

## ZONING

### *340 Attachment 3*

#### **Borough of Seven Fields**

#### **Appendix A Planned Residential Development Density Bonus Worksheet**

Article V of the Borough Zoning Ordinance states in § 340-23B(1) that:

“Character, identity, architectural and siting variations incorporated in a PRD shall be considered cause for a density increase not to exceed 40% of the gross residential density allowed in the underlying district.”

Calculation of the density bonus for proposed Planned Residential Developments shall be performed by Borough Council with input from the Borough’s Zoning Officer, Consulting Engineer and Planning Consultant (if one has been so designated).

The density bonus will be determined on the basis of the information presented on the plans originally submitted for tentative approval to the Borough Council. Revisions to said plans to accommodate the provisions for the density bonus may be cause for Borough Council to reevaluate the bonus, but in no case is Council required to reevaluate said plans following the initiation of the tentative review process. At the time of the submittal of final plans for final approval, the final density bonus shall be established by Borough Council, and such bonus shall be indicated on the final plans and recorded.

To calculate the density bonus, each Council member should complete this Worksheet after a thorough review of the PRD development plans. Density bonus points shall be awarded for each of the criteria listed below. Council members are to review the PRD in conjunction with the questions provided following each item. Council members are to consider the developer’s efforts in accomplishing the desired feature or design concept into his overall development scheme and then rate each factor according to a numerical scale from 1 to 5 points. Five points indicates that the developer has performed outstandingly in addressing and incorporating the desired feature or design concept into his plans. Three points indicates average performance; two points indicates less than average; and four points indicates greater than average, but not to the desired standard of excellence achieved by a five-point rating.

The density bonus shall then be calculated by taking the sum of the density bonuses calculated by each individual Council member (or the final worksheet calculation) and dividing this sum by the number of Council members participating in the calculation.

## SEVEN FIELDS CODE

### Criteria for Earning Density Bonus

#### CATEGORY 1 - TOTAL RATING

1. Use of existing physical features and topography:
  - a. Do the plans demonstrate an effort to utilize the landforms on the property as it exists today?
  - b. Are the ridgelines, high points and valley(s) being preserved?
  - c. Is the developer proposing to save tree masses and trees with an eight-inch DBH unless clearly necessary for effectuation of the proposed development?
  - d. Are any visual focal points preserved?

#### CATEGORY 2 - TOTAL RATING

2. Drainage protection:
  - a. Has the developer maintained the natural surface drainage system?
  - b. Has the developer provided for aesthetically pleasing storage for stormwater retention?
  - c. Has the developer provided for subgrade drainage of all wet soils?

#### CATEGORY 3 - TOTAL RATING

3. Site design:
  - a. Has the developer utilized a curvilinear street pattern wherever possible?
  - b. Does the streetscape utilize existing trees when possible? Or provide new ones at a minimum of two-inch DBH which are harmonious with existing trees? Factors to consider in reviewing the proposed tree plantings for their comparability in blending in with the existing treescape include: the size of the trees at maturity; species longevity; wind firmness and capability of soil to hold trees; aesthetic values (autumn coloration, types of flower and fruit; bark and crown characteristics).
  - c. Is the proposed building orientation desirable?
  - d. Are the highest density areas located near the main streets?
  - e. Are the buildings varied in their setbacks from the street?
  - f. In a townhouse building, has the developer taken efforts to provide variation in the setbacks of each separate dwelling unit? To provide some privacy for each unit?

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### **CATEGORY 4 - TOTAL RATING**

4. Architectural style:
  - a. Is the architectural style coordinated throughout the PRD?
  - b. Is there a harmonious use of materials without creating a monotonous landscape?
  - c. Are a variety of housing types provided in the PRD?