

## Open Space Density Bonus Scenarios

<b>Development Scenario #1</b>	Detached single-family subdivision with 40,000 sf lots (1.089 du/ac)	
Zoning	R1	
Site Area	100 ac	
Required Open Space (15%)	15 ac	
Development Boundary Setback	n/a	
Transitional Buffers	Not required	
Net Land Area	85 ac	
Maximum Possible DU Yield Based on Net Land Area	92.57 DU	
Maximum Possible DU Yield Based on Gross Land Area	108.90 DU	
Additional Open Space (5%) for Density Bonus	5 ac	

<b>Additional DU Resulting from 1 du/ac Density Bonus</b>	
Based on Net Land Area	85 addt'l DU
<i>Total DU</i>	177.57 total DU
Based on Area of Additional Open Space (Net Land Area)	5 addt'l DU
<i>Total DU</i>	97.57 total DU
Based on Gross Land Area	100 addt'l DU
<i>Total DU</i>	208.90 total DU
Based on Area of Additional Open Space (Gross Land Area)	5 addt'l DU
<i>Total DU</i>	113.90 total DU

<b>Development Scenario #2</b>	Subdivision with detached single-family and townhouses	
Zoning	CD-CR	
Site Area	100 ac	
Required Open Space (20%)	20 ac	
Development Boundary Setback (100 ft)	21.21 ac	Assumes a site that is 1,320 ft by 3,300 ft
Transitional Buffers	0 ac	Located within Development Boundary Setback
Net Land Area	58.79 ac	
Density (1 du per each 20,000 sf net land area)	128.04 du	This is the density standard proposed in the 08-31-24 UDO Draft.
<i>Density (1 du per each 20,000 sf gross land area)</i>	<i>217.8 du</i>	<i>This is provided for reference, but is not used in this scenario.</i>
Proposed Number of Detached Single-Family DU	64 du	Hypothetical
Proposed Number of Townhouse DU	64 du	Hypothetical
Additional Open Space (5%) for Density Bonus	5 ac	

<b>Additional DU Resulting from 1 du/ac Density Bonus for Detached Single-Family DU</b>	
Based on Net Land Area	39.21 add'l SF DU
<i>Total SF DU</i>	103.23 SF DU
<b>Additional DU Resulting from 2 du/ac Density Bonus for Townhouse DU</b>	
Based on Net Land Area	39 add'l TH DU
<i>Total TH DU</i>	103 TH DU
Total DU Resulting from Density Bonus	78 add'l DU
<b>Grand Total DU</b>	<b>206 DU</b>

Assumes 2/3 of the net land area is used for the detached single-family DU.

Assumes 1/3 of the net land area is used for the townhouse DU.

<b>Additional DU Resulting from 1 du/ac Density Bonus for Detached Single-Family DU</b>	
Based on Area of Additional Open Space	5 add'l SF DU
<i>Total SF DU</i>	69 SF DU
<b>Additional DU Resulting from 2 du/ac Density Bonus for Townhouse DU</b>	
Based on Area of Additional Open Space	10 add'l TH DU
<i>Total TH DU</i>	74 TH DU
Total DU Resulting from Density Bonus	15 add'l DU
<b>Grand Total DU</b>	<b>143 DU</b>