

**Table 1:** Density Themes

<b>1. Workforce Housing</b>
<b>2010 Comprehensive Land Use Plan Goals/Policies</b>
<b>Policy 5A.1.5</b> Pender County could provide incentives such as density bonuses to developers that offer established affordable/workforce housing programs through community land trusts such as the Cape Fear Housing Community Land Trust.
Mixed Use Definition: Mixed Use areas are intended to help reduce sprawl by concentrating a mix of uses in convenient locations; by promoting an efficient sustainable pattern of land uses, and by providing most of the goods and services needed by residents in a coordinated, concentrated manner. Mixed Use areas are intended to reduce the number and length of auto trips by placing higher density housing close to shopping and employment centers.
<b>Potential UDO Criteria</b>
A. At least 15% of the units shall have payments affordable to persons and families with annual incomes at or below 60% of the area median income, according to the target income limits set by HUD for Pender County.
B. Workforce units shall be incorporated throughout the project, and shall not be distinguishable from market-rate units through location, grouping, design or other physical characteristics
C. Affordability in for- sale units shall be required to be adhered to only in the initial sale.
D. Compliance measures may be required at the time of approval including but not limited to contracts, restrictive covenants, deed restrictions and stipulated penalties

<b>2. Low Impact Development</b>
<b>2010 Comprehensive Land Use Plan Goals/Policies</b>
<b>Goal 3A.1</b> Develop a preferred growth pattern that includes traditional suburban communities but also allows for higher density residential development and for innovative mixed-use developments to incorage more compact, sustainable growth patterns
<b>Potential UDO Criteria</b>
A. Documentation of certification from the appropriate professional form shall be submitted as part of the application package. An example form can be found in Appendix D- Typical Forms and Surveyor Notes.
B. The LID Project must comply with the requirements for stormwater management as set forth in 15A NCAC 02H.1005.
C. All provisions of Section 7.14, as applicable, must be met before LID certification can be granted for density bonus.

<b>3. Major or Minor Collector Street</b>
<b>2010 Comprehensive Land Use Plan Goals/Policies</b>
<b>Transportation Goal 2B.1</b> Manage the timing, location and intensity of growth by coordinating transportation improvements in accordance with the Comprehensive Land Use Plan and the Pender County Collector Street Plan.
<b>Policy 7B.1.1</b> The County should utilize and promote a hierarchical, functional transportation system, that prioritizes needs improvements, and promotes the proper arrangement of land use patterns to ensure and determine the proper levels of service (LOS) to reduce any associated negative impacts to the overall transportation network.
<b>Potential UDO Criteria</b>
A. Only applicable if the collector street identified within the project bounds is classified as a major or minor collector street per the Pender County Collector Street Plan, Pender County Transportation Plan or other approved State or Federal Transportation Improvement Plan.
B. The formula for density calculation shall be; Total Tract Acreage less (Non-Residential Areas, Total Wetlands, and Open Spaces) divided by total units. Passive open space may be subtracted from the total wetland delineation in the Master Development Plan if it is calculated to be less than the total wetland area.
C. Any deviations or adjustments to the density calculation shall be approved by the Administrator based on the proposed collector streets,