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30.24 Planned Unit Development (PUD)

30.24.010 Purpose. A planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area-sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems and streetscapes, enhanced residential amenities, and allowances for the provision of usable open space.

- a. As with all land use approvals, the governing body will utilize its discretion of power as set forth in NRS 278 to review proposals to develop under this Chapter. However, all PUDs shall minimize adverse impacts on surrounding property.
 1. The Commission or Board may approve only such level of intensity or density that is appropriate for a particular location and is not obligated to automatically approve the level of development intensity or density requested for a PUD.
 2. The Commission or Board may require, as a condition of approval, any condition, limitation or design factor which will promote proper development and the use of effective land use transitioning.
- b. A PUD shall address the following land use objectives:
 1. Minimize adverse impacts on surrounding property.
 2. Provide for the revitalization and/or redevelopment of areas where decline of any type has occurred.
 3. Encourage infill development that is compatible and harmonious with adjacent uses, both existing and planned.
 4. Provide development that is compatible with the County's goals and objectives and contributes to the general prosperity, health, safety and welfare of the community.
 5. Provide consistency with the Plan, this Title, and other applicable plans, policies, standards and regulations. (Ord. 3381 § 2 (part), 5/2006; Ord. 3078 § 2 (part), 6/2004)

30.24.020 Applicability. A PUD shall only be established on sites that satisfy the following requirements:

1. The overall site shall consist of a minimum gross area of five (5) acres.
2. The entire property proposed for development as a PUD shall be under common ownership or unified control to ensure unified development. (Ord. 3078 § 2 (part), 6/2004)

30.24.030 Pre-Submittal Conference. Prior to acceptance of the required special use permit for a PUD application, a pre-submittal conference with the developer (or an authorized representative) and County staff, including staff from other regulatory agencies or jurisdictions, shall be required to discuss proposed plans and review submittal requirements. A PUD application submitted in conjunction with a nonconforming zone boundary amendment may utilize one pre-submittal conference for all related applications. Preliminary plans for the proposed development should satisfy the following expectations:

1. Is compatible and harmonious with adjacent and surrounding development.
2. Protects the general prosperity, health, safety and welfare of the community.

3. Avoids premature or inappropriate development that could result in incompatible uses, establish undesirable precedents, or create traffic and public service demands exceeding the capacity of existing or planned facilities.
4. Minimizes impacts upon adjacent roadways, neighborhood traffic, public facilities and other infrastructure.
5. Provides for an orderly and creative arrangement of land uses that include a variety of housing types, commercial services, employment and recreational opportunities, and open space areas for recreational purposes (passive or active), or any combination thereof, designed to achieve a balanced integration of economic, housing, or redevelopment opportunities.
6. Facilitates or enables development to occur in accordance with a uniform set of standards that reflect the specific circumstances of the site. (Ord. 3381 § 2 (part), 5/2006; Ord. 3085 § 47, 6/2004; Ord. 3078 § 2 (part), 6/2004; Ord. 2769 § 61, 7/2002)

30.24.040 Procedures to Establish.

- a. A PUD is permitted as a special use in accordance with the procedures and standards for approval set forth in Table 30.16-4. A PUD may be established without a special use permit if the proposed development is in full compliance with all zoning and overlay district regulations, including density restrictions. Residential PUDs shall also comply with the requirements of NRS 116, and a subdivision map shall be recorded for all PUDs.
- b. Except as prohibited by the requirements of this Chapter, the Commission or Board shall have the authority, in connection with the granting of any PUD approval pursuant to this Section, to change, alter, vary, modify or waive any provision of this Title as they deem appropriate to apply to an approved PUD, subject to all other applicable standards set forth in this Title.
- c. **Standards.** No such change, alteration, variation, modification or waiver shall be approved unless the Commission or Board finds that the modified standards of the PUD as proposed shall:
 1. Achieve the purposes for which PUDs may be approved pursuant to this Section;
 2. Maintain harmony with the general purposes, goals, and objectives of this Title and the Plan; and
 3. Result in a development providing amenities to address, offset, and mitigate development impacts. (Ord. 3381 § 2 (part), 5/2006; Ord. 3078 § 2 (part), 6/2004)

30.24.050 Plans Approval, Conditions, Conformance, and Amendments.

- a. The Commission or Board may attach to the site development plans whatever conditions they deem necessary to ensure that proper amenities are provided and compatibility with surrounding, existing and proposed land uses is maintained. No specific condition of approval may be modified administratively. No change, alteration, variation, modification or waiver shall be permitted with respect to any standard made specifically applicable to PUDs by the regulations of any particular district, unless the *Commission or Board* expressly authorizes such a change, alteration, variation, modification, or waiver.
- b. **Flexibility.** The approved plans shall become a part of the PUD approval, and any significant change proposed to the plans shall require the approval of a new special use permit, unless in conformance with the standards listed below.

