Site Data Table

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Parcel No.</td>
<td>025-102-02</td>
</tr>
<tr>
<td>Site Area</td>
<td>1.724 acres</td>
</tr>
<tr>
<td>Existing Zoning</td>
<td>CC (Commercial Center)</td>
</tr>
<tr>
<td>Rezoning Petition</td>
<td>No. 1996-01(A)</td>
</tr>
<tr>
<td>Proposed Zoning</td>
<td>R-6 (General)</td>
</tr>
<tr>
<td>Existing Uses</td>
<td>Single family, multi-unit residential, or commercial uses</td>
</tr>
<tr>
<td>Proposed Uses</td>
<td>Senior housing</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>Up to 35 feet</td>
</tr>
<tr>
<td>Minimum parking spaces per dwelling unit</td>
<td>1 parking space per 500 square feet of gross floor area for a commercial building</td>
</tr>
</tbody>
</table>

NOTE: SEE DEVELOPMENT STANDARD NOTES ON SHEET RZ-6.
Rezoning Petition No. 2012-024

West Elevation Along W.T. Harris Blvd

South Elevation Along Forest Dr
East Elevation Along Interior Court

North Elevation Along Interior Court

**TYPICAL EXTERIOR MATERIALS:**
- FIBERGLASS DIMENSIONAL SHINGLES
- CEMENTITIOUS BOARD AND BATTEN SIDING
- CEMENTITIOUS LAP SIDING
- VINYL WINDOWS WITH CEMENTITIOUS TRIM
- BRICK

**TYPICAL EXTERIOR MATERIALS:**
- COVERED DROP-OFF (13'-0" CLEAR HEIGHT)
- FIBERGLASS DIMENSIONAL SHINGLES
- ALUMINUM GUTTER
- CEMENTITIOUS BOARD AND BATTEN SIDING
- CEMENTITIOUS LAP SIDING
- VINYL WINDOWS WITH CEMENTITIOUS TRIM
- BRICK

**TYPICAL EXTERIOR MATERIALS:**
- COVERED DROP-OFF (13'-0" CLEAR HEIGHT)
- FIBERGLASS DIMENSIONAL SHINGLES
- ALUMINUM GUTTER
- CEMENTITIOUS BOARD AND BATTEN SIDING
- CEMENTITIOUS PANELS & TRIM
- VINYL COVERED RAILINGS AT BALCONIES
- CEMENTITIOUS LAP SIDING
- VINYL WINDOWS WITH CEMENTITIOUS TRIM
- BRICK

Scale: 3/32" - 1'
Site Data Table

<table>
<thead>
<tr>
<th>Tax Parcel No.:</th>
<th>025-102-02</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area:</td>
<td>1.74 acres</td>
</tr>
<tr>
<td>Existing Zoning:</td>
<td>CC (Commercial Center) (Rezoning Petition No. 916-2014)</td>
</tr>
<tr>
<td>Proposed Zoning:</td>
<td>CC (Commercial Center)</td>
</tr>
<tr>
<td>Existing Uses:</td>
<td>General Commercial, residential, light industrial</td>
</tr>
<tr>
<td>Proposed Uses:</td>
<td>General Commercial, residential, light industrial</td>
</tr>
<tr>
<td>Minimum Building Height:</td>
<td>3 stories for senior or elderly multi-family residential</td>
</tr>
<tr>
<td>Parking:</td>
<td>A minimum of 0.5 parking spaces per dwelling unit for a commercial building</td>
</tr>
</tbody>
</table>

NOTE: SEE DEVELOPMENT STANDARDS NOTES ON SHEET RZ-4.
**DEVELOPMENT STANDARDS**

April 30, 2012

**GENERAL PROVISIONS**

A. These Development Standards form a part of the Planning Map associated with the WMR-04409T Neighborhood Unit Master Plan. The provisions of this Neighborhood Unit Master Plan shall be in effect for a period of time until the provisions of this Neighborhood Unit Master Plan, as amended, shall be no longer than 20 years, or until such time as the Neighborhood Unit Master Plan, as amended, shall be no longer in effect.

B. The control standards set forth in the Planning Map, these Development Standards, and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended, shall control the development of a property described herein.

C. These Development Standards are applicable only to the sites for which the Planning Board, at its discretion, has granted permission to develop.

D. These Development Standards are not intended to be comprehensive and are not intended to control the development of the entire neighborhood.

**OPTIONAL PROVISIONS**

A. Optional additions to the requirements of the Planning Map, these Development Standards, and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended, may be adopted by the City as part of the Development Plan for the neighborhood.

**DESIGNATION OFを使った**

A. These Development Standards shall be applied as a minimum requirement for the development of the property described herein.

B. These Development Standards shall be the minimum requirement for the development of the property described herein.

C. These Development Standards shall be the minimum requirement for the development of the property described herein.

D. These Development Standards shall be the minimum requirement for the development of the property described herein.

E. These Development Standards shall be the minimum requirement for the development of the property described herein.

F. These Development Standards shall be the minimum requirement for the development of the property described herein.

G. These Development Standards shall be the minimum requirement for the development of the property described herein.

H. These Development Standards shall be the minimum requirement for the development of the property described herein.

**ADDITIONAL REQUIREMENTS**

A. Additional requirements shall be applied as permissible under the provisions of these Development Standards and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

B. Additional requirements shall be applied as permissible under the provisions of these Development Standards and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

C. Additional requirements shall be applied as permissible under the provisions of these Development Standards and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

D. Additional requirements shall be applied as permissible under the provisions of these Development Standards and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

E. Additional requirements shall be applied as permissible under the provisions of these Development Standards and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

F. Additional requirements shall be applied as permissible under the provisions of these Development Standards and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

G. Additional requirements shall be applied as permissible under the provisions of these Development Standards and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

H. Additional requirements shall be applied as permissible under the provisions of these Development Standards and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

I. Additional requirements shall be applied as permissible under the provisions of these Development Standards and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

**SITE DEVELOPMENT**

A. Site development shall be subject to the provisions of the Planning Map, these Development Standards, and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

B. Site development shall be subject to the provisions of the Planning Map, these Development Standards, and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

C. Site development shall be subject to the provisions of the Planning Map, these Development Standards, and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

D. Site development shall be subject to the provisions of the Planning Map, these Development Standards, and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

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F. Site development shall be subject to the provisions of the Planning Map, these Development Standards, and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

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H. Site development shall be subject to the provisions of the Planning Map, these Development Standards, and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

I. Site development shall be subject to the provisions of the Planning Map, these Development Standards, and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

**EASEMENTS**

A. Easements shall be subject to the provisions of the Planning Map, these Development Standards, and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

B. Easements shall be subject to the provisions of the Planning Map, these Development Standards, and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

C. Easements shall be subject to the provisions of the Planning Map, these Development Standards, and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

D. Easements shall be subject to the provisions of the Planning Map, these Development Standards, and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

E. Easements shall be subject to the provisions of the Planning Map, these Development Standards, and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

F. Easements shall be subject to the provisions of the Planning Map, these Development Standards, and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

G. Easements shall be subject to the provisions of the Planning Map, these Development Standards, and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

H. Easements shall be subject to the provisions of the Planning Map, these Development Standards, and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.

I. Easements shall be subject to the provisions of the Planning Map, these Development Standards, and the applicable provisions of the City of Charleston Zoning Ordinance and any other applicable provisions of the City of Charleston regulations as may be amended.