

**DRAFT
JEFFERSON COUNTY
ARTICLE VI-M
PLANNED RURAL RESIDENTIAL DEVELOPMENTS (PRRDs)**

18.15.520 Modification of permitted densities – Density bonuses.

- (1) Purpose for Bonus Densities. Bonus densities are intended to provide the incentive to encourage the development of more affordable housing, provide additional public amenities, or preserve valuable natural or cultural resources and features. The satisfaction of any of the bonus density criteria specified in subsection (4) of this section is considered to be in the public interest and worthy of a bonus density.
- (2) Eligibility for Bonus Densities. Eligibility to obtain a bonus density is based upon site plan review and approval by the hearing examiner after a public hearing. Such bonus densities may be granted to a deserving application if the PRRD plan submitted is judged by the hearing examiner to have achieved one or more of the bonus density criteria in subsection (4) of this section.
- (3) Maximum Bonus Density. The maximum bonus density allowed is limited to an additional 20 percent over the density allowed in the underlying zone, calculated by rounding up to the nearest whole number. In addition to criteria provided in this Article VI-M, the density shall be compatible with the site's natural constraints and the character and density of the surrounding area.
- (4) Criteria for Approval of Bonus Densities. Upon submittal of the PRRD application, the hearing examiner shall review the proposed project and with respect to the allocation of bonus densities for the project. The allocation of bonus densities should be based upon a comprehensive review of the entire project. It is the intention of this section to allow bonus densities where a PRRD applicant proposes design attributes providing public benefits in addition to those required by local, state or federal land use, health, or environmental regulations. Bonus densities shall not be allowed for site design proposal that merely reflect mandatory requirements of local, state and federal codes or regulations. Consideration shall be given to, but not necessarily limited to the following criteria:
 - (a) Preservation of Natural, Historical and Cultural Features. Items for consideration under this criterion include the preservation and minimum disturbance of natural features and wildlife habitat; preservation of unique historical or cultural features; preservation of open space; and preservation of scenic resources.
 - (b) Public Service and Facility Availability. Items for consideration under this criterion include the provision of public park or other public facilities and/or sites; bicycle and pedestrian pathway systems; public transit access to the site; and special site design for special needs residents.
 - (c) Energy Efficiency. Items for consideration under this criterion include preservation of solar access; south orientation with added glazing for inhabited structures; the use of landscaping and topography for windbreaks and shading; common wall construction; the use of solar energy systems either passive or active for heating and/or cooling; energy conserving design of roadways and other structures; and higher insulation levels.

- (d) Public Recreation Facilities. Items for consideration under this criterion include provision for public recreational features such as active play areas, passive open space areas, golf courses, and bicycle and pedestrian pathway systems.
- (e) Environmental Design. Items for consideration under this criterion include on-site designs providing regional benefits, including drainage control using consistent with Chapter 18.XX JCC (Planned Low Impact Development); flood control measures, particularly those measures serving regional needs; significant public access provided to designated potential open space or park areas, shoreline areas, trails, scenic sites and viewpoints; provision for substantial and exceptional landscape treatment; preservation of habitat identified for threatened and endangered species; and the use of recycled materials and resource conserving designs.
- (f) Affordable Housing. Items for consideration under this criterion include the provision of a mix of housing types, use of townhouses or other common wall construction techniques directed toward providing a reasonable mix or diversity of bona fide affordable housing opportunities for the community. For the purposes of this section, and consistent with Policy #6 of the County-wide Planning Policy for Jefferson County, "affordable housing" means housing units available for purchase or rent to individuals or families with a gross income between the federally recognized poverty level and the median income for working families in Jefferson County; with costs, including utilities, that do not exceed 36 percent of gross income. Bonus densities will also be allowed for projects providing low-income housing in market rate developments. In such developments and other developments seeking bonus densities for the provision of low-income housing opportunities, the amount of bonus will be linked to the level of affordability (i.e., the lower the cost or rental rate per unit, the greater the bonus afforded to the development). Density bonuses for low-income housing projects will be granted only where all of the following conditions are satisfied:
 - (i) The developer must agree to sell or rent the units to qualifying residents (i.e., only low-income and very low-income households);
 - (ii) The developer must ensure the continued affordability of the units by qualified residents for a minimum of 20 years through the use of restrictive covenants or other deed restrictions approved by the county; and
 - (iii) The units must be of an innovative design and compatible with the existing character of the surrounding area, with adequate assurances that such design and compatibility will be maintained throughout the 20-year period.
- (g) Provision of Innovative Design. Items for consideration under this criterion include the provision of innovative design elements similar to, but not limited to, those described in JCC 18.15.515(2).
- (h) Other suitable items believed by the county to be worthy of consideration may also be included as bonus density criteria. [Ord. 11-00 § 3.6.13(10)]

18.15.525 Modification of development standards.

- (1) The following development standards may be modified in approving a PRRD application:
 - (a) Building setbacks;

- (b) Height of buildings or structures, not to exceed 40 feet;
 - (c) Lot size;
 - (d) Lot width; and any other standards contained in Chapter 18.30 JCC.
- (2) Standards that may not be modified or altered are:
- (a) Shoreline regulations when the property is located in an area under the jurisdiction of the Jefferson County Shoreline Master Program;
 - (b) Standards pertaining to development within environmentally sensitive areas as set forth in Articles VI-D through VI-J of this chapter;
 - (c) Regulations pertaining to nonconforming legal structures and uses as set forth in JCC 18.20.260; and
 - (d) Regulatory standards and requirements of the Jefferson County health department, Washington State Department of Health, and Washington State Department of Ecology pertaining to the provision of potable water and wastewater disposal.
- (3) Criteria for Approval of Alternative Development Standards. Approval of alternative development standards for PRRDs differs from the variance procedure described in Article IX of Chapter 18.40 JCC in that rather than being based upon hardship or unusual circumstance related to a specific property, the approval of alternative development standards proposed by a PRRD shall be based upon the criteria listed in this Article VI-M. In evaluating a planned development that proposes to modify the development standards of the underlying zoning district, the hearing examiner shall consider and base its findings upon the ability of the proposal to satisfy the following criteria:
- (a) The proposed PRRD shall be compatible with surrounding properties, especially as relates to the following:
 - (i) Landscaping and buffering;
 - (ii) Public safety;
 - (iii) Site access and circulation;
 - (iv) Architectural design of building and harmonious use of materials;
 - (b) The unique characteristics of the subject property;
 - (c) The arrangement of buildings and open spaces as they relate to various uses within or adjacent to the PRRD;
 - (d) Visual impact of the PRRD upon the surrounding area;
 - (e) Improvements proposed in connection with the PRRD;
 - (f) Preservation of unique natural features of the property; and

- (g) The public benefit derived by allowing the proposed alteration of development standards, including those items discussed in 18.15.520 (4). [Ord. 11-00 § 3.6.13(11)]