

**LDC Amendment Request**

**ORIGIN:** CDES

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**DEPARTMENT:** Comprehensive Planning

**AMENDMENT CYCLE:** Cycle 1, 2007

**LDC PAGE:** 2:31

**LDC SECTION(S):** 2.03.07

**CHANGE:** Removing hotel/motel density in the RT zoning district from the Transfer of Development Rights (TDR) provision.

**REASON:** Section 2.03.07 D 4.b.vi.a)v) lists units zoned RT can be used in the TDR program at the hotel/motel level of density (26 units). However, the TDR program is intended to engage in the transfer of *residential* credits only; therefore the higher hotel/motel density reference is being deleted.

**FISCAL & OPERATIONAL IMPACTS:** None.

**RELATED CODES OR REGULATIONS:** None.

**GROWTH MANAGEMENT PLAN IMPACT:** None. The Density Rating System in the Future Land Use Element also only refers to residential units.

**OTHER NOTES/VERSION DATE:** Created March 7, 2007

**Amend the LDC as follows:**

**2.03.07 Overlay Zoning Districts**

\* \* \* \* \*

4. Transfer of **development** Rights (TDR).

\* \* \* \* \*

b. Transfer of **development** rights from urban areas to urban areas. An owner of land located within areas designated as urban on the Future Land Use Map, including agriculturally zoned properties, which may or may not be identified with the ST overlay, may elect to transfer some or all of the residential **development** rights from one **parcel** of land to another **parcel**, as an alternative to the **development** of the sending

lands. The lands to which the **development** rights are to be transferred shall be referred to as receiving lands and those lands from which **development** rights are transferred shall be referred to as sending lands, as provided herein and shall be located within the urban designated areas of the county.

\* \* \* \* \*

vi. Maximum number of residential units which eligible lands may receive.

a) Lands in all residential zoning districts and residential components of planned unit **development** zoning districts are eligible to receive residential **development** units provided that the maximum number of residential units which may be transferred to the receiving land does not exceed ten percent of the maximum number of residential units permitted under the receiving property's basic zoning district. For the purpose of determining the number of residential units which a **parcel** of land is capable of receiving, the following formulas shall apply:

i) RSF-1 through RSF-5 districts, up to and including five units per acre:

Units per base **density** × 10% = .1 to .5 units per acre

ii) RMF-6 district, up to and including six units per acre:

6 units × 10% = 0.6 units per acre

iii) RMF-12 district, seven to and including 12 units per acre:

12 units × 10% = 1.20 units per acre

iv) RMF-16 district:

16 units × 5% = 0.80 units per acre

v) RT district:

16 units × 5% = 0.80 units per acre

~~26 units × 5% = 1.30 units per acre~~

vi) PUD district:

Residential tract units × 5% = permitted units per acre