

In the Forest Zones F-40, F-20 and F-10, a maximum bonus density of twenty (20) percent may be approved and shall be based on an accumulation of the following:

1. Developing a Cluster Subdivision that the Planning Commission determines meets the intent of this Ordinance, a five (5) percent bonus may be granted.
2. Providing road stubs to adjacent property where the Planning Commission determines that streets are needed to provide for current or future traffic circulation up to a five (5) percent bonus density maybe granted.
3. Provides access to Public Lands - up to a five (5) percent bonus density may be granted.
4. The common area is open to the public and provides amenities to the general public such as trails - up to a five (5) percent bonus density may be granted.
5. Protection of areas that are identified by the State Division of Wildlife Resources as critical wildlife habit - up to a ten (10) percent bonus density may be granted.

In the Agricultural Valley Zone AV-3, Forest Zone F-5 and the Forest Valley Zone FV-3 a maximum bonus density of thirty (30) percent may be approved and shall be based on an accumulation of the following:

1. Developing a Cluster Subdivision that the Planning Commission determines meets the intent of this Ordinance, a ten (10) percent bonus may be granted.
2. For each five (5) percent of open space preserved in the subdivision in excess of the minimum required by this ordinance up to a five (5) percent bonus density may be granted.
3. Providing road stubs to adjacent property where the Planning Commission determines that streets are needed to provide for current or future traffic circulation a five (5) percent bonus density maybe granted per stub up to a maximum of ten (10) percent.
4. Provides access to Public Lands - up to a five (5) percent bonus density may be granted.
5. The common area is open to the public and provides amenities to the general public such as trail - up to a ten (10) percent bonus density may be granted.
6. Ten (10) percent of the lots and homes are permanently set a side for affordable housing (as outlined by the Affordable Housing Act of 1990) - up to a ten (10) percent bonus density may be granted.
7. Preservation of an Agricultural parcel with an Agricultural Preservation Plan approved by the Planning Commission and a agricultural preservation easement recorded on the parcel:
 - a) between ten (10) and twenty (20) acres up to a ten (10) percent bonus density may be granted
 - b) twenty 20 acres or larger up to a fifteen (15) percent bonus density may be granted.
8. Preservation of historical sites and buildings (barns, homes, trails, or other structures) - up to a five (5) percent bonus density maybe granted.
9. Development of excess sewage treatment capacity - up to a five (5) percent bonus density maybe granted.
10. Preservation in open space of areas that are identified by the State Division of Wildlife Resources as providing valuable wildlife habit - up to a ten (10) percent bonus density may be granted.
11. Preservation in open space of areas that are identified by the State Division of Wildlife Resources as critical wildlife habit - up to a fifteen (15) percent bonus density may be granted.
12. Open space is contiguous to permanently preserved open space on an adjoining property up to a five (5) percent bonus density may be granted.
13. Preserving in open space a 300 ft. setback from the high water mark of Pineview Reservoir - up to ten (10) percent bonus density may be granted.

In the Agricultural Zones A-1, A-2 and A-3 up to a maximum bonus density of fifty (50) percent may be approved and shall be based on an accumulation of the following:

1. Developing a Cluster Subdivision that the Planning Commission determines meets the intent of this Ordinance, a fifteen (15) percent bonus may be granted.

2. For each five (5) percent of open space preserved in the subdivision in excess of the minimum required by this ordinance up to a five (5) percent bonus density may be granted
 3. Providing road stubs to adjacent property where the Planning Commission determines that streets are needed to provide for current or future traffic circulation a five (5) percent bonus density maybe granted per stub up to a maximum of ten (10) percent.
 4. Provides access to Public Lands - up to a ten (10) percent bonus density may be granted.
 5. The common area is open to the public and provides amenities to the general public such as trail - up to a fifteen (15) percent bonus density may be granted.
 6. Ten (10) percent of the lots and homes are permanently set a side for affordable housing (as outlined by the Affordable Housing Act of 1990) - up to a twenty five (25) percent bonus density may be granted.
 7. Preservation of an Agricultural parcel with an Agricultural Preservation Plan approved by the Planning Commission and a agricultural preservation easement recorded on the parcel:
 - a) between ten (10) and twenty (20) acres up to a fifteen (15) percent bonus density may be granted
 - b) twenty 20 acres or larger up to a twenty (20) percent bonus density may be granted.
 8. Preservation of historical sites and buildings (barns, homes, trails, or other structures) - up to a five (5) percent bonus density maybe granted.
 9. Development of excess sewage treatment capacity - up to a five (5) percent bonus density maybe granted.
 10. Preservation in open space of areas that are identified by the State Division of Wildlife Resources as providing valuable wildlife habit - up to a ten (10) percent bonus density may be granted.
 11. Preservation in open space of areas that are identified by the State Division of Wildlife Resources as critical wildlife habit - up to a fifteen (15) percent bonus density may be granted.
 12. Open space is contiguous to permanently preserved open space on an adjoining property up to a twenty (20) percent bonus density may be granted.
-