

17.18 – Residential Density Bonus

Sections

17.18.010 – Applicability

17.18.020 – Implementation

17.18.010 – Applicability

In accordance with Chapter 19.02 of the St. Charles Municipal Code, “Inclusionary Housing Ordinance”, Section 19.02.080 “Density Bonus”, a density bonus shall be permitted when Affordable Units are constructed within a Residential Development in accordance with Chapter 19.02, Section 19.02.060 (B). One bonus Dwelling Unit shall be permitted for each Affordable Unit constructed within the Residential Development; however, in no event shall the total number of Dwelling Units constructed within the Residential Development exceed one hundred twenty percent (120%) of the Base Density.

(2016-Z-4 : §4)

17.18.020 – Implementation

In implementing this density bonus, the following requirements of the Zoning Ordinance may be varied without additional justification:

1. Lot area.
2. Lot width.
3. Building coverage.

(2016-Z-4 : §4)