

ACTIONS		
Board of Supervisors Meeting of January 12, 2022		
		January 13, 2022
AGENDA ITEM/ACTION	ASSIGNMENT	VIDEO
1. Call to Order. <ul style="list-style-type: none"> Meeting was called to order at 1:00 p.m., by the Chair, Ms. Price. All BOS members were present. Also present were Jeff Richardson, Greg Kamptner and Claudette Borgersen. 		Link to Video
4. Adoption of Final Agenda. <ul style="list-style-type: none"> ADDED a request for authorization for the Chair to execute a letter of support for Travis O. Morris, CMC, in his candidacy for International Institute of Municipal Clerk (IIMC) Region II Director under agenda item #18. By a vote of 6:0, ADOPTED the final agenda as amended. 		
5. Brief Announcements by Board Members. <u>Ann Mallek:</u> <ul style="list-style-type: none"> Encouraged people to pretreat sidewalks and store up supplies before an approaching winter storm. Announced that at the upcoming Crozet Community Advisory Committee there would be a presentation on the first application to come through under the new Crozet Master Plan. <u>Bea LaPisto-Kirtley:</u> <ul style="list-style-type: none"> Announced that middle density would be discussed at the Places29 North Community Advisory Committee meeting on January 13. Congratulated Mr. Corey Clayborne for becoming Vice-Chair of the Planning Commission. <u>Ned Gallaway:</u> <ul style="list-style-type: none"> Commented that Ms. Katie Shipley had emailed him to thank the staff of the Northside Library for their assistance during a power outage. <u>Donna Price:</u> <ul style="list-style-type: none"> Encouraged community member to prepare for winter storms. Encouraged community members to include their magisterial district when communicating with the Board and explained that the Board deferred to the Supervisor of the district to provide a response. Commented on the larger number of hospitalized unvaccinated children due to the Omicron variant of COVID-19. She asked those who are eligible to get vaccinated and get the boosters, improve their masks (noting that KN95 masks were recommended), and that community members should continue to social distance. 		
7. From the Public: Matters Not Listed for Public Hearing on the Agenda. <ul style="list-style-type: none"> <u>The following individuals spoke toward agenda item #10 CenturyLink Lumen Update and Discussion:</u> 		

	<ul style="list-style-type: none"> • Nellie Maybee • Robert Klein • Ryan Loomis • Kirk Bowers • Deane Begiebing • Dave Maybee • Ron Smith 		
8.1	<p>Fiscal Year 2022 Appropriations.</p> <ul style="list-style-type: none"> • ADOPTED Resolution to approve the appropriations #2022028; #2022029; #2022030; and #2022031 for local government projects and programs. 	Clerk: Forward copy of signed resolution to Finance & Budget and County Attorney's office. (Attachment 1)	
8.2	<p>Schedule a Public Hearing on the CACVB Operating Agreement Third Amendment.</p> <ul style="list-style-type: none"> • SCHEDULED a public hearing to consider the approval of the CACVB Operating Agreement Third Amendment. 	Clerk: Schedule on agenda and advertise in the Daily Progress.	
8.3	<p>Approval of Westminster Canterbury of the Blue Ridge Request for Bond Issuance.</p> <ul style="list-style-type: none"> • ADOPTED Resolution Approving EDA Inducement Resolution. 	Clerk: Forward copy of signed resolution to Economic Development and County Attorney's office. (Attachment 2)	
8.4	<p>Airport Trunk Sewer Upgrade Project.</p> <ul style="list-style-type: none"> • SCHEDULED public hearing to authorize conveyance of the requested ACSA easements in a form approved by the County Attorney. 	Clerk: Schedule on agenda and advertise in Daily Progress.	
8.5	<p>Resolution for Scenic River Designation for the James River.</p> <ul style="list-style-type: none"> • ADOPTED resolution supporting State Scenic River designation for the entire James River in Albemarle County, including the approximately 4.5 currently undesignated miles from the Nelson County line at Howardsville to one mile upstream of the Warren boat ramp. 	Clerk: Forward copy of signed resolution to Community Development and County Attorney's office. (Attachment 3)	
8.6	<p>SE202100042 2364 Mountain Brook Drive Homestay.</p> <ul style="list-style-type: none"> • ADOPTED Resolution to approve the special exception, subject to the conditions contained therein. 	Clerk: Forward copy of signed resolution to Community Development and County Attorney's office. (Attachment 4)	
9.	<p>Work Session: COVID-19 Update and Reconstitution.</p> <ul style="list-style-type: none"> • HELD. 		
10.	<p>Work Session: CenturyLink Lumen Update and Discussion.</p> <ul style="list-style-type: none"> • HELD. 		
11.	<p>Presentation: Transportation Planning Quarterly Report.</p> <ul style="list-style-type: none"> • RECEIVED. 		
	<p>Recess. At 3:51 p.m., the Board recessed and reconvened at 4:00 p.m.</p>		
12.	<p>Presentation: Virginia Department of Transportation (VDOT) Quarterly Report.</p> <ul style="list-style-type: none"> • RECEIVED. 		
13.	<p>Closed Meeting.</p> <ul style="list-style-type: none"> • At 5:09 p.m., the Board went into Closed Meeting pursuant to Section 2.2-3711(A) of the Code of Virginia: • Under Subsection (1), to discuss and consider the appointment of the Chief of Police. 		