1. With the initial development of a planned unit development, the Zoning Administrator may review and approve proposed minor amendments to an approved PUD without requiring an additional land use application submittal if the proposed amendments do not conflict with any imposed conditions of approval and do not result in any of the following:
 - A. An increase in the density by more than one percent (1%) or one unit, whichever is greater;
 - B. A decrease in the required amount of open space by more than ten percent (10%);
 - C. A decrease in any setback by more than ten percent (10%) for up to ten percent (10%) of the lots (letters of consent from adjacent property owners shall be required for perimeter lots);
 - D. Relocation of any public right-of-way, unless required by any governmental agency; or
 - E. A change in any requirement for the payment of monies or the dedication of land or other property rights.
2. Modifications to approved, and substitution or addition of new, elevations and floor plans may also be reviewed and approved by the Zoning Administrator, provided any proposed changes are architecturally consistent and compatible with the approved elevations and floor plans on file, and including consistency of unit height.
3. **Additions.** After the initial development of a planned unit development, private property owners may add minor appurtenances as follows.
 - A. In areas designated for private use, minor additions, accessory structures, patio covers and other minor appurtenances that comply with zoning base district requirements shall be permitted in accordance with all applicable zoning district regulations and may also be modified per those regulations in accordance with Chapter 30.16.
 - B. Guest homes or accessory apartments are permitted in accordance with the requirements established in Table 30.44-1.
- c. **Site Development Plans.** Plans submitted with the special use permit application shall include the following:
 1. Layout of the subdivision;
 2. Except for planned unit development projects for which only custom homes are proposed, a minimum of three (3) house model plans and three (3) elevations for each house model for single-family and two-family development; Minimum of two (2) building plans and two (2) elevations for multi-family development;
 3. Typical lot setbacks and dimensions;
 4. Minimum building separations;
 5. Buildable area, including minimum front, side and rear yard setbacks;
 6. Open space areas per Table 30.24-1;
 7. Grade changes;
 8. Maximum building and fence heights;

9. Building and fence designs;
10. Parking as required per 30.24.080(e); and
11. Applicable design and development criteria as required by 30.24.060, 30.24.070, and 30.24.080. (Ord. 3381 § 2 (part), 5/2006; Ord. 3238 § 3, 7/2005; Ord. 3160 § 4 (part), 11/2004; Ord. 3078 § 2 (part), 6/2004)

30.24.060 Development Standards.

- a. Non-residential development shall conform to the development standards as required elsewhere within this Title.
- b. Development standards for residential developments are as follows.
 1. A PUD shall conform to Chapter 30.32 Permits and Licenses, Chapter 30.52 Off-Site Development Regulations Part A of Chapter 30.48 (Airport Environs Overlay District), and the sight zone requirements of Chapter 30.56, as well as the design and development standards (including open space) established within this Chapter. Variance or waiver applications to reduce the requirements herein established shall not be accepted. Requests for increased density or intensity within any overlay district shall comply with all applicable requirements in Chapter 30.48.
 2. A PUD shall generally comply with this Title with respect to site development standards, including parking, landscaping, screening, environmental standards, signs, and maintaining a 10 foot building setback from project perimeters.
 3. Except as required in subsections (1) and (2) above, a PUD's development standards shall be established by the approved site development plans.
 4. Additional density may be permitted in accordance with Table 30.24-1 unless otherwise prohibited by Chapter 30.48, providing the Commission or Board determines the increase in density is justified by the provision of required open space and other design amenities that contribute positively to the beneficial effects of the development for the community. (Ord. 3381 § 2 (part), 5/2006; Ord. 3078 § 2 (part), 6/2004)

30.24.070 Open Space Requirements. Open space areas that are conveniently located, accessible, and visible (defensible space concepts) for the occupants of the development shall be provided as required and may contain such elements as pools, tennis courts, ball fields, and various buildings or structures intended for recreational use. Modifications to these requirements shall only be permitted in conformance with subsection (c)(2) below.

