

WORKING DRAFT
02/18/10

SECTION 3.44 L-T-R Large Tract Rural

3.44.010 Definition.

A district to protect traditional natural resource based uses in rural areas by encouraging cluster development and overall development plans that preserve open space and maintain buffers between traditional resource uses and future development. It should be recognized that these traditional resource uses (e.g. timber management, agriculture production, rock picking and gravel excavations, etc) generate noise, heavy truck traffic, equipment operation, expanded hours of operation, dust and other inconveniences. Large landowners have traditionally allowed public access for hunting, fishing and other outdoor recreational uses on their lands as a traditional use.

Planned communities and subdivisions that provide adequate infrastructure and public services may be compatible if site designed to preserve open space and provide natural buffers separating on-site resources and adjacent natural resource land uses. This district establishes a base density unit of one (1) single family residential density unit per 40 acres. Lot size is averaged overall rather than requiring a minimum acreage or square feet. The requirements of this zoning district do not apply to lands under federal ownership.

3.44.020 Permitted Uses (L-T-R).

The following uses are permitted on lots of any size:

1. Agricultural/horticultural/silvicultural uses.
2. Class A and Class B manufactured homes (see Chapter VII - Definitions).
3. Dwelling, single family.
4. Fire stations.
5. Home occupations (see Chapter V – Performance Standards and Chapter VII – Definitions).
6. Low impact mineral extraction (see Chapter VII – Definitions).
7. Nurseries, landscaping materials.
8. Parks; public and homeowner.
9. Portable sawmills.*
10. Produce stands.
11. Public transportation shelter stations.
12. Public utility service installations.
13. Ranch employee housing.*
14. Recreational facilities, low impact.
15. Uses provided for in an approved overall development plan.

* Uses demarcated by an asterisk are permitted on lots having a minimum of 40 acres, or must obtain a Conditional Use Permit to utilize on lots less than 40 acres in size.

3.44.030 Conditional Uses (L-T-R).

The following uses may be appropriate conditional uses if the related impacts are able to be mitigated through a conditional use permit review process:

1. Airports.
2. Animal farms (see Chapter VII – Definitions).
3. Animal hospitals, veterinary clinics.
4. Bed and breakfast establishments.
5. Campgrounds.
6. Camps and retreat centers (including outfitting facilities; see Chapter IV – Conditional Use Standards and Chapter VII – Definitions).
7. Caretaker's facility.**
8. Cemeteries, mausoleums, columbariums, crematoriums.
9. Churches and other places of worship.
10. Communication towers/masts (including cellular towers).
11. Community center buildings operated by a non-profit agency.
12. Contractor's storage yards (see Chapter IV – Conditional Use Standards).**
13. Dairy.
14. Dwellings, family hardship.**
15. Electrical distribution stations.
16. Electrical power generation facilities (including wind generated).
17. Extractive industries (including rock picking and processing).
18. Feed lots: cattle, swine and poultry.
19. Fish hatcheries.
20. Guest houses.
21. Guest ranch.
22. Kennels.
23. Landfills, sanitary for disposal of garbage and trash.
24. Marina.
25. Mini-storage.
26. Radio and television broadcast studios.
27. Recreational facilities, high impact.
28. Rifle, trap and skeet ranges.
29. Sawmills, permanent.
30. Schools, primary and secondary.
31. Stables, riding academies, rodeo arenas.
32. Temporary buildings or structures.**
33. Water and sewage treatment plants.
34. Water storage facilities.