14.	<p>Certify Closed Meeting.</p> <ul style="list-style-type: none"> At 6:00 p.m., the Board reconvened into open meeting and certified the closed meeting. 		
	<p>Non-Agenda. Appointment of Chief of Police.</p> <ul style="list-style-type: none"> By a vote of 6:0, ADOPTED resolution appointing Sean A. Reeves as Chief of Police. 	<p><u>Clerk:</u> Forward copy of signed resolution to Human Resources and County Attorney's office. (Attachment 5)</p>	
15.	<p>From the County Executive: Report on Matters Not Listed on the Agenda.</p> <ul style="list-style-type: none"> Provided an update on the January 3, 2022 snowstorm and the mass power outage event. 		
16.	<p>From the Public: Matters Not Listed for Public Hearing on the Agenda.</p> <ul style="list-style-type: none"> <u>Kent Schlussek</u>, Rio District, spoke towards the importance of forests and planting trees, and questioned the clearcutting for the expansion of Belvedere and other developments within the County. <u>Judy Schlussek</u>, Rio District, spoke towards the Rio Corridor Study 		
17.	<p><u>Pb. Hrg.: ZTA202100003 Bonus Densities.</u></p> <ul style="list-style-type: none"> By a vote of 6:0, ADOPTED Ordinance. 	<p><u>Clerk:</u> Forward copy of signed ordinance to Community Development and County Attorney's office. (Attachment 6)</p>	
18.	<p>From the Board: Committee Reports and Matters Not Listed on the Agenda.</p> <p>a. Request authorization for the Chair to execute a letter of support for Travis O. Morris, CMC, in his candidacy for International Institute of Municipal Clerk (IIMC) Region II Director.</p> <ul style="list-style-type: none"> By a vote of 6:0, AUTHORIZED Chair to sign letter of support. 	<p><u>Clerk:</u> Prepare letter for Chair's signature.</p>	
19.	<p>Adjourn to January 19, 2022, 1:00 p.m. electronic meeting pursuant to Ordinance No. 20-A(16).</p> <ul style="list-style-type: none"> The meeting was adjourned at 7:20 p.m. 		

ckb/tom

Attachment 1 – Resolution to Approve Additional FY 2022 Appropriations

Attachment 2 – Resolution of the Board of Supervisors of Albemarle County, Virginia - Westminster-Canterbury of the Blue Ridge Bond Issuance.

