

**Sec. 14-488.**

**Low Income & Workforce Housing Dimensional Bonuses**

Notwithstanding any other provision of this chapter to the contrary, in order to encourage low income and workforce units in designated growth areas, eligible projects may avail themselves of the following options.

**1. Eligible projects in all B-1, B-1b, B-2, B-2b, B-3, B-3b, B-3c, B-4, B-5, R-7 and R-P Zones**

Percentage Low Income Units for Sale/Rent	Percentage Workforce Units for Sale/Rent	Density Permitted*	Additional Height Permitted	Setback Reductions **
10%	20%	1.1 x base	N/A	N/A
20%	40%	1.2 x base	10 feet	N/A
30%	60%	1.3 x base	10 feet	5'
50%	100%	2.0 x base	15 feet	5'
75%	N/A	2.5 x base	25 feet	10'

\*: "Base" is the number of units allowed under the zoning without this bonus but with any other bonuses applied. In R-P zones, the "base" is no less than 1 unit per 1,500 sf. of land area

\*\*: Setback reductions are absolute reductions in front, side and/or rear yard setback requirements.

**2. Planned Residential Unit Developments.** In order to promote orderly development of low- and moderate-income development as PRUDs, any project in which more than 50% of the units are low-income or workforce units for rent or for sale may utilize the following dimensional bonuses and changes:

- a. Minimum lot area per dwelling unit is reduced by 50%;
- b. Maximum number of units and maximum length of buildings do not apply but may be set through site plan review; and
- c. Minimum building setbacks may be reduced to 10'
- d. The PRUD may cross public rights of way provided that the right of way does not count towards minimum lot size nor towards any open space requirements
- e. Minimum Recreation Open Space Area is reduced to 200 sf per dwelling unit of common area designated for recreational purposes by the residents. Minimum contiguous size and setbacks do not apply and shall be set through

site plan review.

3. **Term of Affordability.** In order to be eligible for this section, the low income and workforce housing units must be affordable for the longest term permitted under federal, state and local laws and ordinances. Projects that contain both Low Income and Workforce units are eligible for both bonuses.
4. **Required Public Process.** The developer of the project must also commit to a good faith effort to communicate openly with affected properties as their process moves forward. At a minimum, no less than 60 days prior to application for site plan review, any project that wishes to take advantage of this section must (1) hold a public meeting noticed to all properties within 500 feet of their site and (2) post a sign on the property in question describing the proposed project; any known dates for public meetings, workshops and hearings; and contact information for the developer and the Planning Authority.
5. **Projects under 14-487.** Projects that are subject to 14-487 *that choose to provide the required workforce housing units on site* are eligible for a 25% increase in total permitted units. If an eligible project is also subject to 14-487, the applicant shall have the option of utilizing either this bonus or any bonuses they are eligible for under 14-488.1 but not both.