**Administrative Conditional Use Permit (See Section 2.06.045).

3.44.040 Bulk and Dimensional Requirements (L-T-R).

1. Minimum District Area: New districts must include blocks of at least 320 acres of land that share common perimeter boundaries (see **Example 1**). Parcels of any size directly adjacent to an L-T-R zoning use district that share common perimeter boundaries may be incorporated into the district. Outlying parcels that are not directly adjacent to an L-T-R zoning use district and that do not share common perimeter boundaries require a minimum 160 acres to be included in the use district.
2. Base Dwelling Density Unit: 1 dwelling unit/40 acres.
3. Maximum Average Density Unit for Subdivisions: 1 dwelling unit /2.5 acres
4. Maximum Average Density Unit for Overall Development Plans: 1 dwelling unit /1 acre
5. Minimum Lot Width:

Cul-de-sacs frontage:	60 feet.
Clustered lots	100 feet.
6. Setbacks:
 - A. Minimum Yard Requirements for Principal Structure:

Front: *	20 feet.
Side: **	20 feet each.
Side Corner: **	20 feet.
Rear:	20 feet.
 - B. Detached Accessory Structures:

Front: *	20 feet.
Side: **	5 feet each.
Side Corner: **	20 feet.
Rear:	5 feet.

* Setback is increased to 40 feet if the lot fronts on a county road classified as a collector or major/minor arterial.

** For non-conforming properties with lot widths of less than 100 feet, the side and side corner yard setback shall be 10 feet each. For non-conforming properties with lot widths of less than 50 feet, the side and side corner yard setback shall be 5 feet each.
 - C. Lot lines in a subdivision shall be set back 100 feet from the perimeter boundary of the tract of land being subdivided. Individual lot lines shall not extend into perimeter buffer.

D. Minimum 50-foot building setback from the mean high water mark is required from streams, rivers, and unprotected lakes. Where subdivision occurs, riparian setback(s) shall be determined by an approved riparian resource management plan.

7. Maximum Building Height: 35 feet*

*Power generating facilities exempt.

8. Permitted Lot Coverage:

Lot coverage shall relate to the parcel or lot area as follows:

<u>Lot Area</u>	<u>Permitted Lot Coverage</u>
5,400 sq ft	40%
7,500 sq. ft.	35 %
10,000 sq. ft.	30%
20,000 sq. ft.	30%
1 acre	40%
Greater than 1 acre	20%

9. Maximum Fence Height: Not Applicable

10. Off-Street Parking: See Chapter VI-Parking and Loading.

11. Overall development plans may establish their own bulk and dimensional requirements as part of the approved zoning overlay.

3.44.050 Subdivision Standards (L-T-R).

1. All land in this district is eligible for subdivision according to the adopted Flathead County Subdivision Regulations.
2. Subdivisions containing 320 acres or more must have an overall development plan (ODP) approved, pursuant to Section 3.44.080, concurrent with or prior to submitting a subdivision application.
3. Base density for a subdivision is defined as one (1) single family dwelling unit per 40 acres. Base density is the starting point in this zoning district, and can be calculated by dividing the total number of acres in the project site by 40 (acres). One (1) single family house lot is equal to one base density unit (See **Example 2** for calculations).
4. Individual lots in a subdivision may be less or greater than 40 acres in size as long as the average density units are equal to or less than one density unit per 40 acres. Actual permitted density units on land to be subdivided will be calculated based upon the total or overall acreage in the subdivision.
5. Lots created through subdivision less than 40 acres in size shall *not* be further subdivided. Lots created through subdivision greater than 40 acres

in size *may* be re-subdivided by relocating density pursuant to Section 3.44.070 to obtain additional density unit adjustments.

6. Non-conforming parcels or lots less than 40 acres in size at the time a zoning use district is implemented shall be entitled to one (1) base density unit prior to any density adjustments.
7. Base density may be increased in a subdivision up to a maximum of one (1) density unit per 2.5 acres by meeting one or more of the density adjustment provisions identified in Section 3.44.060 or by relocating density pursuant to Section 3.44.070.

3.44.060. Density Adjustments

1. Permitted density starts with the base density of one (1) density unit per 40 acres. Base density can be added to and increased in several ways outlined below. Proposed development qualifies for increased density adjustments by meeting certain criteria. Qualified density adjustments are added to the base density creating a new overall permitted density for each approved project.
2. Density adjustments and relocated density (Section 3.44.070) are added to the base density of a site to determine the total number of density units available for a subdivision or ODP (i.e. base density units plus the adjusted density units equals the total overall permitted density units).
3. Site Location Selection (See **Example 3** for site location calculations) - Base density of a subdivision or ODP may be increased through good site location selection. A site location selection meeting none or one of the three criteria below receives no base density adjustment; a site location selection meeting two of the three criteria results in an increase of one (1) times the base density; and a site location meeting all three criteria receives an adjustment of two (2) times the base density.