Attachment 3 – Resolution to Support State Scenic River Designation of the James River in the County of Albemarle

Attachment 4 – Resolution to Approve Special Exception for SE2021-00042 2364 Mountain Brook Drive Homestay

Attachment 5 – Resolution Appointing Sean A. Reeves as the Chief of Police

Attachment 6 – Ordinance No. 22-18(1)

**RESOLUTION TO APPROVE
ADDITIONAL FY 2022 APPROPRIATIONS**

BE IT RESOLVED by the Albemarle County Board of Supervisors:

- 1) That Appropriations #2022028; #2022029; #2022030; and #2022031; are approved;
- 2) That the appropriations referenced in Paragraph #1, above, are subject to the provisions set forth in the Annual Resolution of Appropriations of the County of Albemarle for the Fiscal Year ending June 30, 2022.

**RESOLUTION
OF THE BOARD OF SUPERVISORS OF
ALBEMARLE COUNTY, VIRGINIA**

WHEREAS, the Economic Development Authority of Albemarle County, Virginia (the "Authority") has approved the application of Westminster-Canterbury of the Blue Ridge (the "Borrower"), a Virginia nonstock corporation, requesting that the Authority issue up to \$73,000,000 of its revenue bonds in one or more series at one time or from time to time (the "Bonds") to provide funds to make a loan to the Borrower:

(1) to refinance the Authority's Residential Care Facility Mortgage Revenue Bonds (Westminster-Canterbury of the Blue Ridge), Series 2012A (the "2012A Bonds"), proceeds of which were used to finance (a) certain capital improvements at the Borrower's existing residential care retirement community located at 250 Pantops Mountain Road in Albemarle County, Virginia (the "Community") and (b) a debt service reserve fund, capitalized interest and costs of issuance in connection with the issuance of the 2012A Bonds;

(2) to refinance the Authority's Residential Care Facility Mortgage Revenue and Refunding Bond (Westminster-Canterbury of the Blue Ridge), Series 2016A and Residential Care Facility Mortgage Revenue Refunding Bond (Westminster-Canterbury of the Blue Ridge), Series 2016B (collectively, the "2016 Bonds"), proceeds of which were used to (a) finance certain capital improvements at the Community, (b) refinance existing debt of the Borrower that refinanced the costs of certain improvements at the Community, and (c) finance a debt service reserve fund, capitalized interest and costs of issuance in connection with the 2016 Bonds; and

(3) to finance other capital projects at the Community all within the existing structures or existing parking facilities located at the Community and amounts required for reserves, working capital, capitalized interest, costs of issuance and other financing expenses related to the issuance of the Bonds.

Items (1) through (3) above are collectively referred to as the "Plan of Finance".

WHEREAS, on December 14, 2021, the Authority held a public hearing regarding the Plan of Finance;

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), provides that the governmental unit having jurisdiction over the issuer of private activity bonds and over the area in which any facility financed with the proceeds of private activity bonds is located must approve the issuance of the bonds and Section 15.2-4906 of the Industrial Development and Revenue Bond Act, Chapter 49, Title 15.2, Code of Virginia of 1950, as amended (the "Act") sets forth the procedure for such approval;

WHEREAS, the Authority issues its bonds on behalf of Albemarle County, Virginia (the "County"), the facilities to be financed and refinanced with the proceeds of the Bonds are located in the County and the Board of Supervisors of Albemarle County, Virginia (the "Board"), constitutes the highest elected governmental unit of the County;

WHEREAS, the Authority has recommended that the County approve the Plan of Finance and the issuance of the Bonds; and

WHEREAS, a copy of the Authority's resolution providing initial approval of the issuance of the Bonds, a certificate of the public hearing and a Fiscal Impact Statement have been filed with the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ALBEMARLE COUNTY, VIRGINIA:

1. The Board approves the issuance of the Bonds, in an aggregate principal amount up to \$73,000,000, by the Authority for the benefit of the Borrower, solely to the extent required by Section 147(f) of the Code and Section 15.2-4906 of the Act, to permit the Authority to assist in accomplishing the Plan of Finance.

2. The approval of the issuance of the Bonds does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the Plan of Finance or the Borrower. In accordance with Section 15.2-4909 of the Act, the Bonds shall not be deemed to constitute a debt or a pledge of the faith and credit or taxing power of the Commonwealth or any political subdivision thereof, including the Authority and the County.