- a. Open space areas that enhance circulation within a site, promote pedestrian use and safety, and improve a site's aesthetic qualities are expected to satisfy the following criteria:
 1. Open space should be designed to provide a mix of active and passive activity areas. Small pocket areas should be avoided whenever possible, and combined into one aggregate area which includes amenities. While natural areas may be preserved as open space, areas with 12% or greater slopes should not be the only open space provided within a development.
 2. Open space areas should be accessible to all property owners within the development and connected by a comprehensive on-site pedestrian circulation system.

3. Open space areas, including plazas and courtyards, should be designed, located, and landscaped to take advantage of solar orientation, maximize water conservation measures, and afford summer shade and winter sunshine.
 4. Where possible, on-site recreation areas should be linked with any appropriate transportation, bicycle, open space, trails or other similar approved plan. When the property is on a trail designated by an adopted plan, the trail shall be provided and that area developed for the trail may be counted as part of the required open space, even if the trail is dedicated. Similarly, if the identified trail is planned for a natural wash adjacent to or bisecting the development, the area of the wash developed as a trail or with recreational amenities may be counted as part of the open space as well.
- b. Required open space shall consist of connected, contiguous areas that are greater than or equal to 200 square feet with widths no smaller than 10 feet and shall not include the following: required street landscaping; drives or driveways; parking lots or bays and loading areas; and utility or service areas. Perimeter landscaping may not be included in the open space calculation.
- c. **Open Space Requirements For Residential Development:**
1. For all development with ten (10) or more lots or units and all development at six (6) or more units per acre regardless of how many lots or units, open space shall be provided at 1.65% of the project's density per acre multiplied by the project's gross acreage multiplied by 35%.

$$(.0165) \times (\text{dwelling units per acre}) \times (\text{total acreage}) \times (.35) = \text{required open space (in acres)}$$

(For conversion to square footage, multiply the open space acreage by 43,560)

2. **Exceptions.**

- A. A reduction to the open space requirement is permitted with the special use permit on a proportional (pro rata) basis for lots or units within a quarter mile walking distance (approximately 1,320' or five-minutes) from a public park that is not separated from the lots or units by a collector (or wider) street and whose acreage is greater than or equal to the open space requirement; however, in no case shall the open space reduction exceed 50 percent (50%) of the required open space. If not already established, the public park must be scheduled for development within two years of PUD approval.
- B. In the rural residential zoning districts only, when the total required open space is less than 10,000 square feet, the open space shall not be required.
- C. In the rural residential zoning districts only, where the additional density requested is specified on the adopted land use plan map, the open space requirement may be reduced or eliminated with special use permit approval, subject to the following:
 - i. All zoning base district setbacks are satisfied.
 - ii. Perimeter landscaping features are enhanced per Figures 30.64-17 or 30.64-18 (decorative block wall or fence, detached sidewalk and landscaping) along collector and arterial streets (when sidewalks are required).
 - iii. Perimeter lot size shall be within a minimum of 10% of the lot size of adjacent single family residential development; and

- iv. A comparable increase (as determined by the Commission or Board) of other appropriate design amenities is provided to offset the density bonus, pursuant to Section 30.24.080(f).
- v. Conducting a neighborhood meeting with area residents to discuss alternative amenities prior to scheduled Town Board, Planning Commission, and County Commission meetings is strongly encouraged (but not required). If conducted, the neighborhood meeting should be generally consistent with the procedure described in Table 30.16-3 (f)(2)(D), and the information presented should include conceptual site plans and a project description. (Ord. 3381 § 2 (part), 5/2006; Ord. 3078 § 2 (part), 6/2004; Ord. 2510 § 5 (part), 2000)

30.24.080 Design Standards and Guidelines. The following design standards and guidelines are intended to achieve the overall purpose of the PUD as defined in 30.24.010. The requirements established in subsections (b) through (e) below shall be shown on the site development plans submitted for consideration with the special use permit. Variance or waiver applications to modify the requirements herein established shall not be accepted.

a. Like Transitioning.