Site selection criteria for base density adjustments are listed below. To qualify for the following density adjustments, the location of the proposed development/residences must be:

- A. Less than one (1) road mile to a paved public road;
- B. Within rural fire district boundary;
- C. Emergency ground response available within five (5) road miles of a fire hall.

See table below for site selection criteria calculations:

Site Location Criteria	Base Density	Multiplier	Density Adjustment	Overall Density
Meets 1 criteria	1 unit/40 ac.	none	1x0=0 units	1 unit/40 ac.
Meets 2 criteria	1 unit/40 ac.	1	1x1=1 unit	2 units/40 ac.
Meets 3 criteria	1 unit/40 ac.	2	1x2=2 units	3 units/40 ac.

4. Site Design (See **Example 4** for site design calculations) - Base density of a subdivision or ODP may be increased with site planning that encourages cluster development and reserves permanent open space on-site for traditional uses. Site design adjustments listed below are dependent on the ratio of developed land to permanent open space. The adjusted densities calculated below may be added to the density adjustments calculated based on site location selection [Section 3.44.060(3)].

Amount of Open Space	Base Density	Multiplier	Density Adjustment	Overall Density
Less than 50 %	1 unit/40 ac.	none	1x0=0 units	1 unit/40 ac.
50%-75%	1 unit/40 ac.	4	1x4=4 units	5 units/40 ac.
Greater than 75%	1 unit/40 ac.	6	1X6=6 units	7 units/40 ac.

In order to qualify for site design density adjustments, the open space shall:

- A. Be permanent;
 - B. Protect on-site riparian surface water and wetland features, if located onsite;
 - C. Protect ridgelines and other scenic resources, if located onsite. A ridgeline is defined as a relatively narrow elevation that is a prominent topographic feature made up of an elongated or series of crests, with or without individual peaks, and is significantly higher than adjoining ground;
 - D. Demonstrate impacts to wildlife and wildlife habitat have been addressed by preserving important habitat and wildlife corridors;
 - E. Not include road easements in open space calculations.
 - F. Not prohibit traditional uses.
5. Adjusted density for a subdivision or ODP that is less than 40 acres in size, or not evenly divisible by 40, shall be proportioned to a base density unit of one dwelling unit per 40 acres and rounded to the nearest full density unit (See **Example 5** for adjusted density calculations).
6. It is the applicant’s burden to provide rationale and sufficient documentation to support site selection and site design, location of open space, and impacts to wildlife and wildlife habitat, including a table showing all density unit calculations.

3.44.070 Relocation of Off Site Density

1. Base density in a subdivision or overall development plan may also be increased by relocating density from other acreage within the L-T-R

district. The land owner can add four (4) density units to a project site for every 40 acres that are approved for relocation of density credits. Acreage can qualify for relocation of density by doing one of the following:

- A. The origin of the relocated density unit is placed into a permanent conservation easement and accepted by a qualified non-profit land trust organization or state agency to run with the land as permanent open space, and recorded with the Flathead County Clerk & Recorder prior to filing of final plat. The recorded conservation easement shall provide for public access and continue to be available for traditional uses;
 - B. A conservation home site lot may be retained on the origin of the relocated density if the parcel or lot is at least 160 acres in size. Forty (40) acres of a 160 acre conservation home site may be restricted from public access. No relocated density unit adjustment is available for the non-public portion (40 acres) of a 160 acre conservation home site (See **Example 6** for Density Relocation calculations). The public portion of the recorded conservation easement shall provide for public access and continue to be available for traditional uses.
2. State Trust lands may not automatically be assumed to fulfill open space requirements.
 3. Federal lands do not qualify for open space density adjustments.
 4. A project can combine site selection, site design and relocation density to maximize the allowed density units or lots in a project, subject to the respective density caps for subdivisions and ODPs (See **Example 7** for Combined Density Adjustments).
 5. It is the applicant's burden to provide rationale and sufficient documentation to support relocated density units, location of open space, and impacts to wildlife and wildlife habitat, including a table showing all density unit calculations.

