

MROC Zoning Sample Calculation, 1-Acre Parcel

Distance from Tri-Rail (measured by airline route)	Residential Floor Area	Density		Workforce Housing	
				20 % to Achieve Max Density (Existing)	30 % to Achieve Max Density (Under Discussion)
Within 1,000 linear feet	Up to 100%	Standard	40 du / ac	40 market rate units, 10 workforce units	35 market rate units, 15 workforce units
		Incentive	50 units / ac		
Between 1,001 & 2,500 linear feet	Up to 80%	Standard	40 du / ac		
		Incentive	50 units / ac		
Greater than 2,500 linear feet	Up to 75%	Standard	32 du / ac	32 market rate units, 8 workforce units	28 market rate units, 12 workforce units
		Incentive	40 units / ac		