3. This resolution shall take effect immediately upon its adoption.

Adopted by the Board of Supervisors of Albemarle County, Virginia, on January 12, 2022.

**RESOLUTION TO SUPPORT STATE SCENIC RIVER DESIGNATION
OF THE JAMES RIVER IN THE COUNTY OF ALBEMARLE**

WHEREAS, the Code of Virginia, in Title 10.1, Sections 10.1-400 through 10.1-418.9, provides for a “Scenic Rivers Act” under the jurisdiction of the Virginia Department of Conservation and Recreation; and

WHEREAS, on August 7, 2019, the Albemarle County Board of Supervisors voted to request that the Virginia Department of Conservation and Recreation (DCR) study whether the James River in Albemarle County qualified for designation as a State Scenic River; and

WHEREAS, in 2020, following DCR study of a portion of the River, the Virginia General Assembly designated the portion from one mile upstream of the Warren boat ramp to the Fluvanna County line at Scottsville (among other portions) as a State Scenic River; and

WHEREAS, in a memo dated January 12, 2021, DCR staff determined that the remaining portion of the James River in Albemarle County (from the Nelson County line at Howardsville to one mile upstream of the Warren boat ramp), along with other portions of the James River outside of Albemarle County, qualifies as a Virginia Scenic River, and recommended its designation; and

WHEREAS, the Albemarle County Comprehensive Plan recognizes this designation and supports a strategy to pursue additional designations for rivers meeting state criteria; and

WHEREAS, designation of this portion of the James River as a Scenic River would recognize the quality and value of this natural and scenic resource.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby expresses its support for the designation of the entire James River in Albemarle County, including the remaining portion from the Nelson County line at Howardsville to one mile upstream of the Warren boat ramp (a distance of approximately four and a half miles), as a “Scenic River” pursuant to the Scenic Rivers Act, Virginia Code §§ 10.1-400 *et seq.*

BE IT FURTHER RESOLVED that the Albemarle County Board of Supervisors does hereby respectfully request that the members of the Virginia General Assembly representing Albemarle County introduce legislation in the 2022 session so designating this section of the James River as a “Scenic River.”

**RESOLUTION TO APPROVE SPECIAL EXCEPTION
FOR SE2021-00042 2364 MOUNTAIN BROOK DRIVE HOMESTAY**

WHEREAS, upon consideration of the Memorandum prepared in conjunction with the SE202100042 2364 Mountain Brook Homestay application and the attachments thereto, including staff's supporting analysis, any comments received, and all of the factors relevant to the special exceptions in Albemarle County Code §§ 18-5.1.48 and 18-33.5, the Albemarle County Board of Supervisors hereby finds that the requested special exception would cause (i) no detriment to any abutting lot and (ii) no harm to the public health, safety, or welfare.

NOW, THEREFORE, BE IT RESOLVED, that in association with the 2364 Mountain Brook Homestay, the Albemarle County Board of Supervisors hereby approves the special exception to modify the minimum 125-foot front yard required for a homestay in the Rural Areas zoning district, subject to the conditions attached hereto.

* * * *

SE 2021-00042 2364 Mountain Brook Drive Homestay Special Exception Conditions

1. Parking for homestay guests must continue to meet the approved setbacks required for homestays.
2. Homestay use is limited to (a) the existing structure as currently configured and depicted on the House and Parking Location Exhibit dated December 15, 2021, and/or (b) additional structures or additions meeting the approved setbacks required for homestays.
3. The existing screening, as depicted on the House and Parking Location Exhibit dated December 15, 2021, must be maintained, or equivalent screening that meets the minimum requirements of County Code § 18-32.7.9.7(b)-(e) must be established and maintained.

