

20.20.000 ENVIRONMENTAL ENHANCEMENT INCENTIVE

20.20.010 PURPOSE. In order to encourage the inclusion of site amenities in business and multiple family developments, incentives are offered in the form of increased density on F.A.R. allowances where in the opinion of the Plan Commission such increase would be justified by the enhancement to the environment and would not adversely affect the value or enjoyment of surrounding property, the provision of municipal services, or the safe efficient flow of traffic on nearby streets.

20.20.020 APPLICATION. The granting of increases in either allowable density or F.A.R. may be made by the Plan Commission upon submittal of a request for such allowance accompanied by appropriate building and site plans, and shall be based upon the following table of maximum allowable incentive increases. The Commission shall use its discretion as to whether the character and quality of the proposed enhancement justifies the maximum increase or a proportion thereof:

Type of Environmental Enhancement	Incentive Business Incr. in F.A.R.	Increase Multi-Family Increase in Density (sic)
Plaza, malls, and other pedestrian promenades or gathering places provided they are specifically designated and appropriately developed to enhance the pleasure and comfort of the pedestrian and the aesthetic appearance of the development.	2 sq. ft. of additional floor area for each sq. foot of plaza, mall, etc.	1 dwelling unit for each 500 sq. feet of plaza, mall, etc.
Recreational facilities intended for the free use of residents or patrons such as children’s play grounds, tennis courts, swimming and wading pools, etc.	2 sq. ft. of additional floor area for each sq. ft. of recreational area.	1 dwelling unit for each 250 sq. ft. of pool area, or 500 sq. ft. of other recreational area.
Underground parking or underground truck service area.	1 sq. ft. of additional floor area for each sq. ft. of underground parking or service area.	1 dwelling unit for every 3 underground parking spaces.
Landscaped areas. Special landscape treatment or features such as outdoor sculpture, pools, fountains, flower beds, etc.	1 sq. ft. of additional floor area for each sq. ft. of landscaped area.	Not to exceed 10% of the base allowance density.