- 1. Transitioning considerations include a range of design features related to existing and proposed development, such as but not limited to height, mass, density, appropriate buffers, architecture, landscaping, loss of privacy, unsightly views, pedestrian and vehicular traffic circulation, parking concerns, and environmental impacts.
- 2. A proposed PUD shall incorporate height and density transitioning considerations along the development's perimeter to achieve an orderly transition to existing residential development on adjacent properties. Buildings or units proposed to be located along the perimeter of the PUD should stay within a 50 percent (50%) tolerance range of the height and density of residential development that is adjacent to, or across the street from, the PUD's perimeter.

b. Architectural Features.

- 1. The following features shall be required:
 - A. Window and door fenestration on all sides of units located along the development's perimeter except for side elevations located less than 20 feet from another residential side elevation.
 - B. Contrasting color schemes used to create visual depth around windows, doors, and building corners.
 - C. A minimum of one (1) principal window treatment on every elevation (front, side, or rear) that faces any street (public or private) or required open space area that may include, but is not limited to, popouts, decorative wrought iron, wood trim, shutters, plant shelves, and other features or embellishments to vary and soften the visual exteriors.
- 2. In addition to the requirements of subsection 30.24.080(b)(1) above, a minimum of three (3) of the following design features shall also be required:
 - A. Enhanced corners (popouts, embellishments, etc.).
 - B. Deep recessed garages.

- C. Low roofs (one story roofs).
 - D. Second stories stacked at greater setback than first floor to facilitate a first floor roof feature, especially when located immediately above the garage.
 - E. Offset garage doors.
 - F. Roof overhangs.
 - G. Porch or courtyard on every elevation (pony walls and/or decorative wrought iron) may be used for courtyard enclosures.
 - H. Enhanced window fenestration on all front elevations and all second story windows facing a street or required open space area, using principal window treatments per 30.24.080(1)(C).
 - I. Deck, Patio, and/or Balcony Option.
- c. **Streetscapes.**
- 1. The following features shall be required:
 - A. Streets in non-rural residential planned unit developments should be designed whenever possible to avoid long, straight expanses of streets which encourage high speed vehicular travel and are not aesthetically appealing. Providing a minimum 25 foot lateral deviation from a straight course for every 350 feet of street length or other design measures may be used to achieve this goal. Non-rural residential planned unit developments with 51 lots or more are required to meet this standard.
 - B. Three-foot (3') wide sidewalk installed on both sides of the street or a five-foot (5') wide sidewalk installed on one side of the street.
 - C. A minimum of two (2) pedestrian connections to destinations such as a trails system, public facilities, transit stops, or public street network to promote connectivity.
 - D. Residential units shall maintain a minimum ten-foot (10') setback from the front property line, sidewalk, or curb. Architectural intrusions per Chapter 30.56 are permitted subject to compliance with sight zone safety requirements.
 - d. **Perimeter Landscaping.** All perimeter landscaping shall comply with the requirements established in Chapter 30.64.
 - e. **Parking.**
 - 1. Parking for single-family or two-family residential development shall be provided as follows:
 - A. Three (3) spaces per residential unit.
 - B. Lots smaller than 35 feet (35') in width shall provide one (1) additional space per every five (5) residential units.
 - C. **Exception.** Where on-street parking is legally allowed and functionally feasible in terms of a PUD's overall design, each on-street parking space may be substituted on a one-for-one basis

for each unit requirement, provided a detailed parking analysis and plan that satisfies functional and safety standards is submitted and approved.

2. Parking for multiple-family residential development shall be provided as required for multi-family dwellings in Chapter 30.60, Table 30.60-1.
- f. **Optional Amenities.** In addition to the requirements of subsections 30.24.080(a-e) above, the following optional amenities are encouraged (but not required) for all planned unit development.
 1. Enhanced paving and design features at intersections, courtyards, driveways, etc.
 2. Staggered setbacks for adjacent homes.
 3. L-curbs to prevent parking on a sidewalk.
 4. Recessed or rear-entry garages.
 5. Enhanced perimeter landscaping with detached sidewalks.
 6. The use of green building components, such as but not limited to the following:
 - A. Energy-conserving permeable pavement on private streets, drives, and sidewalks.
 - B. Energy-conserving cool roofing materials.
 - C. Renewable energy systems for heating and/or cooling.
 - D. Renewable energy features such as preservation of solar access with selective window orientation and added glazing to maximize heating/cooling efficiency.
 - E. Alternative water source features and water re-use systems for irrigation.
 - F. Use of landscaping, natural topography, and energy-efficient building layout for natural windbreaks and shade.
 - G. Higher insulation levels.
 - H. Resource conserving designs and use of recycled construction materials.
 7. Construction of accessory apartments for affordable housing opportunities as permitted by Table 30.44-1.
 8. Preservation of unique historical or cultural features, including natural topography, air, sunlight, and scenic resources.
 9. Provision of bicycle and pedestrian pathway systems, especially to designated potential open space or park areas, trails, scenic sites, viewpoints and/or public transit access to the site.
 10. Provision of natural drainage control, landscaped drainage retention facilities, and regional flood control measures.
 11. Other suitable amenities or public benefits deemed worthy of consideration by the Commission or Board. (Ord. 3381 § 2 (part), 5/2006; Ord. 3078 § 3, 6/2004)