3.44.080 Overall Development Plans

1. Any landowner or entity proposing a development encompassing 320 acres or more is required to complete an overall development plan (ODP).
2. An overall development plan shall effectively establish a consistent connection to the growth policy. The overall development plan must provide policies and standards of sufficient detail to guide development at the site level and be approved by the county commission.

3. Where phased overall development plans are appropriate, approved plans shall contain specific phasing schedules. Each phase shall be self supporting.
4. An approved and adopted overall development plan shall act as a zoning overlay entitlement for flexible mixed use development and shall function as a permanent zoning district. A phased overall development plan shall not act as a permanent zoning overlay until each individual phase has been approved. Other land use activities shall conform to the applicable regulations (e.g. subdivision, floodplain and lake shore protection) in place at the time the land use application is made.
5. The overall development plan shall provide standards and criteria to guide physical development, as well as standards for the conservation and utilization of natural resources, where applicable. The plan shall outline the extent to which the proposed development departs from these Regulations otherwise applicable to the subject property.
6. The environmental assessment for an ODP, pursuant to Section 3.44.090(M), shall substantially comply with requirements for an environmental assessment set forth in Chapter 4, Appendix C of the Flathead County Development Code. The environmental assessment may be applied to a proposed subdivision application in an ODP zoning overlay area as long as the subdivision conforms to the overall development plan as approved. Supplemental information related to an environmental assessment may be required during the subdivision review process, in conformance with applicable subdivision regulations.
7. Base density for an ODP is defined as one (1) single family dwelling unit per 40 acres. Base density is the starting point for ODP density units. Individual lots may be less or greater than 40 acres in size as long as the average density units equals or exceeds one density unit per 40 acres. Base density is calculated by dividing the total number of acres in the project site by 40 (acres). One (1) single family house lot is equal to one base density unit.
8. Base density may be adjusted in an ODP by meeting one or more of the density adjustment multipliers pursuant to Section 3.44.060.
9. An ODP shall not exceed an overall density greater than one (1) unit per 2.5 acres unless 75 percent or more of the site is retained in permanent open space. The overall density shall be increased to a maximum of one (1) dwelling unit per one (1) acre if more than 75 percent of the ODP site is retained in permanent open space.
10. An overall development plan allows for a mixed use development pattern (See 3.44.100(3) for equivalent density unit conversions).

3.44.090 Contents of an Overall Development Plan (ODP)

1. An overall development plan for a given area must address and provide documentation for each of the following:

Current Context

- A. Vicinity map showing the plan's boundary in relationship to surrounding human (i.e. infrastructure, land uses, public services), biological and physical conditions;
- B. Baseline map(s) showing the location of the environmentally sensitive areas such as lakes, streams, rivers and wetlands, 100-year floodplain, steep slopes, topographical contours, important wildlife habitat, areas of significance for historic preservation and other significant physical and biological features located within the overall development plan site and based on best available scientific resources;
- C. Text report to support and discuss the context of the mapping and other supporting materials plus discussion related to issues pertinent to adjacent lands and public facilities. This includes, but is not limited to off-site transportation systems, land uses, schools and other public service delivery amenities, and biological and physical constraints within the overall development plan site;
- D. A wildfire risk assessment within the plan area which contains text describing fuel types and locations, an assessment of fuel loadings in each fuel type (the amount of fuel present expressed quantitatively in terms of weight of fuel per unit area), topography, available water resources, the agency responsible for wildfire suppression and a description of their resources and capabilities, and known recent fire activity on the property. Included in the assessment shall be a map of the planning area showing topography, fuel types, and location of fuel loading, roads, and surface water.

