

Potential Incentives/Concessions and Limited Objective Design Standards that could be applied

Potential Incentives/Concessions (this can be created as a menu):

- Height – increases up 10 feet on downslopes and 5 feet on flat sites
- Setbacks
 - o Side setback:
 - Decreases of 50% for eaves and inward facing retaining walls.
 - Flat roof or sheds away from property line.
 - Decreases of up to 20% for building wall; Decrease of up to 50% for building wall where the adjacent property is designated open space (zoning or conservation easement or similar mechanism)
 - o Front setback: Decrease of up to 50% for building wall/building eave or inward facing retaining wall if there is at least 20' from edge of pavement. Hold Harmless and Defense Agreement may be required.
 - o Rear setback: Decrease of up to 50% for building wall/building eave or inward facing retaining wall.
- Coverage – 10% decrease as long as snow storage and stormwater requirements are met.
- Private outdoor areas
 - o Reduce quantity – 50% of the units
- Common open space
 - o Reduce to 100 sf/unit (instead of 250 sf) if within ½-mile of park
- Parking
 - o Remove requirement for fully enclosed parking space
 - o Allow reduced parking requirements (80% of Development Code)
 - o Allow tandem parking
 - o Allow counting of on-street parking
- Landscaping
 - o No parking lot interior landscaping required
 - o Side property line only required when abutting residential use or residentially zoned parcel

Limited Objective Design Standards

- Massing breaks – if no private outdoor spaces?
 - o Larger projects: Building elevation length, canopies, step backs, wall plane change, height change, roofline articulation
 - o Smaller projects: Canopies, wall plane change
- Roofs pitches (gables, sheds, flat roofs)
- Colors
- Exterior materials
- Common laundry facilities
- Storage requirements
- Windows
- Screened utility equipment