



Density Bonus System for Cluster Development

Density Bonus System

Permitted Zones

Rural Rural Agriculture Commercial Agriculture Rural Forest

Designed to provide incentives for cluster development in order to:

- reserve opportunities for future urban development
- provide permanent preservation of open space, critical areas, wildlife habitat and natural lands
- protect agricultural and forest resource lands.

The use of density bonuses is authorized through the approval of a Planned Residential Development pursuant to chapter 16.17. Specific open space and site lay-out standards are established in that chapter. See also section 17.03.180.R. for site coverage requirements when density bonuses are used.

Density Bonus Key

Zone	Max Density Bonus	Min Open Space Ratio
Rural		
Parcels under 20 acres	None	30%
Parcels 20 up to 40 acres	100%	65%
Parcels 40 up to 80 acres	125%	80%
Parcels over 80 acres	None	30%
UGA PRD Bonus	200%	75%
Rural Ag, Commercial Ag		
Standard PRD Bonus	None	50%
Rural Forest		
Parcels 20 acres up to 80 acres	100%	85%
Parcels over 80 acres	None	50%

Image credit: O'Hearne Associates Architects

How to Calculate Density Bonus and Allowed Density for a Parcel

Density Bonus Calculation	Open Space (in acres)	÷	Base Density (in Acres)	x	Permitted Bonus (in percent)	=	Allowed Density Bonus (in units)
Example for a Rural Zoned 30 acre parcel	65% open space = 19.5 acres		5 acres (R Zone is 1du/5 acres)		100%		3.9 round up = 4 units

Total Allowed Density	Base Density (in Units)	+	Density Bonus (in units)	=	Total Allowed Density (in units)
Example	6 units		4 units		10 total units