**RESOLUTION
APPOINTING SEAN A. REEVES AS THE CHIEF OF POLICE**

BE IT RESOLVED by the Board of Supervisors of the County of Albemarle, Virginia (the "Board") that, upon the recommendation of the County Executive, Sean A. Reeves ("Reeves") is hereby appointed the Chief of Police for the County of Albemarle, Virginia pursuant to Virginia Code § 15.2-512; and

BE IT FURTHER RESOLVED that this appointment will be effective on and after March 1, 2022; and

BE IT FURTHER RESOLVED that Reeves will serve as the Chief of Police at the pleasure of the Board and for an indefinite tenure pursuant to Virginia Code § 15.2-513; and

BE IT FURTHER RESOLVED that Reeves will serve as the Chief of the Albemarle County Police Department as provided by Virginia Code § 15.2-528; and

BE IT FURTHER RESOLVED that Reeves will act under the supervision of the County Executive.

ORDINANCE NO. 22-18(1)

AN ORDINANCE TO AMEND CHAPTER 18, ZONING, ARTICLE I, GENERAL PROVISIONS, AND ARTICLE III, DISTRICT REGULATIONS, OF THE CODE OF THE COUNTY OF ALBEMARLE, VIRGINIA

BE IT ORDAINED By the Board of Supervisors of the County of Albemarle, Virginia, that Chapter 18, Zoning, Article I, General Provisions, and Article III, District Regulations, is hereby amended and reordained as follows:

By Amending:

Sec. 2.4.1 - Application of bonus factors.
 Sec. 2.4.2 Procedures – Generally
 Sec. 12.3 Area and bulk regulations
 Sec. 12.4.1 Environmental standards.
 Sec. 12.4.2 Development standards.
 Sec. 12.4.3 Low and moderate cost housing.
 Sec. 13.4.1 Environmental standards.
 Sec. 13.4.2 Development standards.
 Sec. 13.4.3 Affordable housing.
 Sec. 14.4.1 Environmental standards.
 Sec. 14.4.2 Development standards.
 Sec. 14.4.3 Affordable housing.
 Sec. 15.4.1 Environmental standards.
 Sec. 15.4.2 Development standards.
 Sec. 15.4.3 Affordable housing.
 Sec. 16.4.1 Environmental standards.
 Sec. 16.4.2 Development standards.
 Sec. 16.4.3 Affordable housing.
 Sec. 17.4.1 Environmental standards.
 Sec. 17.4.2 Development standards.
 Sec. 17.4.3 Affordable housing.
 Sec. 18.4.1 Environmental standards.
 Sec. 18.4.2 Development standards.
 Sec. 18.4.3 Affordable housing.

By Adding:

Sec. 2.4.3 Environmental Standards Bonus Factors
 Sec. 2.4.4 Development Standards Bonus Factors
 Sec. 2.4.5 Affordable Housing Bonus Factors

By Repealing:

Sec. 12.4.4 The cumulative effect of density factors above may not exceed 50 percent.
 Sec. 13.4.4 The cumulative effect of density factors above may not exceed 50 percent.
 Sec. 14.4.4 The cumulative effect of density factors above may not exceed 50 percent.
 Sec. 15.4.4 The cumulative effect of density factors above may not exceed 50 percent.
 Sec. 16.4.4 The cumulative effect of density factors above may not exceed 50 percent.
 Sec. 17.4.4 The cumulative effect of density factors above may not exceed 50 percent.
 Sec. 18.4.4 The cumulative effect of density factors above may not exceed 33 percent.

Chapter 18. Zoning

Article I. General Provisions

Section 2 Application of Regulations

Sec. 2.4.1 - Application of bonus factors.

Bonus factors will be applied to the gross density-standard level in accordance with the regulations of the applicable district, except that (a) the resulting density shall not exceed the recommended density shown in the comprehensive plan and (b) the cumulative effect of all density factors may not exceed 50 percent.

Unless otherwise specifically provided, bonus factors shall not be permitted for any improvement or design feature required by this ordinance, Chapter 14 of the Code of Albemarle, or any other applicable law or regulation. Where permitted, bonus factors shall be applied in toto only.

(§ 20-2.4.1, 12-10-80; 8-14-85; § 18-2.4.1, Ord. 98-A(1), 8-5-98; Ord. 22-18(1), 1-12-22)

Sec. 2.4.2 Procedures—Generally.

