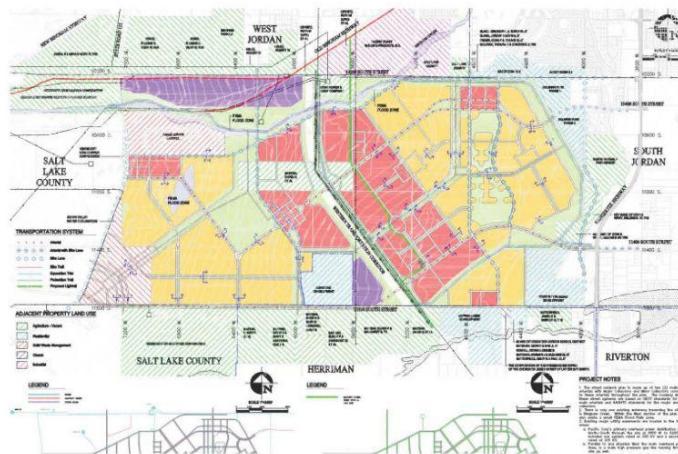


Complete Neighborhoods Overlay



Daybreak Master Planned Community

South Jordan, UT



Units: 8,000 built (2020), 20,785 (total)

Size: 4,100 acres

Zoning: Planned Community

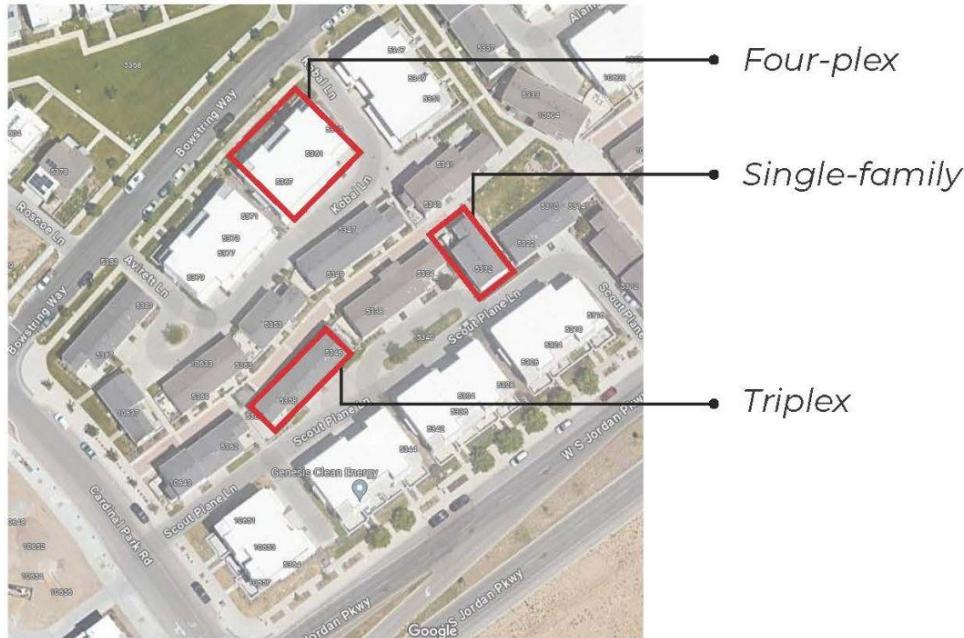
Density Regulations:

- maximum 5 du/ac (Neighborhood)
- maximum 25 du/ac (Village)
- maximum 50 du/ac (Town)

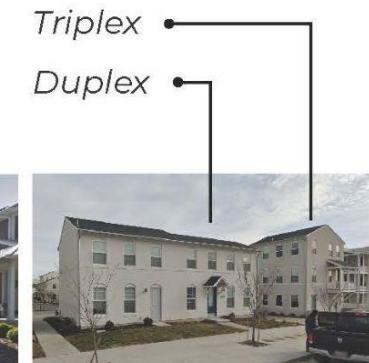
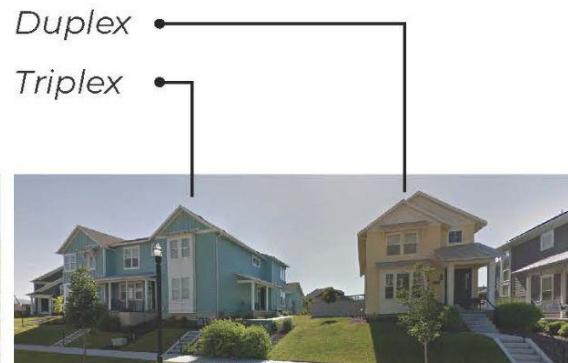
Permitted Residential Uses:

