

4.6.7 Density

- A. RA, Rural Agricultural, and RP, Residential Performance zoning districts shall adhere to the Zoning District Dimensional Requirements as outlined in Section 4.14
- B. PD, Planned Development and RM, Residential Mixed zoning districts
 - 1. Calculation: shall be computed by subtracting items a-e from total parcel acreage to determine developable land area. Next, divide the number of residential units proposed by the developable land area to determine density.
 - a) Total wetlands acreage on subject tract
 - b) Rights of way area (in acres)
 - c) Parking areas (in acres)
 - d) Non-residential acreage (commercial)
 - e) The total required open space per Section 7.6.1.C (shall utilize the minimum active and minimum passive open spaces)
 - 2. A maximum of five (5) units per acre is allowable
 - 3. Additional density allowances may be granted by the governing board, for each item provided from below (4.6.7.B.3.a-e). Each item provided shall be worth one (1) additional density credit, with a maximum obtainable density of eight (8) units per acre.
 - a. Workforce Housing
 - 1. 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, per the target income limits set by HUD for Pender County
 - 2. 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
 - 3. Affordability in for-sale units shall be required to be adhered to only in the initial sale.
 - 4. Compliance measures may be required at the time of approval, including but not limited to; restrictive covenants and deed restrictions.
 - b. Low Impact Development
 - 1. 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.
 - 2. The LID Project must comply with the requirements for stormwater management as set forth in 15A NCAC 02H.1005.
 - 3. All provisions of Section 7.14, as applicable, must be met before LID certification can be granted for density bonus.
 - c. Collector Street Provided
 - 1. 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.

2. The density calculation does not require the collector street to be removed from developable area
3. Any deviations or adjustments to the density calculation shall be approved by the Administrator based on the proposed collector streets

d. Open Space: Only applicable if the density provided is more than half of the total tract acreage.

e. Resilient Stormwater: Project is designed and certified beyond the next average recurrence interval beyond current Unified Development Ordinance standards for quantity for stormwater design.

3. Density Transfer - In any instance where a particular development is located in more than one district the density shall be separately computed for each district and no density may be transferred between districts.

4.7.3 RM: Residential Mixed

The Residential Mixed (RM) District is designed to allow for a variety of conventional built and multifamily housing types which can be accommodated dependent on necessary infrastructure including but not limited to community or regional utilities and infrastructure. A variety of housing types as referenced within the Table of Permitted Uses shall be allowable, however only one housing type is required for development. The type of development should be compatible with surrounding land uses and consistent with the goals and policies of the Comprehensive Land Use Plan. The density development standards shall be calculated similar to the Planned Development (PD) District (4.8.1.D.1) per Section 4.6.7

4.8.1. C Number of Dwelling Units (Density)

- 1) ~~Determination — The number of dwelling units in a project utilizing the PD development standards shall be a maximum of five (5) units per net density. The density is calculated as total tract acreage subtracting the following:~~
 - a) ~~Areas reserved as non-residential development~~
 - b) ~~Total wetland calculations~~
 - c) ~~Rights of way and parking areas~~
 - d) ~~Active and passive open space~~
 - i) ~~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.~~
- 2) ~~In effort to encourage quality urban design and environmentally sensitive development, an increase in density may be allowed by the Planning Board when such an increase can be justified by superior design or the provision of additional amenities such as public and/or private open space.~~

4.8.1.C Number of Dwelling Units (Density)

- 1.) The density development standards shall be calculated per Section 4.6.7