

Density Bonus for Low Impact Development Program (Stormwater Banking Program)

Program Overview

The Density Bonus for Low Impact Development Program is a **voluntary** program that offers developers the ability to increase density in residential developments located within Single Family Zoning Districts.

Basic Steps:

1. Developer determines eligibility for and **decides** to participate in the program. Developer applies to Zoning Administrator to utilize the Incentive Program.
2. The request is placed on County Council's next Zoning Public Hearing. The application shall then be acted on and reported out by the Planning & Development Committee at its next regular meeting.
3. The application is then forwarded to County Council who shall take final action on the application at its next meeting.
4. If approved, the developer receives a residential density bonus.
5. The developer will then follow the Land Development Regulations regarding preliminary plan approval.
6. Staff will verify the regional and neighborhood DMT attained points to ensure compliance.

Eligibility Requirements:

1. Develop within the Program Area (See: Map)
2. Use the Decision Making Tool and attain minimum score of 70.
3. Pay a participation fee (fee based in part upon the score attained).
4. Provide at least two public access roads to the subdivision. Note: If specific site conditions, such as very little road frontage, do not permit two public access roads, a developer may request permission for eligibility without meeting this requirement.
5. Any development that was previously denied a re-zoning request by Council or withdrew a re-zoning request is ineligible for participation in the Program for one year from the date of the Council decision or withdrawal.

Infrastructure capacity issues will likely exist within portions of the Program Area. The developer will be responsible for coordination with the appropriate infrastructure providers to determine current capacity and potential upgrades of the system. Funding for these upgrades is not provided by the Program and is typically the responsibility of the developer.

In exchange for participation in the program, developers will receive a residential density bonus which will allow the development more lots on the site than would be allowed by the site's current zoning.

For developments participating in the program the following provisions will apply:

1. There will be no required minimum lot area per dwelling unit unless otherwise required by SCDHEC.
2. There is no minimum lot width, except as required by SCDHEC and/or the International Building Code.
3. No structures shall be erected within five feet from any external lot line of any program approved development; otherwise, no front, side, or rear setbacks are required for internal lots, except as required by International Building Code, and the Greenville County Encroachment and Transportation Corridor Preservation Ordinances. Note: Utility easements and rights of way are still required specific to utility provider.
4. The permitted uses will include Single Family Attached and Detached.

The participation fee paid by developers will be directed to a restricted fund that will be used to implement strategic stormwater retrofit projects that will benefit overall water quality in the County.