

AUGUST 15, 2018 BOCC REGULAR MEETING

Agenda Item K11 – Alternative language option – Staff directed by BOCC to process as amendment.

NO Transferrable Development Right (TDR) required.

LDC Sec. 130-157. Maximum permanent residential density and minimum required open space.

The maximum permanent residential density for those uses permitted by this chapter and minimum required open space shall be in accordance with the following table:

Maximum Permanent Residential Density and Minimum Open Space			
Land Use District	Allocated Density^{(a)(b)} DU/Gross Acre of Upland	Maximum Net Density^{(a)(b)(c)} DU/Buildable Acre	Minimum Open Space Ratio^(d)
...			
Improved Subdivision (IS)	1/lot, <u>or</u> 1/pre-1986 parcel ^(g)	0 1/pre-1986 parcel^(g)	0.20
...			
<p>...</p> <p>(c) Maximum Net Density is the maximum density allowable with the use of the TDRs, or for qualifying affordable housing development. TDRs can be utilized to attain the density between the allocated density standard up to the maximum net density standard. Deed restricted affordable dwelling units may be built up to the maximum net density without the use of TDRs. “N/A” means that maximum net density bonuses shall not be available. Buildable acres means the portion of a parcel of land that is developable and is not required open space.</p> <p>...</p> <p><u>(g) Within the IS zoning district, the maximum net allocated density shall be 1 dwelling unit per parcel for parcels that meet all of the following conditions:</u></p> <ol style="list-style-type: none"> <u>1) The parcel boundaries must have been established in their current configuration prior to September 15, 1986;</u> <u>2) The applicant must provide sufficient evidence that the parcel boundaries were established before September 15, 1986 (such as one or more of the following: boundary survey, deed, etc.);</u> <u>3) The parcel may not be identified for any other use or purpose on a plat (e.g., “park,” “common area,” etc.);</u> <u>4) The subject parcel may not be a fractional portion of a platted lot;</u> <u>5) The parcel must have a Tier designation of Tier III;</u> 6) The maximum net density may only be reached with the transfer of one (1) full TDR to the IS parcel; 7) The TDR must meet all requirements and procedures specified in Section 130-160; and <u>6) The subject parcel must include all infrastructure (potable water, adequate wastewater treatment and disposal wastewater meeting adopted LOS, paved roads, etc.); and</u> <u>8) The subject parcel must comply with Policy 301.2.5 of the Comprehensive Plan regarding legal access.</u> 			