30.24.090 Special Development Standards. Table 30.24-1 establishes maximum densities for the principal uses permitted in a residential PUD and specifies the corresponding open space requirements as established in Section 30.24.070. Due to the agricultural nature of the R-A district, additional density would not serve the purpose of the district or Plan; therefore, it is not included. Densities for the districts not listed in Table 30.24-1 are permitted per the development standards in Chapter 30.40. Table 30.24-2 summarizes the basic requirements for a residential PUD as established in this Title.

Table 30.24-1 Special Development Standards⁴			
ZONING DISTRICT	PRINCIPAL USES PERMITTED	MAXIMUM DENSITY PER GROSS ACRE	OPEN SPACE REQUIRED^{1,2}
R-U³	Single-Family Dwelling Detached	up to .63 u/a	1.65 % of project density multiplied by gross acreage multiplied by 35%
R-E³	Single-Family Dwelling Detached	up to 2.5 u/a	same as R-U
R-D³	Single-Family Dwelling Detached	up to 3.5 u/a	same as R-U
R-1	Single-Family Dwelling, Townhouse	up to 6 u/a	same as R-U
R-T	Single-Family Dwelling, Townhouse	up to 8 u/a	same as R-U
R-2	Single-Family Dwelling, Townhouse	up to 10 u/a	same as R-U
RUD	Single-Family Dwelling, Townhouse	up to 16 u/a (for single-family residential dwelling(s) only)	same as R-U
R-4	Townhouse, Residential Condominium	up to 32 u/a	same as R-U
<ol style="list-style-type: none"> 1. Required for all development within ten (10) or more lots or units and all development at six (6) or more units per acre regardless of how many lots or units. 2. A reduction to the required open space is permitted (in any district listed above) with the special use permit on a proportional (pro rata) basis for lots or units within a quarter mile walking distance (1,320' plus or minus 10%) from a public park that is not separated from the lots or units by a collector street and whose acreage is greater than or equal to the open space requirement; however, in no case shall the reduction exceed 50 % of the required open space. If not already established, the public park must be scheduled for development within two years of PUD approval. 3. PUDs in rural residential zoning districts only are exempt from the open space requirement when the total required open space is less than 10,000 square feet, and may request up to a 100% reduction from the open space requirement with the special use permit, subject to compliance with 30.24.070(c). 4. PUD's are not permitted in the H-2 zoning district. 			
Formula To Calculate Open Space Required: (0.0165) multiplied by (proposed unit density per acre) multiplied by (gross acreage of project) multiplied by (0.35)			
Example: Project consists of 7.5 gross acres and Proposed density is 7.9 units per acre			
Calculation for Open Space: (0.0165) multiplied by (7.9 du/ac) multiplied by (7.5 gross acres) multiplied by (0.35) = 0.34 acres of REQUIRED Open Space			
Calculation to Convert Acreage Requirements to Square Footage: (43,560) multiplied by (0.34) = 14,810 square feet of REQUIRED Open Space			

(Ord. 3432 § 3, 10/2006; Ord. 3406 § 1, 7/2006; Ord. 3381 § 2 (part), 5/2006; Ord. 3219 § 3, 5/2005; Ord. 3078 § 4 (part), 6/2004; Ord. 3008 § 3, 12/2003; Ord. 2741 § 4, 5/2002)

Table 30.24-2 Procedural Summary of Requirements for a Residential PUD		
	REQUIRED	OPTIONS
Property 30.24.020	1. 5 acre minimum under common ownership or unified control	
Pre-Submittal Conference 30.24.030	1. Preliminary Plans as described in 30.24.030	
Special Use Permit (establish / amend) 30.24.040	1. Compliance with all applicable requirements established in Table 30.16-4 2. Plans as described in 30.24.050 3. Major amendments require new special use permit approval	✓ The Zoning Administrator may review and approve minor amendments in compliance with 30.24.050 without requiring submittal of a land use application
Development Standards 30.24.060	1. Compliance with all applicable requirements established in Chapters 30.52, 30.48, and 30.56 2. Additional density offset by open space and other design enhancements or amenities as shown on Plans	
Open Space 30.24.070	1. Contiguous, connected areas greater than/equal to 200 square feet with 10' minimum widths 2. Required Open Space at 1.65 % of approved density multiplied by gross acreage multiplied by 35% 3. Required for all development with ten (10) or more lots or units and all development at six (6) or more units per acre regardless of how many lots or units	✓ Reductions in required open space may be considered per 30.24.070(c)
Design Standards 30.24.080	1. Like Transitioning 2. Architectural Enhancements a. Window and door fenestration on all sides of units located along development's perimeter (excluding side elevations less than 20 feet from another residential side elevation) b. Contrasting color and depth schemes around windows, doors, and corner popouts c. Minimum of 1 principal window treatment on every elevation (front, side, or rear) that faces a street or usable open space (may include popouts, decorative wrought iron, wood trim, shutters, plant shelves, and other features to vary and soften visual exteriors) d. Plus 3 of 7 options per 30.24.080(b)(2) 3. Streetscape Considerations a. A minimum 25' lateral deviation (from straight course for every 350' of street length), or other aesthetic design measure b. Three-foot (3') wide sidewalk installed on both sides of the street or a five-foot (5') wide sidewalk installed on one side of the street c. Minimum of two (2) pedestrian connections to community-use destinations per 30.24.080(c) d. Minimum ten-foot (10') setback from the front property line, sidewalk, or curb adjacent to a street for all residential units 4. Perimeter Landscaping a. Shall comply with the requirements established in Chapter 30.64 5. Parking for single-family and two-family residential development a. 3 spaces per residential unit b. 1 additional space per every 5 residential units on lots smaller than 35' in width	1. Like Transitioning ✓ 50% tolerance range for density and heights suggested per 30.24.080(a) 2. Architectural Enhancements (minimum of 3) ✓ Enhanced building corners (embellishments, popouts, etc) ✓ Deep recessed garages ✓ Low roofs (one story roofs) ✓ Stacked second stories at greater setbacks than first floor ✓ Offset garage doors ✓ Roof overhangs ✓ Porch or courtyard on every elevation (pony walls and/or decorative wrought iron may be used for courtyard enclosures) ✓ Enhanced window fenestration and principal window treatment on all front elevations and all second story windows facing a street or usable open space ✓ Deck, Patio, and/or Balcony Option 3. Streetscape Considerations ✓ See Optional Amenities 4. Perimeter Landscaping ✓ See Optional Amenities 5. Parking Substitution of on-street parking spaces for each unit requirement (one-for-one basis) may be considered per 30.24.080(e)(2)

Table 30.24-2 Procedural Summary of Requirements for a Residential PUD		
	REQUIRED	OPTIONS
Optional Amenities 30.24.080(f)	<p>Encouraged (but not required) for all planned unit development:</p> <ol style="list-style-type: none"> 1. Enhanced paving and design features at intersections, courtyards, driveways, etc. 2. Staggered setbacks for adjacent homes. 3. L-curbs to prevent parking on a sidewalk. 4. Recessed or rear-entry garages. 5. Enhanced perimeter landscaping with detached sidewalks. 6. The use of green building components. 7. Construction of accessory apartments for affordable housing opportunities as permitted by Table 30.44-1. 8. Preservation of unique historical or cultural features, including natural topography, air, sunlight, and scenic resources. 9. Provision of bicycle and pedestrian pathway systems, especially to designated potential open space or park areas, trails, scenic sites, viewpoints and/or public transit access to the site. 10. Provision of natural drainage control, landscaped drainage retention facilities, and regional flood control measures. 11. Other suitable amenities or public benefits deemed worthy of consideration by the Commission or Board. 	

(Ord. 3381 § 2 (part), 5/2006; Ord. 3078 § 4 (part), 6/2004)