



NEGOTIATED DEVELOPMENT DENSITY INCENTIVES

Background

After years of growth, the Town Council is choosing to move towards larger lots and a higher level of design and architectural interest in **any new negotiated developments**. As such, all new residential annexations and negotiated developments are assumed to be zoned R-1 with 12,000 square foot lots by right. The Town realizes, however, that 12,000 s.f. lots are not as financially advantageous, so a system of density bonuses has been created to allow builders to reduce lot size while increasing the overall quality of life and design of the development. Average lot size is expected to be approximately 8,000 s.f. in neighborhoods utilizing the density bonus. Minimum lot size with all applicable bonuses are strongly encouraged to be limited to 50' wide, 6,000 s.f. with setbacks of 25' front, 7 1/2' side, and 15' rear. Rear load units may be adjusted accordingly.

This list is not comprehensive and new bonuses may be created at any time. As a developer, you may choose to recommend new practices eligible for a bonus. Final density bonus will be calculated in a Descriptive Statement accepted by the Town Council.

Density Bonuses (maximum available bonus listed on left)

- 20% Neighborhood Revitalization - For every x single-family detached houses constructed in the new development, one house must be built in a targeted neighborhood outside of the development. This house would be sold at 125% of the top ten median house price in that neighborhood. The developer may work with other home builders to perform the construction. **Alternatively, a 20% bonus may be earned by contributing \$1,000 from each residential unit in the new development, with monies going into a trust fund managed by a community development corporation. Smaller bonuses can be earned for proportionally smaller contributions.**
- 20% Exterior Façade Texture and Materials - Bonuses can be earned as follows:
- 20%: All external walls substantially covered in brick or stone veneer
 - 10%: Front façade and trim on other three sides brick or stone veneer; hardiplank substantially covering remainder of house
 - 5%: 20% of front façade covered in stone or brick veneer, remainder of house substantially covered in hardiplank
- 10% Commercial Component - For every 1% of gross, buildable land area zoned for com-

PLANNED DEVELOPMENT DENSITY INCENTIVES - CONT

mercial use, a 1% density bonus may be calculated. Maximum bonus 10%.

- 10% Rear Access Alleys/Rear Entry Garages - Each lot featuring rear access alleys & rear entry garages receives a 10% bonus.
- 10% **Minimal Repetition of Floor Plan - at least three lots skipped on same side of road before same floor plan, at least four before same elevation for 10% bonus.**
- 8% **Less Prominent Garages - detached garages to the rear earn 8%, while attached garages that are at or behind the primary front building line may earn up to 5%.**
- 5% 3 Car Garages - Each lot featuring three-car garages receive a 5% density bonus.
- 5% HOA Maintained Amenities - Swimming pool, children's playground, community-wide trail system, etc. Maximum bonus 5%, depending upon amenities.
- 5% Wider Side Setbacks - A 1% lot size reduction for every 1' of side setback added over required minimum (including minimum modified by this bonus density). Maximum bonus 5%.
- 5% Side Entry Garages - Eligible for interior lots featuring side entry garage.
- 5% Widened Sidewalks - 8' sidewalks on main boulevards, 6' on collectors
- 5% **Trees and Shrubs - Additional trees above the minimum, street trees, and preserving grand trees in the overall development earn various bonuses.**
- 3% Mixed Lot Sizes - Mixing lot areas and frontages along a street to "break the rhythm" of the streetscape. For example, having a 62' wide, 8,000 s.f. lot following three 52' wide, 6,000 s.f. lots.
- 3% Sprinklered Houses - Each house with a sprinkler system receives the lot bonus.
- 3% Decorative Crosswalks - Provision of decorative crosswalks at major intersections
- 1% Unique Street Name Signs - Provision of such signage throughout the development will result in a 1% density bonus. Signs must be maintained by HOA.
- 1% Lighted House Numbers - Each house with permanently lit street addressing near the front door will earn a 1% density bonus.

Example

| | Bonus Type | Bonus | Square Feet |
|------------------|-----------------------------|-------|--------------|
| Initial Lot Size | | | 12,000 |
| | Neighborhood Revitalization | 10% | 1,200 |
| | 8% Commercial Provision | 8% | 960 |
| | Exterior Materials | 5% | 600 |
| | Unique Street Signs | 1% | 120 |
| | TOTAL BONUS | | 2,880 |
| | NEW MINIMUM LOT SIZE | | 9,120 |

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