

# **MPUD & RPUD Sliding Scale Density**

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# MPUD Density Bonus Concept

## 2.5 units/acre\*

1.5 Points



"Bonus" Elements	Max. Density Bonus (du/ac)
Affordable housing (Minimum 10%)	0.1
Age restricted housing	0.3
Housing for elderly/extended care facilities	0.1
Architectural quality	0.3
Site designs that enhance the visual character	0.2
Open space beyond minimum required (30% - 50%)	0.2
Utilization of TDR (Upon adoption of county policy)	0.15
Conservation easements	0.1
Environmentally sensitive design/low-impact development	0.2
Conservation of historic areas/structures/landscapes	0.1
Recreational facilities	0.1
Connectivity/expansion of the infrastructure network	0.1

## 1.0 units/acre

\*Unless exceeds established water/sewer allotment, if applicable

# Scenario 1 - 100 acres

Target density of 2 units/acre

Adds Bonus Elements:	Bonus Density	Total
Quality architectural variety	0.3	1.3
Creative site design	0.2	1.5
Age restricted	0.3	1.8
Increased open space from 30% to 40%	0.1	1.9
Installs walking trail	0.05	1.95
Conserves historic farm house	0.1	<b>2.05</b>

# Scenario 2- 212 acres

Target density of 2.5 units/acre

Adds Bonus Elements:	Bonus Density	Total
Quality architectural variety	0.3	1.3
Creative site design	0.2	1.5
Age restricted	0.3	1.8
Low impact development	0.2	2.0
15% affordable housing	0.1	2.1
Increased open space from 30% to 50%	0.2	2.3
Installs aggregate trail with benches	0.1	2.4
Expands county water line to neighboring lots	0.1	2.5



# Additional considerations

- Subjectivity – some of the bonus elements are subjective; that is simply the nature of the concept (e.g. architectural quality, site designs, environmentally sensitive, etc.).
- Consistency – unless the same person reviews and rates each application, there will be inherent opportunities for applicants to question the consistency of the subjective elements as recommendations may vary from individual to individual.
- Board of Supervisors – the Board will probably play a frequent role in bonus element determination/appeal of staff recommendations.