

## **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

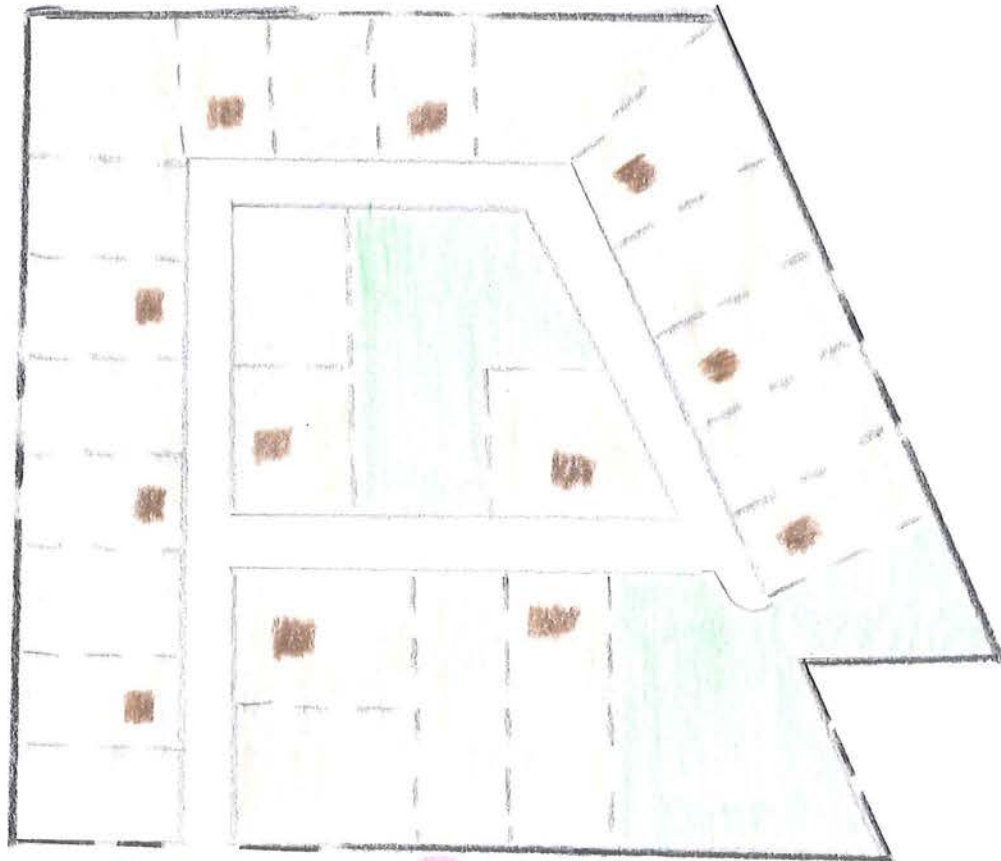
### **4. Roads and Drainage**

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'