Bonus factors may be applied at the time of subdivision or site development plan approval, whichever is applicable. The applicant must submit preliminary plats or site development plans which must be of sufficient detail to permit preliminary determination of probable bonus factors by the staff.

Following the approval of a plan or plat which utilizes a bonus provision, such density increase will be reflected and retained in official County records.

(§ 20-2.4.2, 12-10-80; 8-14-85; § 18-2.4.2, Ord. 98-A(1), 8-5-98; Ord. 22-18(1), 1-12-22)

Sec. 2.4.3 Environmental Standards Bonus Factors

- a. Environmental standards bonus factors apply to the following zoning districts:

BONUS FACTORS - ENVIRONMENTAL STANDARDS		
STANDARD	If existing wooded areas equal to at least 10 percent but less than 20 percent of the site* are maintained	If existing wooded areas equal to 20 percent or greater of the site* are maintained
DENSITY INCREASE	A density increase of 5 percent will be granted	A density increase of 10 percent will be granted
DISTRICT		
VR	X	X
R-1	X	X
R-2	X	X
R-4	X	X
R-6	X	X
R-10	X	X
R-15	X	X
*In order to qualify for this bonus, a conservation plan as specified in section 32.7.9 must be submitted.		

(Ord. 22-18(1), 1-12-22)

Sec. 2.4.4 Development Standards Bonus Factors

- a. Development standards bonus factors apply to the following zoning districts:

BONUS FACTORS - DEVELOPMENT STANDARDS		
STANDARD	If road improvements to secondary or primary roads not otherwise required by this ordinance or Chapter 14 of the Code of Albemarle are provided	If land not otherwise required by law is dedicated* to public use,
DENSITY INCREASE	Up to 20 percent will be granted	The acreage of the land will be multiplied by twice the gross density standard level, and the resulting number of dwellings may be added to the site, up to a 15 percent increase
DISTRICT		
VR	X	
R-1	X	X
R-2	X	X
R-4	X	X
R-6	X	X
R-10	X	X
R-15	X	X
*The dedication must be accepted by the board of supervisors prior to final approval.		

(Ord. 22-18(1), 1-12-22)

Sec. 2.4.5 Affordable Housing Bonus Factors

- a. Affordable housing bonus factors apply to the following zoning districts, subject to the applicable standards of subsection b:

BONUS FACTORS – AFFORDABLE HOUSING		
STANDARD	If at least one-half of the additional housing units allowed by this density bonus are developed as affordable housing units	If at least 30 percent of the number of units achievable under gross density-standard level are developed as low or moderate cost units
DENSITY INCREASE	Up to 30 percent will be granted	
VR		X
R-1	X	
R-2	X	
R-4	X	
R-6	X	
R-10	X	
R-15	X	

b. Affordable housing standards

1. The initial sale price for sale units or the rental rate for a period of at least ten years for rental units must qualify as affordable housing under either the Virginia Housing Development Authority, USDA Rural Development program, or Housing and Urban Development housing choice voucher program.

2. If rental units, the developer must enter into an agreement with the County of Albemarle restricting the rental rates of the affordable units for a period of at least ten years or until the units are sold as affordable units, whichever comes first.
3. If sale units, the developer must provide the County of Albemarle with confirmation of the initial sale price for the affordable units prior to the issuance of building permits for the bonus units.
4. Manufactured homes for rent in an approved manufactured home park may be considered rental units under this section provided they qualify as affordable housing under the Housing and Urban Development housing choice voucher program.
5. Manufactured home lots for rent in an approved manufactured home park may qualify for this bonus provided the developer enters into an agreement with the County of Albemarle that the lots will be available for rent to manufactured home owners for a period of at least ten years.
6. Manufactured home lots for sale in an approved manufactured home subdivision may qualify for this bonus provided the developer restricts the use of the lots to manufactured homes or other affordable housing for a period of at least ten years.
7. The decision to extend the periods beyond the ten year minimum provided in subsections (b)(1), (b)(2), (b)(5), and (b)(6) will be at the sole discretion of the developer.
8. The occupancy of the affordable units must be restricted to those households with incomes at or below 80 percent of the area median income for for-sale units and at or below 60 percent of the area median income for rental units. Prior to issuance of the first certificate of occupancy for a building providing affordable rental units, the developer must enter into a rental rate agreement with the County, that delineates the terms and conditions pertaining to rental rates, occupancy and reporting during the minimum ten year period.

