ZONING

325 Attachment 7

Exhibit 4 Bonus Menu [Added 9-9-2015 by Ord. No. 426; amended 11-24-2015 by Ord. No. 428]

The provisions of this exhibit are applicable only to those zoning districts where it is specifically cited and is subject to all restrictions and limitations as noted below in addition to any found within the district regulation. No bonus shall be allowed for any required improvement.

Bonus-Eligible Provision	Bonus Provided	Conditions and Limits
Pervious paving	20% bonus on impervious cover (area covered by pervious paving shall be multiplied by 0.8 when calculating impervious cover of total lot for purposes of determining zoning compliance)	Provisions for maintenance of pervious paving to maintain its porosity shall be included in the stormwater management facilities maintenance agreement required for the project. The stormwater management system shall be designed to accommodate the additional runoff should the pervious pavement not function properly No limit
Mix of residential and nonresidential uses in a single building	Ten additional feet of building height that may accommodate up to one additional story above the maximum specified in the district regulations. Where a project contains multiple buildings, only those buildings satisfying the conditions stated here shall be eligible for the bonus.	Nonresidential uses must occupy at least 50% of the ground floor of the structure. Residential uses must occupy at least 50% of the floor area of the entire structure. Uses ancillary to the residential use of the structure (e.g., management office, fitness center, community room, etc.) shall be considered residential uses for purposes of interpreting these provisions; however, indoor parking shall be considered a nonresidential use, regardless of whether it is ancillary to the residential use of the structure. Not more than one additional story

WEST WHITELAND CODE

the structure (i.e., the area covered by footprint of the garage structure shall be multiplied by 0.5 when calculating building and impervious cover of the total lot for the purposes of zoning compliance) Off-site trails or sidewalks The fee required under § 281-47 of the S/LDO shall be reduced by improvements shall be included in	Bonus-Eligible Provision	Bonus Provided	Conditions and Limits
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not result in a hazard and/or if			
			construction to eliminate said gap(s)
is imminent.			
			Maximum reduction of 10% in the
minimum number of required			
parking spaces			parking spaces

ZONING

Bonus-Eligible Provision	Bonus Provided	Conditions and Limits
Provision of riparian buffer in	For each foot of additional	Required setback may not be
excess of ordinance	riparian buffer, the required	decreased by more than 50%.
requirement	setback from one lot line may be	
	reduced by one foot.	No reduction in setback shall be
		allowed where the property line
		involved is also a zoning district
		line, unless the Board of
		Supervisors determines that the
		uses in that adjacent district are
		sufficiently compatible with the
		proposed use on the subject tract.