DENSITY BONUS CRITERIA
(9/18/18)

Subdivision Enhancement Overlay:

- Legislative Decision as to where in the city a density bonus will be all.owed;
-Administrative Decision to calculate amount of density bonus in exchange for specified community enhancements

1. Consistency in design (~~5~~*10%?*): [Change to view-friendly architectural building styles???]
    a. consistent and overall subdivision design theme (too vague; already required??; inconsistent with #2 below)
    b. unified architectural building styles (view-friendly architectural building styles)
    c. consistency in building materials, colors, height, type and quality (already required)
    d. other subdivision design features and amenities designed to add long term attractiveness and quality (too vague)

Discussion:

a. single story *[3%?]*
b. 3-12 pitch or less *[2%?]*
c. hip or flat roof style *[2%?]*
d. 20' maximum height of buildings [3%?]

2. ~~Convenience in~~ *[View-friendly???]* layout, variety of lot sizes, and unique subdivision features (10%).
    a. creative or extraordinary design layout (too vague)
    b. variations in lot sizes (define)
    c. incorporates unique features and amenities for the benefit of ~~subdivision and~~ community not typically required or provided in other subdivisions (only community; too vague)

Discussion:

a. *50%*??? of lots around perimeter at least 10% larger than required minimum *[5%?]*
b. trail head
c. additional perimeter landscape buffer (vague & covered by open space?)
d. landscape around detention basins
e. *50%*??? greater side/rear setbacks around perimeter abutting single family residential and/or public streets *[5%?]*

3. Separate Discussion (not density bonus related): New Rural Overlay beginning at 600 West???