



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522, Ext. 7339
 ■ from S. Whidbey (360) 321-5111, Ext. 7339 ■ FAX: (360) 679-7306
 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
 ■ Internet Home Page: <http://www.islandcountywa.gov/planning>

Example Point-Based Cluster Development System

Note: minimum parcel size for consideration is 10 acres

Options	Points
Amount of permanently set aside open space	
(required minimum) 65%	1
66% - 75%	2
76% - 85%	3
86% or greater [†]	4
Acreage under permanent open space protection	
Less than 20 acres	1
20 – 39 acres	2
40 – 59 acres	3
60+ acres	4
Permanently set aside affordable housing units[†]	
2 – 4 units	2
5 – 7 units	3
8 - 10 units	4
10 or greater	5
LID design features	
1 design feature	1
2 design features	2
3 design features	3
4 or more design features	4
Net zero energy building	2
Within a 1/2 mile of a RAID or UGA	2
Transit accessible[†]	
Within ¼ mile of a transit stop	1
Transit stop at entrance to development	2

Point Total	Density Bonus
1-3	100%
4-6	120%
7-9	140%
10-12	160% [†]
13-15	180% [†]
16-19	200% [†]
20+	220% [†]

[†] townhomes, duplex, tri-plex and four-plex housing units allowed

Example 1

Rural parcel, 20 acres	
Criteria	Points
Set aside 65% open space	2
13 acres permanently preserved	1
Set aside 2 units for affordable housing	2
Within ½ mile of a RAID	2
Within ¼ mile of a transit stop	1
Total Points	8

8 Points	=	140% Density Bonus
Base Density	=	4 Base Units
4 Base Units	x	1.4 Density Bonus
5.6 Rounded Up	=	6 Bonus Units
4 Base Units	+	6 Bonus Units
	=	10 Total Units

Under current program structure:

- Rural 20 acre parcel would get a 100% bonus, and also requires 65% dedicated as open space (13 acres).
- The bonus would be an **additional 3 units**, for a **total of 7 units**.

Example 2

Rural parcel, 40 acres	
Criteria	Points
Set aside 80% open space	3
32 acres permanently preserved	2
Set aside 5 units for affordable housing	3
2 LID design features	2
Within ½ mile of a UGA	2
Transit stop at entrance to development	2
Total Points	14

14 Points	=	180% Density Bonus
Base Density	=	8 Base Units
8 Base Units	x	1.8 Density Bonus
14.4 Rounded Up	=	15 Bonus Units
8 Base Units	+	15 Bonus Units
	=	23 Total Units

Under current program structure:

- Rural 40 acres parcel would get a 125% bonus and also requires 80% dedicated as open space (32 acres).
- The bonus would be an **additional 8 units**, for a **total of 16 units**.