**TOQUERVILLE CITY**

ORDINANCE # 2021.XX

ARTICLE C.  MPDO MASTER PLANNED DEVELOPMENT OVERLAY ZONE

10-15C-6: DENSITY:

   A.   General Requirements:

      1.   Master planned developments may provide for a variety of housing types allowed in any one of the basic residential zoning districts. In addition, the number of dwelling units allowed may be flexible relative to the number of units per acre that would be permitted by the zoning regulations otherwise applicable to the site.

      2.   In determining the densities in the MPDO, the planning commission and city council shall consider increased efficiency in the provision of public facilities and services based, in part, upon:

         a.   The location, amount and proposed use of common open space;

         b.   The location, design and type of dwelling units;

         c.   The physical characteristics of the site;

         d.   Particular distinctiveness and excellence in arrangement, design and landscaping;

         e.   Other upgrades provided by the developer that are determined to be significant for the community.

   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 thirty percent (30%) of the base total density:

   Table A.3.

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| Amenity | Base Requirement or Level of Service (LOS) | Max Bonus | Requirements |

Open Space

As provided in 10-15C-5 (4)

Land Use            Min. Open Space

Single-family            15%  
residential (lots  
less than 8,000  
sq. ft.)

Single-family            12.5%  
residential (lots  
8,001 - 10,000  
sq. ft.)

Single-family            10%  
residential (lots  
10,001 - 12,500  
sq. ft.)

up to 5%

As provided in 10-15C-6. Any undeveloped open space dedicated to the Public except for Parks, Trails, Bike Paths, Irrevocable reservation of property for public use, or Active recreation facilities that are separately being used for additional bonuses. Each 2% increase above the minimum base requirement/LOS will achieve 1% density bonus.

Single-family             7.5%  
residential (lots  
12,501 - 25,000  
sq. ft.)

Single-family            5%  
residential (lots  
25,001 - 40,000  
sq. ft.)

Single-family            0%  
residential (lots  
greater than  
40,000 sq. ft.)

Multi-family            20%  
residential

Nonresidential            20%  
uses

Parks

Current LOS is 9.2 acres/1,000 population. Minimum LOS pavilion with tables seating for 50, restrooms, drinking fountain, playground, trashcans. All parks must be open to full public use to qualify for density bonus.

up to 10%

For each 1% of additional acreage or features i.e.: splashpad, tennis/pickleball courts. Must include the amenities to meet current LOS requirements.

Irrevocable Reservation of Property for Public Use

As proposed by Developer

up to 10%

As proposed by the Developer on a case by case basis and approved by the City.

Trails: Pedestrian, bike or other trails that re- separate from vehicular traffic both inside and outside the development. Street sidewalks will not be considered as trails.

Minimum LOS:

As identified in the Toquerville City Trails Master Plan.

up to 10%

1% bonus for each 1% above current LOS. As identified in the Toquerville City Trails Master Plan.

Active recreation facilities provide for the public such as playgrounds equipped with a full complement of playground equipment, Tennis/Pick leball courts, etc.

Minimum LOS:

Tennis/Pickleball courts (must have exterior fencing, gates, lighting, hard surface courts, etc.)

up to 10%

Would be determined on a case by case basis as proposed by the Developer and approved by the City. Consideration for percentage of populations served and long- term benefit to the city and its residents will determine the 1- 10% achieved.

Notes:

1.   Each amenity is assigned a percentage increase in the total project density for providing that amenity.

2.   Density bonuses will only be allowed for amenities open to full public use.

3.   The density bonus increase listed in Table A.3. is the maximum allowed. The City Council may approve less than the maximum allowed.

4.   The sum total of all bonuses allowed may not exceed thirty percent (30%) of the base total density.

5.   Density bonuses will only be allowed for master planned development projects whose base underlying zoning requires 20,000 sq. ft. lots (R-1-20) or larger.

C. Density Calculations: Density Calculations (ERU’s) will be based on the use and size of the structure built within a project and used to encourage, a variety of unit configurations.

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| Configuration | Notes | ERU’s |
| Residential | A detached single-family home shall be 1 ERU per dwelling, regardless of the size of the home. | 1.0 |
| Hotel /Motel | Attached unit not to exceed 1000 square feet including bathroom areas, but not including corridors outside the room, and not to exceed 1 bathroom. | 0.25 |
| Apartments  Condominiums | Attached units not to exceed 1,000 square feet and not to exceed 1 ½ bathrooms | 0.50 |
| Apartments or attached single-  family dwellings | Attached units not to exceed 1,500 square feet and not exceed 2 bathrooms | 0.75 |
| Commercial and  Industrial, not including dwellings | For each 5,000 square feet of gross floor area, or for each part of a 5,000 square feet interval. Not to exceed 1 set of commercial bathrooms. | 0.50 |

Residential Notes: All bathrooms, halls, closets, storage and utility rooms within a unit will be included in the calculation of square footages.

Hotel/Motel Notes: Exterior hallways, common circulation and use areas, such as lobbies, elevators, storage areas, breakfast lobbies, conference rooms, banquet rooms, pools, spas, recreation facilities and other similar areas, will not be included in square feet calculations.