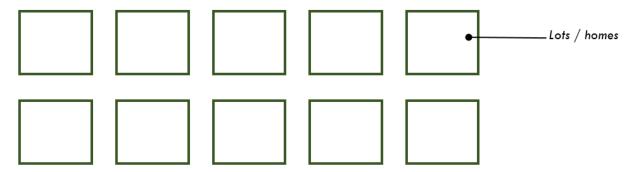**The following provides a hypothetical example to illustrate how the OSCRD could be used, incorporating the various bonuses for inclusion of subsidized housing as part of the development.[1]**

Parcel size: 15 Acres
Wetlands: 5 Acres

Potential Development under Existing Regulations: 10 lots
Notes:

- 10 lots is based on amount of wetlands and geometry of hypothetical parcel
- All units are market-rate with no control for affordability
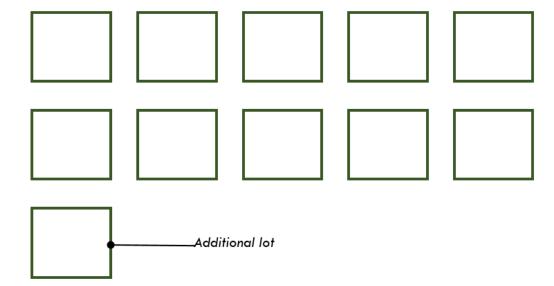- Entire tract is subdivided into private lots

Lots / homes

Potential Development under basic OSCRD: 11 lots
Notes:

- Number of units is based upon formula or conceptual plan
- All units are market rate but minimum 50% land is preserved as open space (at least half of open space must be upland)
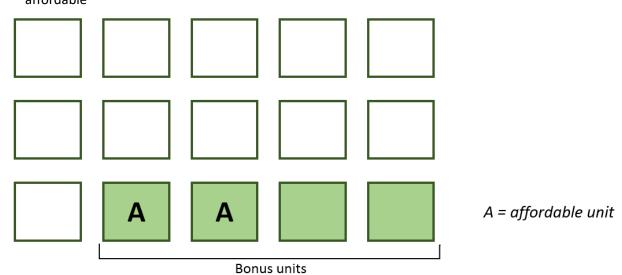- Allows for reduction in lot size to accommodate open space preservation

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[1] The above assumes subdivision into separate lots for each home. In cases where the tract is not subdivided but creates a condominium complex, the same dimensional standards apply; thus, the analysis is the same.

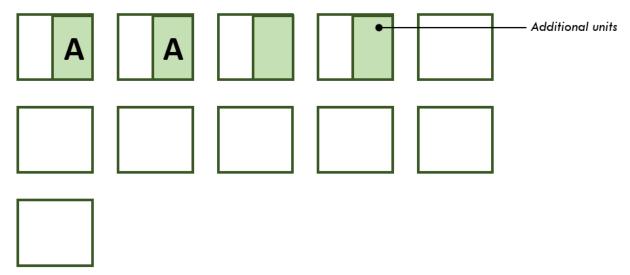**OSCRD with density bonuses through additional lots:** 15 lots

Notes:

- Developer is granted an additional lot to build a market-rate unit in exchange for an additional lot containing a deed-restricted unit
- The bonus is limited to 50% increase from the base OSCRD formula. In this case 50% increase of 11 units would round to 5 units; however, because the bonus requires a one-for-one increase, only additional units would be built.
- Two of the four additional units would be deed-restricted affordable
- All units would be subject to an average size of 1,200 square feet with no more than 1/3 of units three bedrooms, thus helping to ensure that market rate units would also be relatively affordable

A = affordable unit

Bonus units

OSCRD with density bonuses through duplexes: 4 additional units

Notes:

- Developer can convert single family cottages to duplexes so that for each market rate duplex unit an affordable unit is provided.
- The bonus is limited to 33% increase from the base OSCRD formula. In this case that would mean four additional units on top of the 11 from the base.

OSCRD with both density bonuses combined: 15 total lots and 19 total units

Notes:

- The two bonuses can be combined