (M-8 or M-12) and all requirements of this Ordinance are met, a maximum density of not more than two times the maximum allowable density in the underlying zoning district may be permitted when 0.05 acres of common open space per dwelling unit plus ten percent (10%) of the land area designated for office, commercial, and/or industrial uses is provided. A density bonus may

be approved by County Council when affordable housing units are provided in accordance with the provisions of Section 4.27.8 of this Ordinance.

~~§4.27.3~~ **DEFINITIONS**

~~In this Chapter, the following terms shall have the following meanings unless a contrary meaning is required by the context or is specifically prescribed:~~

- ~~A. Affordable Dwelling Units: (1) Dwelling units that rent for a monthly rent of not more than 30 percent of the total monthly household income of low moderate income households (defined to be a household earning 80 to 120 percent of the median annual income adjusted for household size, as determined by the United States Department of Housing and Urban Development HOME Program); or (2) dwelling units that may be purchased with monthly payments including: principal, interest, taxes, insurance, homeowners association fees, and assessments that do not add up to more than 30 percent of the total monthly household income of low moderate income households (defined to be a household earning 80 to 120 percent of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development HOME Program).~~