

## Planned Development (PD-114) Requested Guidelines

### 1. **Intent and Purpose**

This planned development is being requested to allow the subject property to be subdivided into 4 lots. The subject property is located on Windwood Farm Road, TMS# 628-00-00-029. The property consists of approximately 4.4 acres of highland and is currently zoned RR-3.

### 2. **Land use**

The proposed development will consist of 4 residential lots. All uses in the RR-3 Zoning District, as spelled out in the Charleston County Zoning and Land Development Regulations, shall be allowed.

### 3. **Density, intensity, and Dimensional Standards**

The following standards shall apply:

**Maximum Density:** 1 dwelling unit per acre

**Minimum Lot Area:** 30,000 square feet

**Minimum Lot Width:**

Lot 1: 70 feet (*due to unusual road frontage*)

Lots 2 through 4: 80 feet

**Minimum Lot Width Average:** 90 feet\*

\*Overall minimum lot width average shall be 100 feet along the OCRM Critical Line

**Minimum Setbacks**

**Front/Street Side:** 50 feet

**Interior Side:** 15 feet

**Rear:** 30 feet

**OCRM Critical Line:** 75 feet

**OCRM Critical Line Buffer:** 35 feet

**Maximum Building Cover:** 30% of lot

**Maximum Height:** 35 feet

All other criteria shall meet the requirements of the Rural Residential (RR-3) zoning district and the Charleston County Zoning and Land Development Regulations.

