

15-2.21-4. SENSITIVE AREA REGULATIONS - SLOPE PROTECTION.

(K) **DENSITY BONUSES.** In addition to the Density transfers permitted pursuant to this Section, the Community Development Department may recommend that the Planning Commission grant up to a twenty percent (20%) increase in transferrable densities if the Applicant:

(1) offers to preserve Open Space to ensure the long-term protection of a significant environmentally or visually sensitive Area in a manner approved by the City; or

(2) provides public Access as shown on the Trails Master Plan; or

(3) restores degraded wetlands or environmental Areas on the Site or makes other significant environmental improvements.

(Chapter amended by Ord. No. 05-40)