

Background
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24.(RELATIVE) SOCIAL COMMUNITY:

A.Employee Housing: It is the policy of the town to encourage the provision of employee housing units in connection with commercial, industrial, and multi-unit residential developments to help alleviate employee housing impacts created by the proposed uses.

(1) Point Assessments: The following points shall be assessed in connection with all development permit applications for commercial, industrial and residential projects:

Points	Percentage Of Project Density In Employee Housing	Examples Of Square Footage Conversion Of Percentage From Second Column Size Of Project In Square Feet (Density) (Point awards for actual projects shall be calculated using the first two columns of this table.)				
		**4,000	5,000	10,000	20,000	50,000
-10	0.0	NA	0	0	0	
-9	0.01 - 0.5	NA	NA	NA	NA	*250
-8	0.51 - 1.0	NA	NA	NA	NA	400
-7	1.01 - 1.5	NA	NA	NA	*250	600
-6	1.51 - 2.0	NA	NA	NA	400	900
-5	2.01 - 2.5	NA	NA	*250	500	1,100
-4	2.51 - 3.0	NA	NA	300	600	1,400
-3	3.01 - 3.5	NA	NA	350	700	1,600
-2	3.51 - 4.0	NA	NA	400	800	1,900
-1	4.01 - 4.5	NA	NA	450	900	2,200
0	4.51 - 5.0	NA	*250	500	1,000	2,400
1	5.01 - 5.5	NA	275	550	1,100	2,700
2	5.51 - 6.0	*250	300	600	1,200	2,900
3	6.01 - 6.5	275	325	650	1,300	3,200
4	6.51 - 7.0		350	700	1,400	3,400

5	7.01 - 7.5	300	375	750	1,500	3,600
6	7.51 - 8.0		400	800	1,600	3,900
7	8.01 - 8.5	350	425	850	1,700	4,200
8	8.51 - 9.0		450	900	1,800	4,400
9	9.01 - 9.5	375	475	950	1,900	4,600
10	9.51 - 100	400	500	1,000	2,000	4,900

*Minimum unit size permitted to qualify as employee housing is 250 square feet, therefore any unit less than 250 square feet is the equivalent of providing no employee housing for the purpose of earning positive or negative points.

**All single-family residential; and all other projects less than 5,000 square feet in density shall not be assessed negative points for the nonprovision of employee housing, but such projects may be awarded positive points in accordance with the table set forth above.

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(Ord. 21, Series 1998)

(2) General Provisions:

- a. The square footage of the employee housing units provided under this Section shall be assessed against the allowed density and mass in the same manner as all other residential units, or square footage within the project.
- b. All employee housing units provided under this Section shall be designed and planned in conjunction with the remainder of the project and shall not be designed as an add-on to an existing building unless in conjunction with a larger addition. (Ord. 19, Series 1988)
- c. Employee housing units provided under this Section may be on- or off-site, but shall be within the Upper Blue River Basin.
- d. For the purpose of determining whether a development shall be awarded or assessed points under this Policy, only square footage approved pursuant to a development permit the application for which was filed subsequent to December 18, 1997, shall be used to calculate the total density or gross dwelling area of a development.
- e. The provisions of this policy, as amended by council bill no. 29, series 1997, shall not apply to development permits approved prior to December 18, 1997; and no development permit approved prior to December 18, 1997, shall be modified to reduce the amount of employee housing approved in connection with the issuance of such development permit.

f. Each employee housing unit for which positive points are awarded under this policy shall be encumbered by a properly recorded restrictive covenant in a form acceptable to the town attorney. The terms of such restrictive covenant shall be consistent with this policy, and such restrictive covenant shall not be subordinate to any senior lien or encumbrance, except the lien of the general property taxes. (Ord. 4, Series 1998)

(3) Exemptions: The following developments and uses are exempt from an assessment of negative points provided for in this section:

Change of use for buildings of historic and architectural significance.

Churches.

Governmental entities exempt from the town's planning regulations.

Mixed use projects where the combined total square footage is less than five thousand (5,000) square feet.

Other governmental or public buildings such as public museums, public libraries, or post offices, where the building is owned and operated by a governmental agency.