- Single-family
- Townhomes
- Multi-family
- Condominiums

Sample Block



Sample Homes



Beeler Park - Central Park MPD

Denver, CO - (Formerly Stapleton)



Units: 822

Size: 158 acres

Zoning: Residential Mixed-Use

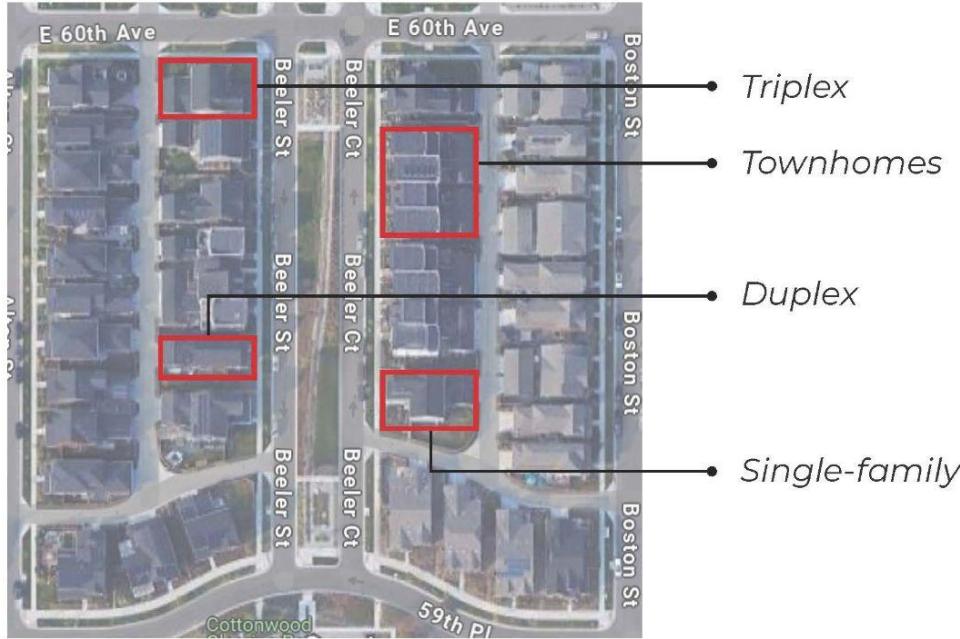
Density Regulations:

- height limitations
- maximum lot coverage

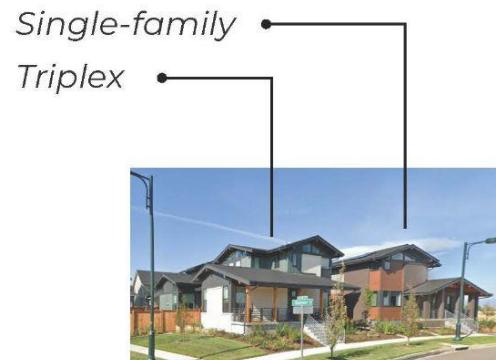
Permitted Residential Uses:

- Single-family
- Duplexes
- Multi-family

Sample Block



Sample Homes



High Point Master Planned Community

West Seattle, WA



Units: 1,529

Size: 120 acres

Zoning: Mixed-Use, Multi-family, and Neighborhood Residential

Density Regulations:

- maximum lot coverage
- FAR limits



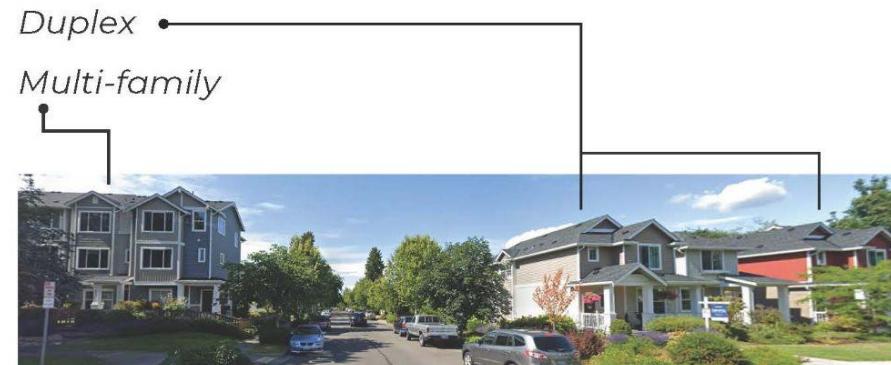
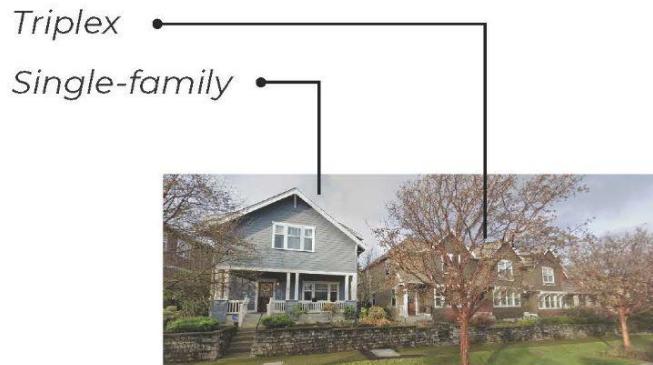
Permitted Residential Uses:

- Single-family
- Townhomes
- Rowhouses
- Multi-family

Sample Block

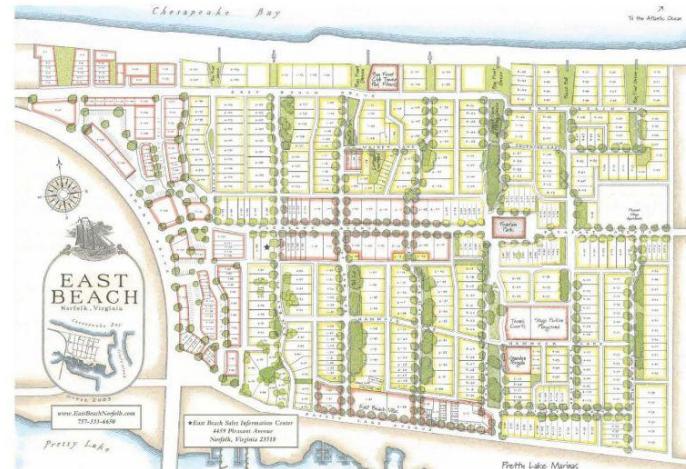


Sample Homes



East Beach Planned Development

Norfolk, VA



Units: 600

Size: 90 acres

Zoning: East Beach Planned Development

Mixed-Use

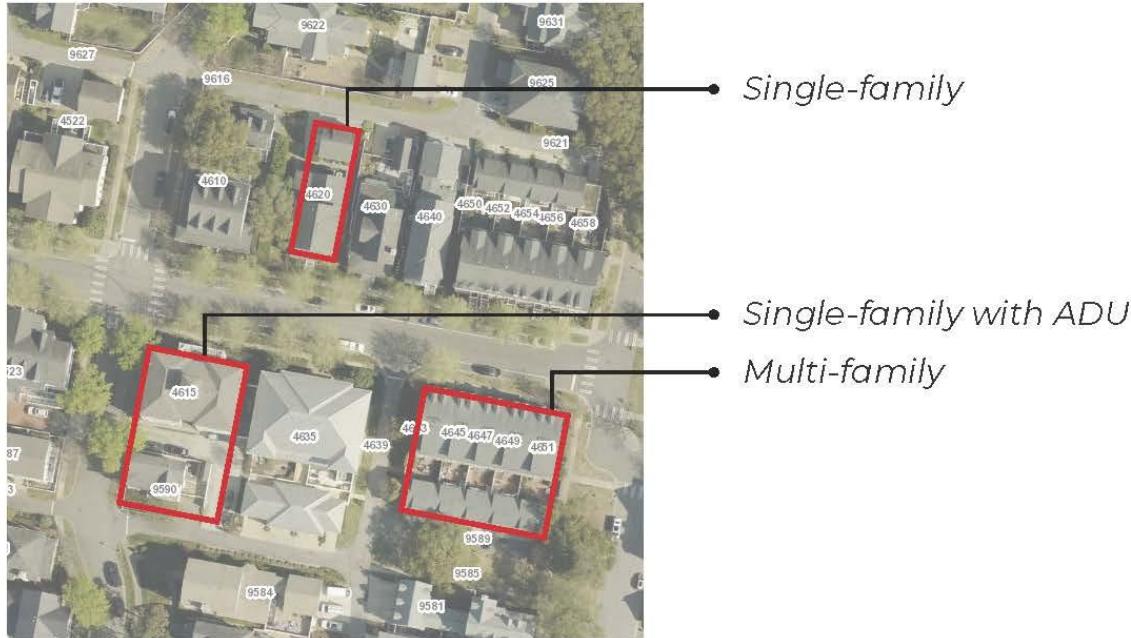
Density Regulations:

- maximum lot coverage
- height limitations

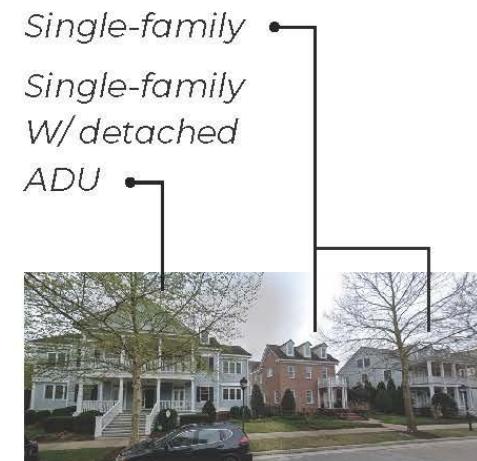
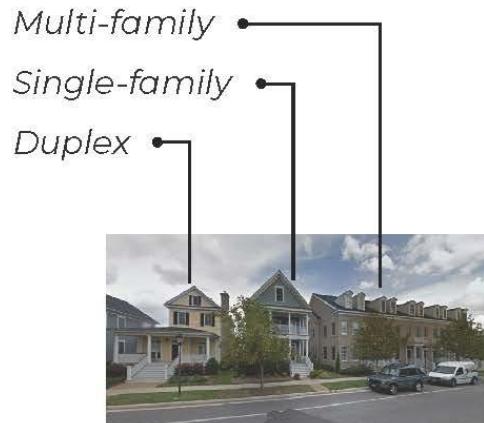
Permitted Residential Uses:

- Single-family
- Two-family
- Townhomes
- Multi-family

Sample Block



Sample Homes



Prairie Queen Missing Middle Neighborhood

Papillion, NE



Units: 132

Size: 50 acres

Zoning: Mixed-Use

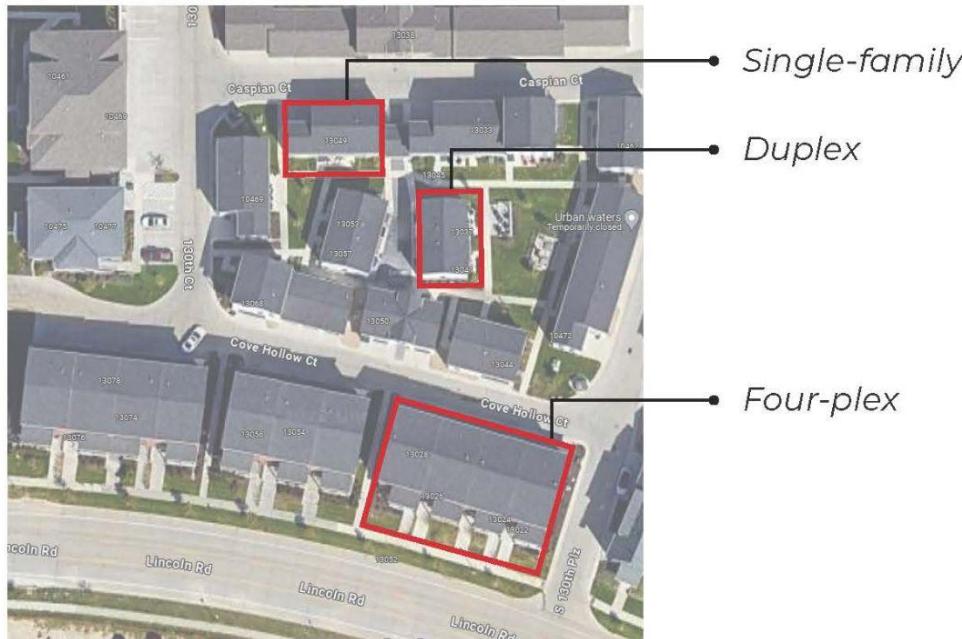
Density Regulations:

- Must contain two use types
- No one use category should account for more than 80% of the building area of the district