Long Term Direction

- E. A statement of purpose or vision and general description of the planning process, goals and policies needed to implement the purpose or vision;
- F. Discussion of how the ODP further implements the goals and policies of the Flathead County Growth Policy;
- G. Development map(s) showing the overall acreage; types of uses proposed, location and relative densities of lots and uses; other types of land use areas including the generalized location of the road system, recreational, open space and other land use areas;

- H. If applicable, a phasing map showing locations of particular phases in relation to the plan area as a whole, infrastructure required to ensure each phase is self supporting, and quantified development density proposals within each phase;
- I. Infrastructure map(s) showing the proposed distribution, location, extent and intensity of major components of public and private recreation, transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the plan area and necessary to support the land uses described in the plan. This also includes off-site extensions of infrastructure;
- J. Text report to support adjacent land use mapping, including a discussion of impacts to adjacent lands and public facilities, environmental quality, residential, commercial, recreation, and other land uses, off-site extensions of the transportation system and utilities, schools and other public service delivery amenities. This report shall define the long term access plan, including operation and maintenance of the transportation system to the ODP site;
- K. Text report to support the provisions of the ODP site plan including discussion of the proposed distribution, location, and extent and intensity of major components of public and private recreation, transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the plan area and needed to support the land uses described in the ODP;
- L. Wildfire Fuels Treatment plan and supporting text. Unless associated with a surface water body, all perimeter buffers must manage wildfire fuels so that applicable treatment areas occur on-site of the proposed development boundaries.
- M. Cumulative environmental assessment included as a separate document, conforming to the format, content and requirements of the Flathead County Subdivision Regulations, Appendix C.
- N. A location map, draft conservation easement, letter of intent from the potential conservation easement holder and detailed management plan for lands where relocated density units originated.

Development Standards and Plan Implementation

- O. A program of measures to implement the ODP, including administration, phasing development activities and plan enforcement. The phasing plan for large-scale projects may be general and not necessarily tied to specific dates.

- P. The text of the ODP shall provide standards and criteria to guide the physical development, conservation and utilization of natural resources, where applicable. The text shall identify standards and criteria for site development to act as zoning requirements (including bulk and dimensional standards), wildfire mitigation, parking, architectural themes and design characteristics of structures or signage associated with development within the proposed ODP site.

3.44.100 Procedure and Implementation of the Overall Development Plan

- 1. A proposed ODP shall be processed according to Section 2.08.030 of the Flathead County Zoning Regulations regarding amendments to zoning districts.
- 2. Once the ODP has been approved and adopted, and the origin of the relocated density unit area conservation easement that runs with the land is recorded with the Flathead County Clerk and Recorder, the ODP shall be considered a permanent zoning overlay and shall serve as the standard(s) for future development.
- 3. In some instances an ODP may be of a size and scope that requires flexibility in the master planning and recording of conservation easements, in accordance with Section 3.44.100(2). In such cases a phased ODP may be applied for. Phased ODP plans shall adhere to the following:
 - A. In addition to the content requirements of Section 3.44.090 above, submit an ODP may propose individual phases, public facilities improvement plan(s) for each phase, and the specific timeframe for each phase to be completed.
 - i. The ODP shall be reviewed following the same public process identified in Section 2.08.030 of the Flathead County Zoning Regulations and elaborated in Section 3.44.100(1) above.
 - ii. If approved, the phased ODP shall function as a guiding document and a permanent zoning overlay shall not be adopted until each individual phase meets the density adjustment requirements.
 - iii. Individual ODP phases shall complete the requirements and be reviewed within the timeframe established by the approved ODP guiding document.
 - iv. The origin of relocated density units in conservation easements associated with each ODP phase shall be recorded with the Flathead County Clerk & Recorder prior to approval of each ODP phase.

