

10-8A-9: DENSITY:

The baseline density in any residential development in the A-.25 zone shall be one and eight-tenths (1.8) lots per acre. A density bonus may be considered for projects which comply with the bonus density requirements of this section. The amount of density bonus shall be determined by the type of bonus density requirements and improvements incorporated in the development proposal as set forth in the following chart. For applicants requesting a density greater than the baseline density, the planning commission shall determine whether the applicant has complied with the necessary design components as set forth in the following chart and shall determine the resulting density. The additional units per acre allowed above the baseline density shall be determined by adding the density bonus points to the baseline density. This figure is the additional number of units per acre allowed above the baseline density. This number, when added to the baseline, will determine the total density per acre for the project. (Example: A subdivision develops a splash pad as part of their development. The resulting maximum density per acre is 2.1 lots per acre calculated by adding the 1.8 baseline density and the 0.3 density bonus points.) Provided, however, in no event shall the resulting density exceed two and one-half (2.5) lots per acre in a subdivision or ~~three (3.0)~~ two and eight-tenths (2.8) lots per acre in a planned unit development.

<b>Bonus Density Requirements</b>	<b>Density Bonus Points</b>
Dedicating and installing at least a 10 foot park strip behind the sidewalk adjacent to a collector or arterial road.	0.1 units per acre
Dedicating and installing a trail connection to an existing trail that provides an amenity for the residents of the proposed project.	0.1 units per acre
Dedicating and installing a trail that provides an amenity for the larger community and is designated in the parks master plan.	0.2 units per acre
Dedicating and installing infrastructure that is identified as a "system improvement" by the city.	0.2 units per acre
Combining 2 or more properties to create 1 larger project of at least 10 acres. The properties must be contiguous to each other <u>and must be consolidated from different property owners.</u>	0.05 units per acre for each 10 acres combined; <u>maximum of 0.2 units per acre for this category</u>
Providing 1/2 acre lots that buffer lots adjacent to existing larger lots or agricultural uses or zones.	0.1 units per acre
In addition to providing 1/2 acre lots adjacent to existing larger lots, developing at least 10 percent of the lots throughout the project as half acre lots.	0.1 units per acre
Developing a planned unit development of at least 15 acres and	0.3 units per acre

providing the required 20 percent open space and trail connections.	
Developing a planned unit development of at least 30 acres and providing the required 20 percent open space and trails designated in the parks master plan.	0.6 units per acre
In a subdivision providing a local park at least 1/2 acre in size or upon approval of the city paying to the city a fee in lieu. For purposes of this provision a park must include a playground or other amenities consistent with the size of the park and not just be a detention pond.	0.1 units per acre
In a subdivision providing a neighborhood park at least 1 acre in size or upon approval of the city paying to the city a fee in lieu. For purposes of this provision a park must include a playground or other amenities consistent with the size of the park and not just be a detention pond.	0.2 units per acre
In a subdivision, providing a community park of at least 3 acres that includes a splash pad, skatepark, or other necessary facility as outlined in the parks master plan or upon approval of the city paying to the city a fee in lieu.	0.3 units per acre
Donating to the city a site for a public school, public buildings, or other public community facilities.	0.3 units per acre