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ADOPTED

JUL 17 1995

BOARD OF SUPERVISORS
JAMES CITY COUNTY
VIRGINIA

ORDINANCE NO. 31A-164

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 20, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE VI. OVERLAY DISTRICTS, DIVISION 1. RESIDENTIAL CLUSTER DEVELOPMENT, SECTION 20-548. DENSITY BONUSSES.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 20 is hereby amended and reordained by amending Section 20-548, Density Bonuses.

Chapter 20. Zoning

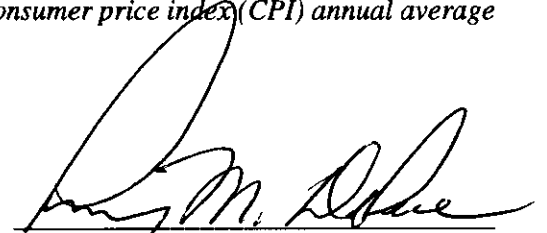
Article VI. Overlay Districts

Division I. Residential Cluster Development

Section 20-548. Density bonuses.

14. A 40 percent density bonus may be granted if 30 or more percent of the residential units have actual sales prices at or below the maximum allowable sales prices for James City County ~~established under the Virginia Housing Development Authority's Home Mortgage Loan Program, as adjusted (\$81,500 as of October 1, 1991)~~ *as set by adjusting the 1991 Virginia Housing Development Authority's Home Mortgage Loan Program (\$81,500) base by the cumulative rate of inflation as measured by the consumer price index (CPI) annual average change. The annual increase shall not exceed 5 percent.*

15. A 50 percent density bonus may be granted if 30 or more percent of the residential units have sales prices at or below 80 percent of the maximum sales price for James City County ~~established under the Virginia Housing Department Authority's Home Mortgage Loan Program as adjusted (\$65,200 as of October 1, 1991)~~ as set by adjusting the 1991 Virginia Housing Development Authority's Home Mortgage Loan Program base (\$65,200) by the cumulative rate of inflation as measured by the consumer price index (CPI) annual average change. The annual increase shall not exceed 5 percent.



Perry M. DePue
Chairman, Board of Supervisors

ATTEST:



David B. Norman
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
SISK	AYE
EDWARDS	AYE
MAGOON	AYE
TAYLOR	AYE
DEPUE	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 17th day of July, 1995.