

Critical Area Ordinances
Examples of Density Transfer Provisions

City of Mount Vernon

MVC 15.40.170 Density calculation – Transfer of density.

An owner of a site or property containing critical areas may be permitted to transfer the density attributable to the critical area to the unconstrained portion of the same site or property subject to the requirements of the following chapters of this code:

A. Chapter 17.69, Planned Unit Development District, which allows density increases for a combination of open space meeting specified criteria up to a maximum of 20 percent; and for design factors such as landscaping, siting, and design features up to a maximum of 20 percent; or

B. Chapter 16.16, Subdivision Design Standards, which allows up to a 20 percent decrease in lot size for cluster development which then retains open space including critical areas. (Ord. 2482 § 17, 1992).

Mason County

MCC 17.01.110(E)(3)

Density Credit: On lands containing FWHCAs (Fish and Wildlife Habitat Conservation Areas) or their buffers, the county shall allow a transfer of density for residential uses from the portion of the property containing the critical areas or buffers to that portion of the property that does not contain critical areas or buffers - that is, the property could be developed with the same number of lots it would have if critical areas were not present - provided that such transfer does not create any adverse impacts to the critical area that can not be adequately mitigated and provided that all other development regulations can be met.