Public and private schools. (Ord. 21, Series 1998)

(4) Restrictive Covenants: The owner of an employee housing unit which is restricted by a restrictive covenant as described in subsection A(2)f of this policy shall have the right to obtain the release of the restrictive covenant by substituting for the restricted unit another unit or property located in the Upper Blue River basin which satisfies the definition of "employee housing" set forth in section 9-1-5 of this chapter. Such right of substitution shall be subject to the town's approval of such substitute unit or property as being of comparable size and condition using the class D development permit process. No such substitution shall be permitted unless the substitute unit or property shall be subjected to a restrictive covenant as required by subsection A(2)f of this policy. (Ord. 4, Series 1998)

(5) Summer Seasonal Housing: Between May 1 and September 30 of any year, an employee housing unit may be lawfully occupied for a period not to exceed twelve (12) consecutive weeks by any person participating in or employed by the summer programs sponsored by a nonprofit organization or the town. Such occupancy shall be authorized by a class D development permit. (Ord. 21, Series 1998)

3 x (0/+2)B.Community Need: Developments which address specific needs of the community which are identified in the yearly goals and

objectives report are encouraged. Positive points shall be awarded under this subsection only for development activities which occur on the applicant's property. (Ord. 10, Series 2004)

4 x (-2/+2)C.Social Services: Developments which provide social services are encouraged. Social services shall include, but not be limited to: daycare centers and nurseries, educational programs and facilities; programs and facilities for the elderly and the young; and other programs and facilities which will enhance the social climate of the community. This shall include theaters, playhouses, and any other developments which will promote the arts within the town. Positive points shall be awarded under this subsection only for the provision of social services which are located on the applicant's property. (Ord. 37, Series 2002)

3 x (0/+2)D.Meeting And Conference Rooms Or Recreation And Leisure Amenities: The provision of meeting and conference facilities or recreation and leisure amenities, over and above that required in subsection A of this policy is strongly encouraged. (These facilities, when provided over and above that required in subsection A of this policy, shall not be assessed against the density and mass of a project when the facilities are legally guaranteed to remain as meeting and conference facilities or recreation and leisure amenities, and they do not equal more than 200 percent of the area required under subsection A of this policy.) (Ord. 9, Series 2006)

3 x (0/+5)E.Historic Preservation And Restoration: The preservation and restoration of historic structures, town designated landmark, federally designated landmark, landmark sites, or cultural landscape districts within the town is a priority. Additional on site preservation and restoration efforts beyond the requirements of the historic district guidelines for historic structures and sites as defined in chapter 11 of this title are strongly encouraged.

Positive points will be awarded according to the following point schedule for on site historic preservation, or restoration efforts, in direct relation to the scope of the project, subject to approval by the planning commission.

The construction of a structure or addition, or the failure to remove noncontributing features of a historic structure may result in the allocation of fewer positive points:

+3On site historic preservation/restoration effort of minimal public benefit.

Examples⁹: Restoration of historic window and door openings, preservation of historic roof materials, siding, windows, doors and architectural details.

+6 On site historic preservation/restoration effort of average public benefit.

Examples: Preservation of, or the installation of a new foundation, structural stabilization, complete restoration of secondary structures.

+9 On site historic preservation/restoration effort of above average public benefit.

Examples: Restoration/preservation efforts for windows, doors, roofs, siding, foundation, architectural details, substantial permanent electrical, plumbing, and/or mechanical system upgrades, structural stabilization, or restoration of secondary structures, which fall short of bringing the historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style.

+12 On site historic preservation/restoration effort with a significant public benefit.

Example: Restoration/preservation efforts which bring a historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style and respecting the historic context of the site that fall short of a pristine restoration.

+15 On site historic preservation/restoration effort with a very significant public benefit.

Example: Restoration/preservation efforts to a historic structure or site which bring the historic structure or site back to its appearance at a particular moment in time within the town's period of significance by reproducing a pure style and respecting the historic context of the site with no new structures or additions and the removal of all noncontributing features of a historic structure or site. Such restoration/preservation efforts will be considered pristine. (Ord. 25, Series 2004)

25.(RELATIVE) TRANSIT:

9. Examples set forth in this policy are for purpose of illustration only, and are not binding upon the planning commission. The ultimate allocation of points shall be made by the planning commission pursuant to section 9-1-17-3 of this chapter.