**10-15C-6: DENSITY:**

B.   Density Bonus: An applicant for a master planned development may be eligible for a density bonus based on additional amenities and creative land use. An applicant may include one or more of the following amenities in the design of the project and be considered for a density bonus. Each amenity is assigned a percentage increase in the total project density for providing that amenity. The bonus increase listed is the maximum allowed, and the planning commission may approve less than the maximum allowed. The sum total of all bonuses allowed may not exceed forty percent (40%) of the base total density:

|  |  |
| --- | --- |
| **Amenity Provided** | **Maximum Density Bonus** |

|  |  |
| --- | --- |
| Open space: Increase in open space above base requirements of subsection 10-15C-5I of this article | 0 percent to 2 percent for each 1 percent increase in open space above minimum. Up to 15 percent |
| Water conservation plan: Implementation of water conservation plan per subsection 10-15C-5J of this article | 0 percent to 1 percent for each 1 percent reduction of culinary water use below 0.9 acre-feet per year per unit. Up to 15 percent |
| Parks: Playground and leisure areas | Up to 10 percent |
| Irrevocable reservation of property for public purposes | Up to 10 percent |
| Trails: Pedestrian, bicycle and/or other recreational trails that are separated from vehicular traffic, within or outside the project | Up to 5 percent |
| Active recreation facilities: Facilities which are provided for residents of the MPDO or citizens of the city, such as swimming pools, playgrounds, spas, etc. | Up to 5 percent |
| Special features: Architectural features, design features, dramatic entryways, etc. | Up to 5 percent |
| Example of density bonus calculations: A 20 acre parcel that has an approved base density of 2.5 units per acre and includes open space, parks and a water conservation plan: |   |
| Open space | Up to 15 percent |
|   | Parks | Up to 10 percent |
|   | Water conservation plan | Up to 15 percent |
|   | Maximum bonus | 40 percent |
| Calculation: 2.5 base x 40 percent bonus = maximum 3.5 units/acre |