

11-5-407 Density Bonus

(1) For developers requesting densities greater than the baseline density, the development must comply with two or more of the bonus density requirements described in this Section, depending on the desired density increase. Participation in the density bonus program is contingent upon meeting at least one of the requirements of the “Parks, Open Space and other Public Lands” and “Building Materials” categories. A minimum of 3% shall be achieved from each category. The Planning Commission and City Council shall review the project at the preliminary stage and determine if the proposed design complies with the intent of the bonus density requirements before points will be granted.

(2) In order to achieve the maximum density bonus allowed in the zone, the development shall have received density bonus points from at least one component in at least three (3) of the following categories: 1) Parks, Open Space and Other Public Lands; 2) Building Materials; 3) Design Features; 4) Building Mix and 5) Recreational Vehicle Storage.

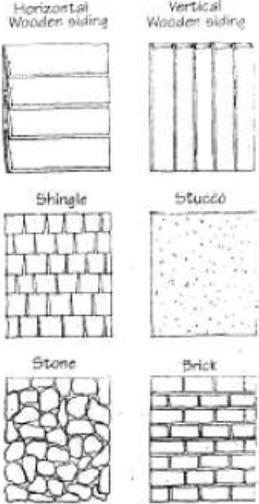
(
3) The bonus density requirements are as follows:

(a) Parks, Open Space and Other Public Lands: A primary objective of the Westfields is meeting the objectives of Springville City to preserve some specific locations of open space and establish certain types of parks and open space. Additionally, there are public uses that will need to be located in the area that are important to the area functioning appropriately. Springville City will have the right to accept or reject any areas proposed to meet this requirement.

PARKS, OPEN SPACE & OTHER PUBLIC LANDS	
Density Bonus Improvement	Requirements and Bonus
Park land and improvements donated to Springville City	A 1.2% density bonus for each 1% of developed park land within the development up to a 12% density bonus. The park will become the property of Springville City.

PARKS, OPEN SPACE & OTHER PUBLIC LANDS	
Density Bonus Improvement	Requirements and Bonus
	<p>Parks shall include a minimum of 100% of the total park boundary along a public street and be centrally located within the development. Parks adjacent linear open space and/or public or quasi-public grounds or uses, may be accepted with less than 100% of the park boundary adjacent a public street on a case-by-case basis and may require off-street parking.</p> <p>Springville City will not accept parks of less than five acres. Parks shall include improvements totaling no less than the amount per acre established by resolution and approved by the City Council. And shall include grading, sprinkler system and installation of the lawn, trees and other planting. Other improvements may include restrooms, tennis and basketball courts, soccer fields, baseball diamonds, playgrounds, trails, benches, picnic shelters and other types of improvements. The developer will be responsible for verifying improvement expenditures.</p>
Linear open space and trails along waterways and the power line corridor	<p>A 0.7% density bonus for each 1% of land developed for a linear trail system within the development up to 7% density bonus. The trail system shall become property of Springville City.</p> <p>Improvements shall include: grading improvements, 10 foot wide hard-surfaced trail, benches every 1/8th mile and landscaping, including at least three trees per 100 linear feet. Other types of improvements may include trail heads. Parks shall include improvements totaling no less than the amount per acre established by resolution and approved by the City Council.</p>
Fees in lieu of park land and improvements	<p>For parcels that are too small for development of a park meeting the minimum City standard of five acres, a fee in lieu of may be paid at the rate of the value of the land per acre plus improvements totaling no less than the amount per acres established by resolution and approved by the City Council and be pro-rated at 1.2% density bonus for the equivalent value of 1% land and development costs up to a maximum of 12% density bonus.</p>
Public Property Dedications	<p>A density bonus of 0.5% for each 1% of land identified by the City for a public purpose and deeded to the City.</p>

(b) Building Materials: Historically, brick was the primary exterior finish for buildings in Springville and the intermountain west, because of the abundance of clay and the limited quantities of wood. Stone was also used on a more limited basis for exterior finishes. The maintenance-free nature of these materials and the variety of types of ways they can be used to create interest and variety make them a desire component for housing in the Westfields.

