



# UPPER PENINSULA ZONING: INCENTIVE OPTIONS APPLICATION

## TECHNICAL REVIEW COMMITTEE (TRC)

CITY OF CHARLESTON

Department of Planning, Preservation and Sustainability  
2 George Street, Charleston, SC 29401

843.724.3781

[www.charleston-sc.gov](http://www.charleston-sc.gov)

The applicant and/or owner must complete this application below for all projects in the Upper Peninsula Zoning District that are also utilizing Incentive Options to seek height and density bonuses. A separate application shall be completed for each building within a project seeking bonuses. One copy of the completed application(s) must be submitted for zoning review along with the TRC 1st Review application (not Pre-App), and each subsequent TRC submittal thereafter for tracking changes as necessary. Applicants are encouraged to finalize Incentive Options prior to TRC Final Approval or staff may require the project return to TRC if further review of changes is deemed necessary. Applicants shall anticipate providing documentation to verify implementation of Incentive Options which could also require field inspections.

Project Name and City I.D.:	Project Address:
Applicant Name and Email:	Building Name (only needed if more than one building per project):

Table 1: Incentive Options

Incentive Options	Description	Point Value	Max. Points	COMPLETED BY APPLICANT		OFFICE USE ONLY	
				Points Seeking	Description. Include pertinent amounts, units, square footage, etc.,	Points Approved Per Final TRC Review (points, initial & date)	Points Verified After Inspection/Implementation (points, initial & date)
1	Stormwater Mgmt.	Decrease Stormwater Runoff and Impervious Surfaces	2	2			
2	Vegetated Green Roof	Vegetated Green Roof (greater of, 700 ft <sup>2</sup> or 30%)	1	2			
		Vegetated Green Roof (greater of, 1,500 ft <sup>2</sup> or 60%)	2				
3	Building Certification Programs	LEED Silver	2	8			
		LEED Gold or Charleston RISES	6				
		LEED Platinum	8				
4	Mobility and Transp.	Alternative Transportation (EV Stations and/or Car Share)	1	1			
		Exceptional Bicycle Parking and Facilities	1	1			
		Contribute to Mobility Improvement Fund Greater of: \$25k or \$.60/GSF	can pursue for ≤ 50% of points		\$ _____ GSF \$ _____ Total / point \$ _____ Total / _____ pts		\$ _____ Fee PD
5	Renewable Energy	Renewable Energy (5 kW)	1	2			
		Renewable Energy (12 kW)	2				
6	Outdoor Public Space	Quality Outdoor Public Space: ≥ 2,500 < 5,000 ft <sup>2</sup>	1-2	4			
		Quality Outdoor Public Space: ≥ 5,000 ft <sup>2</sup> < 20,000 ft <sup>2</sup>	2-3				
		Quality Outdoor Public Space: ≥ 20,000 ft <sup>2</sup>	3-4				
7	Workforce Housing	Workforce Housing 60% AMI: greater of 10 units or 5%	2	9	<input type="checkbox"/> rental _____ % WH units at _____ % AMI		
		Workforce Housing 80/120% AMI: greater of 15 units or 10%	3		<input type="checkbox"/> rental <input type="checkbox"/> owner occupied _____ % WH units at _____ % AMI		
		Workforce Housing 80/120% AMI: greater of 25 units or 15%	4		<input type="checkbox"/> rental <input type="checkbox"/> owner occupied _____ % WH units at _____ % AMI		
Total Points Seeking				Total Points Approved/Verified			

Table 2: Building Height and Density Bonuses

Building Height	Density	Points Required	Bonus Seeking (select one)	Bonus Approved (Corresponds to Total Points Verified) / Notes
four (4) stories	26.4 units/acre	zero (0)	<input type="checkbox"/> 4	<input type="checkbox"/> 4
five (5) stories	not regulated	five (5)	<input type="checkbox"/> 5	<input type="checkbox"/> 5
six (6) stories	not regulated	six (6)	<input type="checkbox"/> 6	<input type="checkbox"/> 6
seven (7) stories	not regulated	seven (7)	<input type="checkbox"/> 7	<input type="checkbox"/> 7
eight (8) stories	not regulated	eight (8)	<input type="checkbox"/> 8	<input type="checkbox"/> 8
nine (9) stories	not regulated	nine (9)	<input type="checkbox"/> 9	<input type="checkbox"/> 9
ten (10) stories	not regulated	ten (10)	<input type="checkbox"/> 10	<input type="checkbox"/> 10
eleven (11) stories	not regulated	eleven (11)	<input type="checkbox"/> 11	<input type="checkbox"/> 11
twelve (12) stories	not regulated	≥ twelve (12)	<input type="checkbox"/> 12	<input type="checkbox"/> 12

I hereby acknowledge by my signature below that this form is accurate and my signature also confirms that I represent all legal owner(s) of the subject property. I understand that additional information or clarification may be requested during the review process prior to approval, and will submit appropriate documentation and allow inspections of incentive options as requested by City staff. I understand Incentive Options shall be in place and verified by City staff prior to receiving a certificate of occupancy.

Applicant's signature:

Date: