(1) Lot Coverage and Density:

(a) In Townhome (R-TH) and Multi-Family (RM) zoning districts:

(i) The allowed base density: 14% building coverage per acre with no building restrictions.

(ii) The allowed base density: 25% for projects restricted to only single story buildings.

(2) Maximum density with bonus:

(a) For projects with no building restrictions the base density may be increased to a maximum density allowance of 30% building coverage per acre with design incentives for recreational amenities as described below.

(b) For projects with only single story buildings the base density may be increased to a maximum density allowance of 45% building coverage per acre with design incentives for recreational amenities as described below.

(3) Design Incentives

(a) Incentives For Recreation Amenities: Recreation amenities shall be categorized as A, B, C and D amenities.

(i) Category A recreation amenities includes appropriately sized full service clubhouses.

Category A amenities qualify for a 10% density bonus on projects with no building restrictions and a 10.5% density bonus on projects with only single story buildings.

(ii) Category B recreation amenities include swimming pools, tennis courts, multiuse sports courts, or other amenities of similar value and weight nature.

Category B amenities qualify for a 3% density bonus on projects with no building restrictions and a 5% density bonus on projects with only single story buildings.

(iii) Category C recreation amenities include children play areas, basketball court, pavilion/gazebo, walking paths, and other amenities of similar value and weight nature.

Category C amenities qualify for a 2% density bonus on projects with no building restrictions and a 3% density bonus on projects with only single story buildings.

(iv) Category D recreation amenities include security lighting, outdoor barbeque, picnic tables, sandbox, volleyball court, horseshoe pitching area, or other amenities of similar value and weight nature.

Category D amenities qualify for a 1% density bonus on projects with no building restrictions and a 1.5% density bonus on projects with only single story buildings.