(Ord. 22-18(1), 1-12-22)

ARTICLE III – District Regulations

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SECTION 12 - Village Residential - VR

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Sec. 12.3 Area and bulk regulations.

AREA AND BULK REGULATIONS

REQUIREMENTS	STANDARD LEVEL		BONUS LEVEL	
	CONVENTIONAL DEVELOPMENT	CLUSTER DEVELOPMENT	CONVENTIONAL DEVELOPMENT	CLUSTER DEVELOPMENT
Gross density	0.7 du/acre	0.7 du/acre	<u>1.05</u> du/acre	<u>1.05</u> du/acre
Minimum Lot Size	60,000 sq ft	40,000 sq ft	40,000 sq ft	25,000 sq ft
Minimum frontage:				
public, private	130 feet	110 feet	110 feet	90 feet
Yards, minimum:				
Front	25 feet	25 feet	25 feet	25 feet
Side	15 feet	15 feet	15 feet	15 feet
Rear	20 feet	20 feet	20 feet	20 feet
Maximum structure height	35 feet	35 feet	35 feet	35 feet

(§ 20-12.3, 12-10-80; § 18-12.3, Ord. 98-A(1), 8-5-98; Ord. 22-18(1), 1-12-22; Ord. 22-18(1), 1-12-22)

Sec. 12.4 Bonus factors. (Reference 2.4)

Sec. 12.4.1 Environmental standards.

Environmental standards bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in Section 2.4.3.

(§ 20-12.4.1, 12-10-80; 8-14-85; 9-9-92; § 18-12.4.1, Ord. 98-A(1), 8-5-98; Ord. 22-18(1), 1-12-22)

Sec. 12.4.2 Development standards.

Development standards bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in Section 2.4.4.

(§ 20-12.4.2, 12-10-80; 8-14-85; § 18-12.4.2, Ord. 98-A(1), 8-5-98; Ord. 22-18(1), 1-12-22)

Sec. 12.4.3 Affordable housing.

Affordable housing bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in Section 2.4.5.

(§ 20-12.4.3, 12-10-80; 8-14-85; 3-5-86; § 18-12.4.3, Ord. 98-A(1), 8-5-98; Ord. 18-18(1), 1-10-18; Ord. 22-18(1), 1-12-22)

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SECTION 13 - Residential – R-1

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Sec. 13.4 Bonus factors. (Reference 2.4)

Sec. 13.4.1 Environmental standards.

Environmental standards bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in Section 2.4.3.

(§ 20-13.4.1, 12-10-80; 8-14-85; 9-9-92; § 18-13.4.1, Ord. 98-A(1), 8-5-98; Ord. 22-18(1), 1-12-22)

Sec. 13.4.2 Development standards.

Development standards bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in Section 2.4.4.

(§ 20-13.4.2, 12-10-80; 8-14-85; § 18-13.4.2, Ord. 98-A(1), 8-5-98; Ord. 22-18(1), 1-12-22)

Sec. 13.4.3 Affordable housing.

Affordable housing bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in Section 2.4.5.

(§ 13.4.3, 12-10-80; 8-14-85; 3-5-86; Ord. 07-18(2), 10-3-07; Ord. 22-18(1), 1-12-22)

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SECTION 14 - Residential – R-2

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Sec. 14.4 Bonus factors. (Reference 2.4)

Sec. 14.4.1 Environmental standards.

Environmental standards bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in Section 2.4.3.

(§ 20-14.4.1, 12-10-80; 8-14-85; 9-9-92; § 18-14.4.1, Ord. 98-A(1), 8-5-98; Ord. 22-18(1), 1-12-22)

Sec. 14.4.2 Development standards.

