

## 155.5802. SUSTAINABLE DEVELOPMENT POINT REQUIREMENT

### a. Applicability

All applications for approval of a Major Site Plan for multifamily residential, nonresidential, and mixed-use development shall incorporate a sufficient number of sustainable design options from Table 155.5802, Sustainable Development Options and Points, to demonstrate achievement of the minimum number of points required below for the specific type of development.

1. Multifamily residential development shall achieve at least ten points.
2. Nonresidential and mixed-use development in the Transit-Oriented (TO) district shall achieve at least 18 points.
3. Nonresidential and mixed-use development in all other districts shall achieve at least 12 points.

### B. Sustainable Development Options

Table 155.5802, Sustainable Development Options and Points, sets forth a range of sustainable site and building design features and the number of points achieved by incorporating each design feature (or specified levels of the design feature).

**TABLE 155.5802: SUSTAINABLE DEVELOPMENT OPTIONS AND POINTS**

**Note:** This table is best viewed in PDF, click [HERE](#)

TABLE 155.5802: SUSTAINABLE DEVELOPMENT OPTIONS AND POINTS			
Green Design Feature	Feature Description		Points
Brownfield site redevelopment	Redevelopment of a brownfield site within a designated brownfield		1
			1
Efficient Water Heating	At least 75 percent of hot water on premises is heated via tankless water heaters or solar water heaters.		2
Reuse Water	Water used for dish, shower, sink, and/or laundry purposes is reused for landscape or golf course irrigation.		2
Green Building	The principal building meets or exceeds LEED certification for new construction. For sites with more than one principal building, points may be awarded for each.	LEED Certified	2
		LEED Silver	4
		LEED Gold	6
		LEED Platinum	8
Green Roof	At least 50 percent of the total surface area of the principal building's roof is a green roof constructed in accordance with the Building Code and ASTM green building standards.		4
Herb or Vegetable Garden	At least one-fourth acre on the site consists of an edible herb or vegetable garden (which may be open to the public).		2
		200 mph load minimum	8
Landscaped and Tree-Lined Street Median	Ingress and egress lanes of all non-service drives are separated by a landscaped median at least 5 feet wide and containing trees spaced no more than 40 feet apart.		2
Nature Path or Trail	Public pedestrian and/or bicycle access to natural elements is provided by a bike or pedestrian path or trail that is at least one-fourth mile long per every 150,000 square feet of building floor area and does not intrude on or unduly harm existing natural features.		1
Overhangs	Overhangs are present on all south windows for energy efficiency purposes.		

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Parking Structure	At least 75 percent of the development's total number of required off-street parking spaces is contained in a parking deck or garage.		2
Parking Structure, Green	At least 75 percent of the development's total number of required off-street parking spaces is contained in a parking deck or garage and at least 50 percent of the total surface area of the top of the parking structure is a green roof.		4
Permeable Parking Surfaces	Permeable surfacing materials are used for some or all of surface parking areas.	25 percent minimum	2
		59 percent minimum	4
Permeable Sidewalk Surfaces	Permeable or natural surfacing materials are used for all sidewalks.		2
Permeable Path or Trail Surfaces	Permeable or natural surfacing materials are used for all bike and pedestrian paths and trails.		1
Rain Gardens [Bioretention System]	The development includes rain gardens where each has an area of at least 100 square feet, is sized to hold stormwater runoff from between 5 and 10 percent of the impervious area draining to it, and consists of native plants planted in a sand/soil matrix soil bed with a mulch cover layer.	1 rain garden	1
		2 rain gardens	2
		3 rain gardens	3
		4 or more rain gardens	4
Rain Water Reuse	At least 75 percent of rain water from the roofs of structures is captured and recycled for landscape or golf course irrigation.		2
Skylights	The primary building is constructed with skylights that provide at least 10 percent of the light necessary for daily use on the story on which the skylights are located.		1
Solar Panels	A portion of the energy used by the primary building is generated using solar panels located onsite.	15 percent minimum	4
		30 percent minimum	8
		45 percent minimum	12
Sustainable Landscape	The development achieves the Sustainable Sites certification for site and landscaping design	One Star	2
		Two Stars	4
		Three Stars	6
		Four Stars	8
White Roof	All roof surfaces are painted white.		2
Wind Turbines	A portion of the energy used by the primary building is generated using wind turbines located onsite.	15 percent minimum	4
		30 percent minimum	8
		45 percent minimum	12
Other	The development includes other green features that conserve energy, promote a healthy landscape, support public health and safety, or increase sustainability—points to be awarded at the discretion of the Development Services Director.		Up to 6

### C. Documentation Required

Applicants shall provide documentation of techniques that will be used to satisfy the above requirement, as necessary, at the time of application submittal. Documentation for items that may not be visually verified as part of an inspection may be provided in the form of invoices, receipts, or delivery confirmation for the items in question.

(Ord. 2012-64, passed 9-11-12; Am. Ord. [2014-16](#), passed 1-28-14)

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