Permitted Residential Uses:

- Single-family
- Two-family
- Duplexes
- Townhomes
- Multi-family
- Condominiums

Sample Block

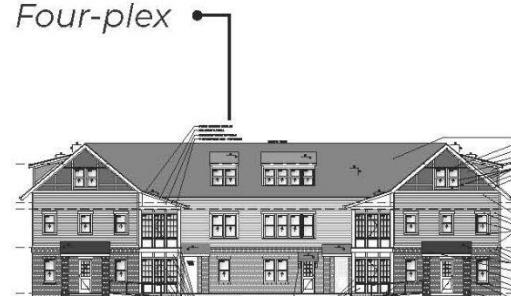


Sample Homes

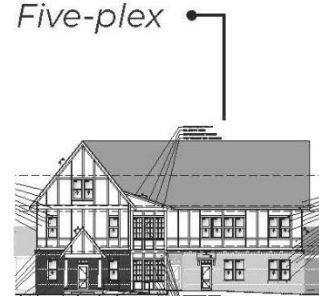
Townhomes



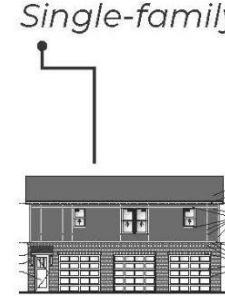
Four-plex



Five-plex



Single-family



Westwoods Mesa

Arvada, CO



Units: 167

Size: 24 acres

Zoning: Planned Unit Development

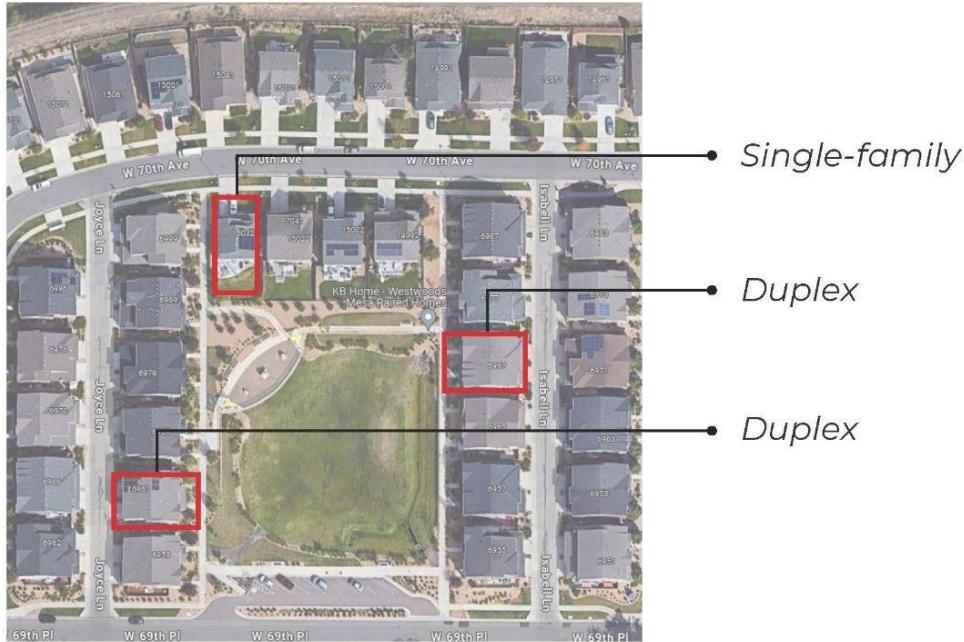
Density Regulations:

- lot and building standards established for individual developments including maximum lot coverage, height, and density

Permitted Residential Uses:

- Single-family
- Duplexes

Sample Block



Sample Homes



Spanish Fork

Local Examples



2041 & 2047 E 1850 S
Units: 2
Zoning: R-1-12



1513 & 1523 S 1960 E
Units: 2
Zoning: R-1-12



1597 & 1607 S 1960 E
Units: 2
Zoning: R-1-12

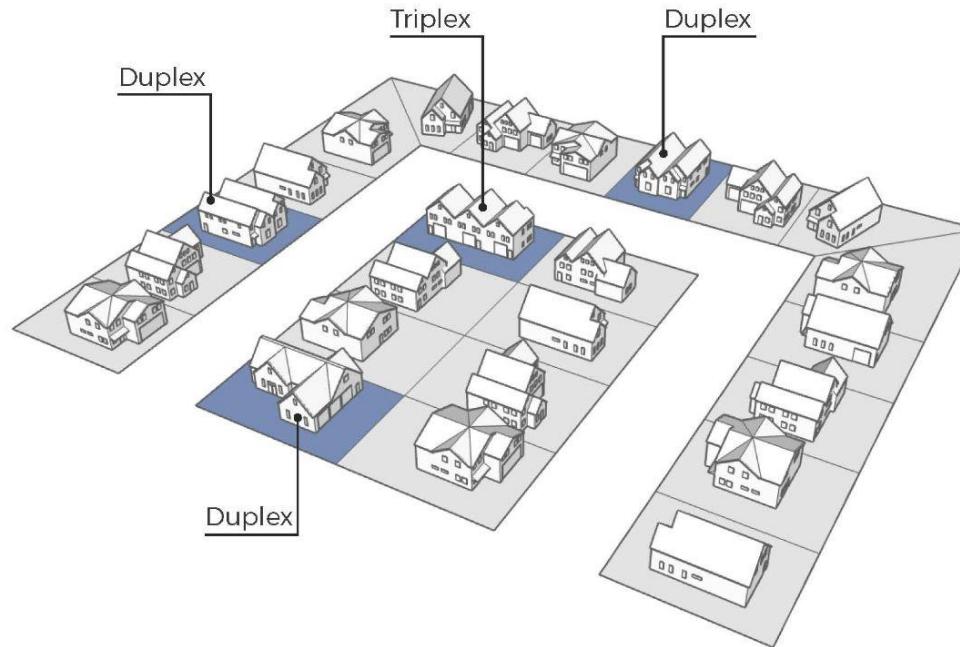


1259 & 1279 E 680 N
Units: 2
Zoning: R-3



Complete Neighborhood Overlay

Example Subdivision



Size: 5 acres

Zoning: R-1-6

Base Density: 5.43 du/ac

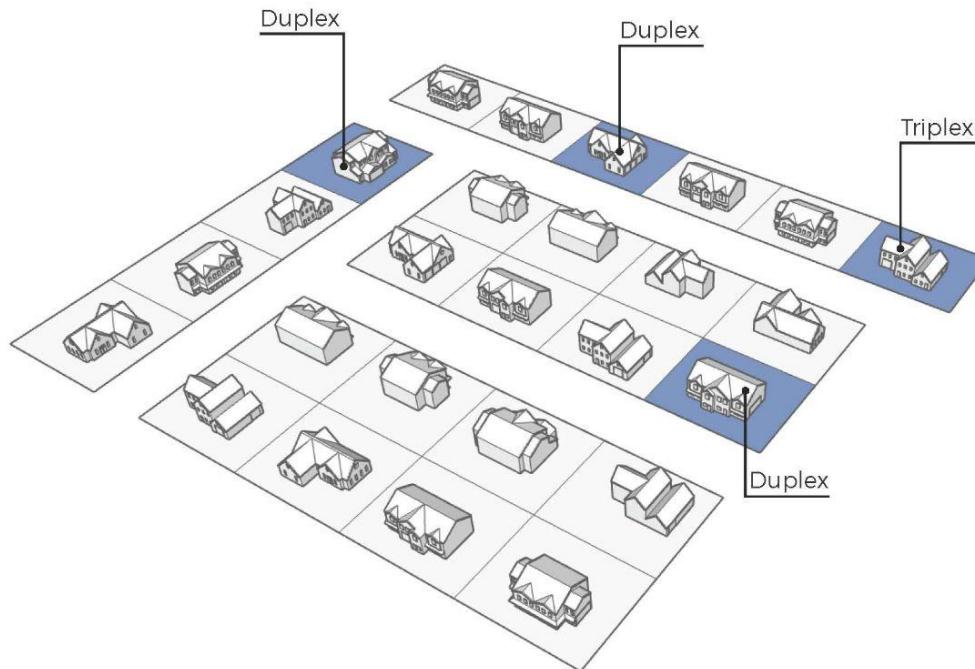
Base Unit Count: 27

Bonus Density: 5.93 du/ac (+0.5)

Bonus Unit Count: 29

Complete Neighborhood Overlay

Example Subdivision



Size: 10 acres

Zoning: R-1-12

Base Density: 2.67 du/ac

Base Unit Count: 26

Bonus Density: 3.17 du/ac (+0.5)

Bonus Unit Count: 31