
Sec. 110-4. Design standards and incentives.

II. Multi-Family Developments (Low Density). All Multi-Family Developments (Low Density) shall go before and be approved by the city council prior to plan submittal.

(b) *Design standards.*

(2) **Density.**

a. For preliminary plat approval of multi-family low density or development of multi-family low density residential developments on previously approved preliminary plats or final platted developments, the density shall be a maximum of ten (10) dwelling units per acre without incentives.

1. For densities of higher than ten dwelling units per acre:

- (i) Eleven dwelling units per acre earn one negative point.
- (ii) Twelve dwelling units per acre earn two negative points.
- (iii) No more than 12 dwelling units per acre will be allowed.

2. Any portion of a development that is identified and/or set aside with the intention of being used for industrial or commercial endeavors shall be so marked on the preliminary and final plat, and shall not be included in the calculations of the residential density.

3. All variances from the density requirements will be considered on a case by case basis by the city council.

(3) **Block lengths and dwelling frontage:**

a. For preliminary plat approval of multi-family low density residential developments, a maximum of 200 linear feet will be allowed per block length. A minimum of ten linear feet shall be provided between blocks.

b. A minimum of 25 linear feet of dwelling frontage shall be provided per dwelling unit without incentives:

- 1. Dwelling units with 22.5 to 24.9 linear feet of frontage shall earn one negative point.
- 2. Dwelling units with 20.0 to 22.4 linear feet of frontage shall earn two negative points.
- 3. Dwelling units with less than 20.0 linear feet of frontage shall not be allowed.

(4) **Setbacks. 20 feet front, 20 feet rear, 20 feet side.**

(5) **Common open space.** A minimum of ten percent common open space is required for all residential developments if no incentives are provided. If incentives are provided, then an absolute minimum of five percent is required, and the following negative points apply:

- a. Nine to 9.9 percent common open space earns one negative point.
- b. Eight to 8.9 percent common open space earns two negative points.
- c. Seven to 7.9 percent common open space earns three negative points.
- d. Six to 6.9 percent common open space earns four negative points.
- e. Five to 5.9 percent common open space earns five negative points.

(19) **Architectural Diversity Standard**

a. **Applicability:** Any townhouse development shall comply with the regulations in this section.

b. **Floor Plan Restriction:** At least four unique floor plans shall be used throughout any townhouse development; with at least two unique floor plans per multiple-unit building. Mirror image of floor plan or incidental alterations to a floor plan shall not constitute a unique floor plan.