

Site Plan TDR, BLT and MPDU Calculations Table Examples:

<i>Example 1: (No zone assumed)</i>		<i>Example 2: (No zone assumed)</i>	
Base Density:	420 d.u. (15 ac. x 28 d.u./ac.)	Base Density:	79 d.u. (13.3 ac. x 6 d.u./ac.)
Total proposed residential units	473 d.u.	Total density with max. bonus:	97 d.u. (79.8 x 1.22 = 97.35)
Bonus units	53	Required MPDUs:	15 d.u. (97 x 15%)
Density bonus over the base	12.6%		
Required MPDUs	66 (473 x 13.8% [based on sliding scale])		
<i>Example 3:</i>			
A 100-acre property zoned R-200/TDR-4 for a 390-lot subdivision			
R-200 Base Density:	100 x 2 = 200		
Max. TDR-4 Density:	100 x 4 = 400		
a. Required MPDUs	390 x 12.5% = 49 d.u.		
b. Required TDRs	390 – 200 – 49 = 141*		
	* Number of TDRs must be at least 2/3 of maximum permitted (200) or a waiver is required.		
<i>Example 4 (No zone assumed)</i>			
	Base Density	300,000sf	
	Square footage provided using BLTs	110,000sf	
	BLTs required (1 BLT per 20,000sf)	115,000 / 20,000 = 5.75	