

18.82.070: DENSITY AND THE USE OF TRANSFERABLE DEVELOPMENT RIGHTS (TDRs):

A. The density of the proposed development shall be the same density as allowed in the general plan designation. Residential densities shall be determined pursuant to [chapter 17.02](#) of this code. A concept plan that meets all of the requirements set forth in the zone for a subdivision shall be presented to the planning staff to determine the density of the proposed development. All lot and road standards shall apply.

B. A density bonus shall only be permitted exclusively with the use of TDRs. TDRs may be used to increase the overall density. The maximum density shall be no more than double of the established density in the original general plan designation. (Ord. 2006-36, 11-21-2006)