DENSITY BONUS CRITERIA
(9/4/18)

1. Consistency in design (5%):
   a. consistent and overall subdivision design theme
   b. unified architectural building styles
   c. consistency in building materials, colors, height, type and quality
   d. other subdivision design features and amenities designed to add long term attractiveness and quality

Discussion:

a. single story
b. 3-12 pitch or less
c. hip roof
d. 20' maximum height of buildings
e. southwestern or Mediterranean architecture; or unified architecture okay?
f. earth tone colors
g. energy efficient materials – rating?

2. Convenience in layout, variety of lot sizes, and unique subdivision features (10%).
   a. creative or extraordinary design layout
   b. variations in lot sizes
   c. incorporates unique features and amenities for the benefit of subdivision and community not typically required or provided in other subdivisions

Discussion:

a. rural streets, etc. (should this be where we incorporate the rural subdivision instead of a separate overlay if located W of 600 W?) OR should the rural overlay be mandatory for everything W of 600 W?
b. ___% of lots at least 1,000 sq ft larger than required minimum
c. entrance feature; trail head