Development standards bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in Section 2.4.4.

(§ 20-14.4.2, 12-10-80; 8-14-85; § 18-14.4.2, Ord. 98-A(1), 8-5-98; Ord. 22-18(1), 1-12-22)

Sec. 14.4.3 Affordable housing.

Affordable housing bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in Section 2.4.5.

(§ 14.4.3, 12-10-80; 8-14-85; 3-5-86; Ord. 07-18(2), 10-3-07; Ord. 22-18(1), 1-12-22)

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SECTION 15 - Residential – R-4

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Sec. 15.4 Bonus factors. (Reference 2.4)

Sec. 15.4.1 Environmental standards.

Environmental standards bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in Section 2.4.3.

(§ 20-15.4.1, 12-10-80; 8-14-85; 9-9-92; § 18-15.4.1, Ord. 98-A(1), 8-5-98; Ord. 22-18(1), 1-12-22)

Sec. 15.4.2 Development standards.

Development standards bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in Section 2.4.4.

(§ 20-15.4.2, 12-10-80; 8-14-85; § 18-15.4.2, Ord. 98-A(1), 8-5-98; Ord. 22-18(1), 1-12-22)

Sec. 15.4.3 Affordable housing.

Affordable housing bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in Section 2.4.5.

(§ 15.4.3, 12-10-80; 8-14-85; 3-5-86; Ord. 07-18(2), 10-3-07; Ord. 22-18(1), 1-12-22)

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SECTION 16 - Residential – R-6

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Sec. 16.4 Bonus factors. (Reference 2.4)

Sec. 16.4.1 Environmental standards.

Environmental standards bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in Section 2.4.3.

(§ 20-16.4.1, 12-10-80; 8-14-85; 9-9-92; Ord. 22-18(1), 1-12-22)

Sec. 16.4.2 Development standards.

Development standards bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in Section 2.4.4.

(§ 20-16.4.2, 12-10-80; 8-14-85; Ord. 22-18(1), 1-12-22)

Sec. 16.4.3 Affordable housing.

Affordable housing bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in Section 2.4.5.

(§ 20-16.4.3, 12-10-80; 8-14-85; 3-5-86; Ord. 07-18(2), 10-3-07; Ord. 22-18(1), 1-12-22)

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SECTION 17 - Residential – R-10

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Sec. 17.4 Bonus factors. (Reference 2.4)

Sec. 17.4.1 Environmental standards.

Environmental standards bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in Section 2.4.3.

(§ 20-17.4.1, 12-10-80; 8-14-85; 9-9-92; Ord. 22-18(1), 1-12-22)

Sec. 17.4.2 Development standards.

Development standards bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in Section 2.4.4.

(§ 20-17.4.2, 12-10-80; 8-14-85; Ord. 22-18(1), 1-12-22)

Sec. 17.4.3 Affordable housing.

Affordable housing bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in Section 2.4.5.

(§ 20-17.4.3, 12-10-80; 8-14-85; 3-5-86; Ord. 07-18(2), 10-3-07; Ord. 22-18(1), 1-12-22)

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SECTION 18 - Residential – R-15

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Sec. 18.4 Bonus factors. (Reference 2.4)

Sec. 18.4.1 Environmental standards.

Environmental standards bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in Section 2.4.3.

(§ 20-18.4.1, 12-10-80; 8-14-85; 9-9-92; Ord. 22-18(1), 1-12-22)

Sec. 18.4.2 Development standards.

Development standards bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in Section 2.4.4.

(§ 20-18.4.2, 12-10-80; 8-14-85; Ord. 22-18(1), 1-12-22)

Sec. 18.4.3 Affordable housing.

Affordable housing bonus factors will be applied to the gross density-standard level in accordance with the applicable regulations in Section 2.4.5.

(§ 18.4.3, 12-10-80; 8-14-85; 3-5-86; Ord. 07-18(2), 10-3-07; Ord. 22-18(1), 1-12-22)