- v. Once approved, a permanent zoning overlay shall be applied to the individual ODP phase and shall serve as the standard for future development.
4. Equivalent density units for uses that may be included in an approved ODP shall be assigned based on the following uses and conversions:

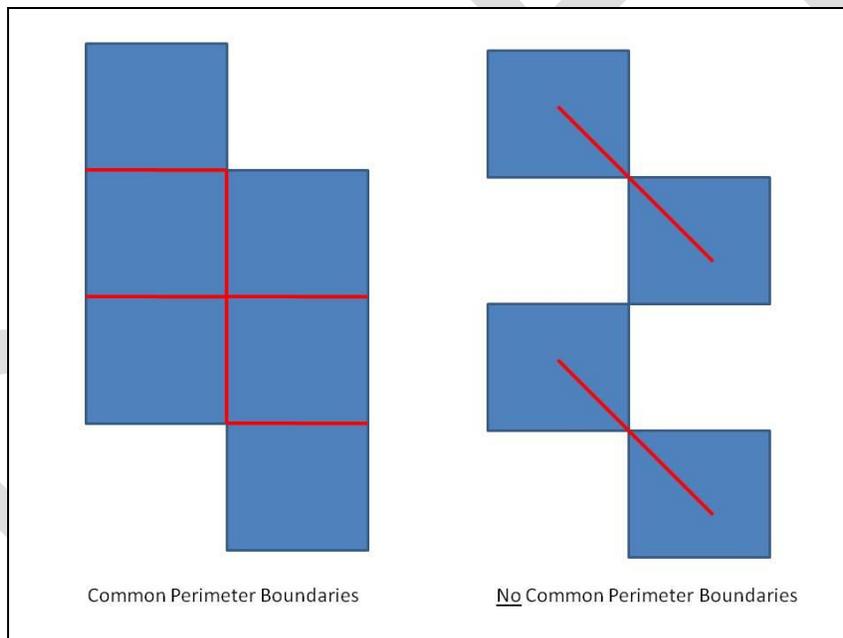
DENSITY USE CONVERSION MULTIPLIERS

Use	Configuration	Density Unit Equivalent
Hotel room or small apartment	Room, excepting corridors/foyers, not exceeding 500 sq ft	0.25
Hotel suite or 1 bedroom apt	Room, excepting corridors/foyers, not exceeding 650 sq ft	0.33
Hotel or multifamily – A	Unit with attached rooms, excepting corridors/foyers, not exceeding 1,000 sq ft	0.50
Hotel or multifamily – B	Unit with attached rooms, excepting corridors/foyers, 1,000 to 2,000 sq ft	0.75
Hotel or multifamily – C	Unit with attached rooms, excepting corridors/foyers exceeding 2,000 sq ft	1.00
Single family	Separate, attached, or unattached dwelling unit with any number of rooms (e.g., patio homes, townhomes, or condominiums). Allows customary accessory structures.	1.00
Retreat center	Center not exceeding 10,000 sq ft of meeting and support space, with commercial uses occupying no more than 1,000 sq ft. Accessory cabins and other temporary living facilities permitted.	4.00 for base area of 10,000 sq ft plus 1.00 for each 2,500 sq ft beyond base allowance. 0.50 for temporary living facility not exceeding 1,000 sq ft
Recreation commercial	Clubhouses, ski facilities, stables, activity centers, hunting clubs, and similar recreational activities (per 1,000 sq ft of enclosed structures)	1.00 for base area of 4,000 sq ft or less plus 1.00 for each additional 1,000 sq ft beyond base allowance
General commercial	Restaurant, retail, office, and other commercial space (per 1,000 sq ft of enclosed space)	1.00 for base area of 2,000 sq ft or less plus 1.00 for each additional 1,000 sq ft beyond base allowance

Use	Configuration	Density Unit Equivalent
Public facilities	Public facilities with human occupancy such as fire stations, utility plants, etc. (per 1,000 sq ft). Facilities without human occupancy not counted in density determination.	0.25
Resource extraction activities and associated structures	Logging, gravel extraction, rock harvesting and similar uses	0.00
Other uses/activities/structures normally associated with agricultural or timber resource activities		0.00

Rationale and Example Calculations

Example 1 (Bulk & Dimensional Requirements)



Example 2 (Base Density):

A subdivision or ODP site includes 640 acres. The base density would be $640/40 = 16$ density units or lots.

