

1. Movement of all standards into tables in Sec. 18-2.4.

*This change reduces duplication within the Zoning Ordinance, and the tabular formatting provides a clearer administration of the regulations across the zoning districts.*

2. Remove potential Development Standards bonus factor internal road system bonus, which provides: “For serving lots with an internal road system which is the sole access to the existing state-maintained road system, a density increase of ten percent shall be granted.”

*This bonus contradicts requirements in Sec. 14-409 of the Subdivision Ordinance, which requires “Coordination and extension of streets,” facilitating interconnectivity and a grid network in new developments. This creates a more urban form, whereas the bonus factor encouraging only internal road systems facilitates a suburban form with roads ending in culs-de-sac. Since this contradicts existing requirements, this bonus factor is removed.*

3. Remove potential Environmental Standards bonus for street trees, which provides: “For provision of significant landscaping in the form of street trees as specified in section 32.7.9, a density increase of five percent shall be granted. This bonus shall not be granted if existing trees along road frontages have been needlessly removed.”

*Street trees are required in Sec. 32.7.9.5 - Landscaping along streets, which requires “Street trees shall be required along existing or proposed streets in any development subject to section 32.” Since this bonus factor is a requirement, it cannot be awarded a bonus factor, and is removed. Additional bonus factors for higher quality street landscaping, including native plantings and bioretention landscaping, could potentially be addressed in future ZTAs.*

4. Remove reference to zoning map changes in Sec. 2.4.2 to align with practice.

*Current practice includes notating the density bonuses awarded on site plans and rezoning approvals, if applicable.*

5. Adjust maximum bonus to 150% for R-15 for consistency.

*Districts VR, R-1, R-2, R-4, R-6, and R-10 cap the maximum cumulative density bonus at 50%, but the R-15 zoning district caps the maximum cumulative density bonus at 33%. This has been changed for consistency through the districts.*

6. Adjust VR minimum from 5 years to 10 years to align with other districts for consistency.

*The Village Residential zoning district previously required affordable housing built under the Affordable Housing bonus to qualify as low or moderate cost housing for five years, but all other districts required Affordable Housing for ten years. This has been changed for consistency through the districts.*