BUILDING MATERIALS	
Density Bonus Improvement	Requirements and Bonus
<p>Exterior Building Materials</p>  <p>* For single-family detached dwellings, the <i>gross</i> façade areas apply to the front and sides only for all other dwellings, the <i>gross</i> façade applies to all sides of the building.</p>	<p>The following density bonuses apply to percentages of every façade of the building and for every residential dwelling in the development. Options for less than 100% of the units meeting these requirements may be considered.</p> <p>a. A density bonus of 5% for 25% of the <i>*gross</i> façade areas with brick or stone.</p> <p>b. A density bonus of 8% for 25% of the <i>*gross</i> façade areas in brick or stone and the remainder in stucco.</p> <p>c. A density bonus of 15% for 50% of the <i>*gross</i> façade area with brick or stone with the remainder in stucco. Brickwork must include one element of coursing different from the major coursing on the building (i.e., the stretcher bond is the most typically used and a soldier, dogtooth or other coursing should be included as part of the overall brick application). Multi-family residential developments must meet this as a minimum in order to participate in the density bonus program.</p> <p>d. A density bonus of 20% for 75% of the <i>*gross</i> façade area with brick and the remainder in stucco with or without stone accents. Brickwork must include one element of coursing different from the major coursing on the building (i.e., the stretcher bond is the most typical used and a soldier, dogtooth or other coursing should be included as part of the overall brick application).</p>

(c) Design Features: Specific building features help to provide interest and variety to the whole array of residential facades. It is important that these design elements are appropriate to the architecture of the building and appropriately located in that architecture. These will be considerations in awarding density bonuses for this category.

DESIGN FEATURES	
Density Bonus Improvement	Requirements and Bonus
Porch Improvements	<p>A density bonus of between 2% to 4% may be given for porches on the front façade of the building. Roofs above porches which are not extensions of the roof should generally be hipped, truncated hipped or gabled or a pedimented portico. Shed or flat roofs are generally discouraged. Porch roof slope should mimic the roof slope of the dwelling. A mix of porches may be used and the density bonus pro-rated.</p> <p>a. A density bonus of up to 2% bonus may be given for a covered porch at least five feet deep which covers at least 25% of the front façade width with basic porch supports.</p> <p>b. A density bonus of up to 3% may be given for a recessed entry at least three feet deep and five feet wide with living space on either side and roofed.</p> <p>c. A density bonus of up to 3% may be given for a porch meeting all of the requirements of a. along with architectural pillars or posts, (e.g., battered porch piers, columns, brick or stone pillars)</p> <p>d. A density bonus of up to 4% may be given for a porch meeting all of the requirements of a and c, along including an enclosure of no greater than three feet in height which may include a balustrade or wainscoting or similar treatment.</p>
Projecting bays	A density bonus of up to 2% may be given for projecting bays of at least two feet deep covering at least 15% of the front facade, based on materials and appropriateness of location.
Dormer windows	A density bonus of 2% may be given for dormer windows based on materials and appropriateness of location.
Window accents	A density bonus of up to 2% may be given for window opening accents on all front façade windows, such as a window head (e.g. pedimented or hooded) and a projecting sill (e.g., precast or brick) along with keystones, brick soldier coursing above the window, etc.
Recessed and Detached Garages	A pro-rated density bonus of 5% may be given for garages located at least 20 feet behind the front setback of the house. A pro-rated bonus density of 8% may be given for a detached garage located at least 40' behind the front setback of the house. This density bonus only applies to single family detached dwellings with greater than 60' of street frontage.

(d) Building Mix

BUILDING MIX	
Density Bonus Improvement	Requirements and Bonus
Row Houses	A density bonus of 3% will be awarded for developments where over 50% of multi-family dwellings are rowhouses.

(e) Recreational Vehicle Storage

RECREATIONAL VEHICLE STORAGE	
Density Bonus Improvement	Requirements and Bonus
Storage Area	A density bonus of 3% will be awarded for developments that include an appropriately screened storage area for recreation vehicles in developments of over 25 lots of less than 10,000 square feet at a rate of 100 square feet per lot.