

Township Requested Revisions of the H-12 Zoning Ordinance
And Applicants Response

1. Reduce base density to 20 DU/Acre.
Response: Agree. Ordinance revised accordingly.
2. Minimum lot width should match that of the required street frontage at 300 feet.
Response: Agree. Ordinance revised accordingly.
3. Setbacks, coverage and building height to be altered based on new density maximum with consideration of the neighboring residential properties.
Response: Agree as to setbacks and impervious coverage; not height. Ordinance revised accordingly.
4. Density bonuses should only allow up to an additional 6 DU/Acre with a cap at 26 total DU/Acre.
Response: Agree. Ordinance revised accordingly.
5. Bonus provisions should utilize same provisions listed under existing BC and MS zoning districts and they need to be a benefit to the community and permanent.
Such as:
 - a. Additional Public Open Space.
 - b. Community Room or Meeting Space.
 - c. Green Roof.
 - d. Public Parking.
 - e. Public Parking in Parking Garage.
 - f. Recycling and/or Salvage non-hazardous construction and demolition debris.
 - g. Residential uses wrapping parking garage.
 - h. Road Connection Improvements.
 - i. Shared Access.
 - j. Shared Parking.
 - k. Signage/Bus Stop Shelters/Decorative Crosswalk.
 - l. Solar Array on Roof.
 - m. Urban Garden.
 - n. De-Emphasized Parking.
 - o. Shared Vehicular Access.Response: Most of these items have already been incorporated into the bonus provisions. However, some additional items have been incorporated into the revised Ordinance.
6. No density bonus should provide more than 2 DU/Acre; thereby requiring an applicant to achieve at least 3 bonus provisions to use the max of 6 DU/Acre.
Response: Agree. Ordinance revised accordingly.
7. Increase minimum lot area to 5 acres.
Response: Agree. Ordinance revised accordingly.
8. Strike provision allowing 10% of parking to be held in reserve.
Response: Agree. Ordinance revised accordingly.
9. Confirm that the Use H-12 in matrix would only be allowed by Conditional Use.
Response Agree. Ordinance revised accordingly.
10. Add provision that, upon approval of the H-12 use through a Conditional Use hearing, the property will be deed restricted for age restricted housing. No school age children.
Response: Agree. Ordinance revised accordingly.