Example 3 (Site Location):

A 640 acre subdivision or ODP would start with a base density of $(640/40) = 16$ density units or lots.

If the subdivision or ODP meets two of the three site selection criteria: the resulting adjusted density would be the base density units multiplied by the

adjustment. The calculation would be: $(640/40) \times 1 = 16$ additional density units or lots.

If no other adjustments were obtained the adjusted density units would be added to the base density. The calculation would be $[(640/40) \times 1] + (640/40) = 32$ for the total permitted density units or lots.

If the same 640 acre site meets all three of the criteria the resulting density adjustment would be the base density multiplied by two (2). The calculation would be: $(640/40) \times 2 = 32$ additional density units or lots.

If no other density adjustments were obtained the adjusted density units would be added to the base density. The calculation would be: $[(640/40) \times 2] + (640/40) = 48$ density units or lots.

Example 4 (Site Design):

A 640 acre subdivision or ODP would start with a base density of $(640/40) = 16$ density units or lots.

If the subdivision or ODP is designed to provide between 50 and 75 percent open space, the density adjustment would be the base density multiplied by four (4). The calculation would be: $(640/40) \times 4 = 64$ additional density units or lots.

If no other adjustments were obtained the adjusted density units or lots would be added to the base density. The calculation would be: $[(640/40) \times 4] + (640/40) = 80$ for the total permitted density units or lots.

Site Selection and Site Design adjustments are additive to the base density; a site meeting two of the three site selection criteria and setting aside more than 75 percent permanent open space would result in the site selection increase + the site design increase. The calculation for the above example would be $[(640/40) \times 2] + [(640/40) \times 6] = 128$ increased density units or lots.

If no other adjustments were obtained the increased density units would be added to the base density. The calculation would be: $[(640/40) \times 2] + [(640/40) \times 6] + (640/40) = 144$ permitted density units or lots.

Example 5 (Adjusted Base Density):

A 30 acre subdivision or ODP would start with a proportioned base density of $(30/40) = .75$ density units or lots to be used to determine increases.

The increased proportional density for the subdivision or ODP meeting two of the site selection criteria and proposing 50 percent open space would result in the site selection increase + the site design increase. The calculation would be $[(30/40) \times 1] + [(30/40) \times 4] = 3.75$ density units or lots.

If no other adjustments were obtained the increased density units would be added to the base density unit of one (1). The calculation would be: $[(30/40) \times 1] + [(30/40) \times 4] + (1) = 4.75$ density units, rounded to six (5) density units or lots.

A proposed 430 acre subdivision meeting all of the site selection criteria and proposing 75 percent open space would receive the base density $(430/40) +$ the

site selection increase of $[(430/40) \times 2]$ + the site design increase $[(430/40) \times 6] = 96.75$ density units or lots, rounded to 97 permitted density units or lots.

Example 6 (Density Relocation):

- A. Eighty (80) acres of density units are relocated into a subdivision or ODP meeting the criteria listed above. The relocated density of each 40 acre unit would be multiplied by four (4) or $(80/40) \times 4 = 8$ additional density units or lots added to the project site.
- B. A 160 acre conservation home site retaining 40 acres that is restricted from public access would create $[(160-40)/40] \times 4 = 12$ additional density units or lots to be added to the project site.

Example 7 (Combined Density Adjustments):

A 640 acre subdivision or ODP meeting two of the three site selection criteria, and proposing between 50 and 75 percent permanent open space, and relocating 80 acres of off-site density would be entitled to the base density $(640/40) +$ the site selection increase $[(640/40) \times 1] +$ the site design increase $[(640/40) \times 4] +$ the re-located density $[(80/40) \times 4] = 104$ density units or lots.