

CHAPTER 31 DENSITY INCREASE

Sections:

- 31.1.0 Purpose
- 31.2.0 Maximum increase
- 31.3.0 Threshold requirements
- 31.4.0 Design standards
- 31.5.0 Formula
- 31.6.0 Application requirements
- 31.7.0 Applicability of other chapters in the zoning ordinance
- 31.8.0 Appeals

31.1.0 PURPOSE. A density increase chapter is established to provide a means whereby an increase in the number of dwelling units may be achieved beyond that amount permitted in the base density of the R-2 and R-3 residential districts. The intent is to create a flexible means by which developers may voluntarily incorporate architectural creativity, site and aesthetic considerations in the design of residential developments that achieve a more efficient site plan, result in a physical development which blends more favorably or harmoniously with neighboring uses and uses within the vicinity, and increase the quality of the living environment for its future residents.

31.2.0 MAXIMUM INCREASE. The lot area per dwelling unit ratio within the R-2 and R-3 residential districts may be reduced in accordance with the provisions of this chapter. The maximum available reduction is as follows:

- (1) R-2 District: May be reduced a maximum of one thousand four hundred square feet, from five thousand square feet per dwelling unit to three thousand six hundred square feet per dwelling unit.
- (2) R-3 District: May be reduced a maximum of one thousand square feet, from 3,000 square feet per dwelling unit to 2,000 square feet per dwelling unit.

31.3.0 THRESHOLD REQUIREMENTS. Applicants shall be required to screen side yard lot lines adjacent a lower density residential district with a minimum five-foot site-obscuring fence, dense shrubs, or other treatment, except those portions within the required front and rear yards. Applicants shall also furnish, prior to issuance of a building permit, a covenant binding the owner to maintain, for the life of the development, all improvements/standards for which a density increase has been received under this chapter.

31.4.0 DESIGN STANDARDS. The following design standards and respective percentages shall be available to applicants seeking to increase the density of residential development on an eligible site.

- (1) Open space.

- (a) Grass (ten percent): Two hundred square feet of sod per dwelling unit. May be located anywhere on the site, but may include only that portion of the required front yard exceeding the amount established in the front yard requirements of the under-lying district. A hose bib is required within fifty feet of any portion of sod provided to meet this standard. Each additional twenty square feet of sod per dwelling unit, in excess of this standard, shall be worth one percent, up to maximum additional five percent.
- (b) Trees (eight percent): One five-foot minimum height tree for each two dwelling units.
- (2) Exterior Design.
 - (a) Porches (ten percent): Covered porch at least three feet deep by four feet wide for each dwelling unit.
 - (b) Balconies (twenty percent): Forty-eight square feet minimum for each above-ground level dwelling unit with no dimension less than six feet.
 - (c) Patios (ten percent): Forty-eight square feet minimum for each ground level dwelling unit with no dimension less than six feet. Patios must be a minimum of four inches thick concrete. If patios are entirely covered, this shall be worth fifteen percent.
 - (d) Lap-siding (sixteen percent): Finish material on all exterior walls is entirely lap-siding.
 - (e) Cedar-siding (sixteen percent): Finish material on all exterior walls is entirely cedar.
 - (f) Stucco-siding (sixteen percent): Finish material on all exterior walls is entirely stucco or material with stucco appearance. Decorative four-inch batting shall be used in conjunction with staccato paneling on all expansion joints.
 - (g) Brick/Stone Siding (thirty-six percent): Finish material on exterior walls is entirely brick or stone.
 - (h) Combined siding (pro-rated percent): When more than one of the above types of siding is used, the proportion of the total exterior wall spaces excluding gable ends each type is applied to will be the proportion of its design standard percentage listed above. The total percentage award shall be determined by adding together with prorated percentages from the siding treatments used.
- (3) General Site Principles.
 - (a) Transit Availability (ten percent): Site abutting an arterial street.
 - (b) Solar Adaptability (two percent): Southern exposure for majority of window space.
 - (c) Views (ten percent): Orient living room windows so views are channeled toward private open spaces.
 - (d) Dwelling Unit Identity (twenty percent): Each ground level unit is visually separated from adjacent ground level units by structural variation(s) in the exterior walls and/or roof line, or groupings of live vegetation and trees arranged adjacent to the exterior walls and

extending outward in order to create a similar effect. All vegetation must be within fifty feet of a hose bib.

- (e) Pedestrian Circulation (four percent): Permanent walkways of solid concrete (three feet wide by four inches thick) or other in-laid masonry technique from each ground level unit to parking area(s) or adjacent street. Loose gravel, decorative rock, bark or other similar material may only be used as trim or accent.
- (f) Parking Areas (six percent): Exterior perimeter, except points of ingress/egress, landscaped with live vegetation, and all such vegetation is within fifty feet of a hose bib.
- (g) Private Open Spaces (ten percent): Building variations, landscaping and trees or fencing arranged or situated to create a minimum of two hundred square feet of private lawn space directly accessible from each ground level unit.
- (h) Side Yard Screening (seven percent): One or more side yards are screened with a five-foot minimum site obscuring method, except those required under the threshold requirement in.

31.5.0 FORMULA. The maximum available reduction in square feet of lot area per dwelling unit as established in shall be multiplied by the total percent reduction earned. The resulting number shall be subtracted from the base lot area per dwelling unit to determine the reduction achieved.

31.6.0 APPLICATION REQUIREMENTS. The site plan submitted for building permit shall show the location of grass and trees and shall be accompanied by a drawing of the exterior walls of all structures, illustrating the type of exterior finish to be used.

31.7.0 APPLICABILITY OF OTHER CHAPTERS IN THE ZONING ORDINANCE. Applicants seeking an increase in density through this chapter shall meet all other applicable requirements of this ordinance, except as otherwise provided in this chapter.

31.8.0 APPEALS. An applicant aggrieved by the Planning Director's decision in the administration of this chapter may appeal to the Board of Commissioners, provided written appeal is filed with the administrative official within ten days of the date of the administrative action taken.