

Chapter 68. Zoning

Article XIII. Use District Regulations: Residence CA District

§ 68-173.3. Energy and sustainable design.

[Added 5-21-2013]

A. Energy and sustainable design density bonus. Additional density may be permitted by the Town Board after public hearing pursuant to the following provisions:

- (1) The permitted density for apartment houses, garden apartments and/or attached single-family dwellings may be increased, provided that solar, wind, geothermal, or other alternative renewable energy source deemed acceptable by the Town Board will provide a percentage of the total energy needs of the development, as measured using Comcheck or other applicable energy modeling system sanctioned by the New York State Energy Code, in accordance with the table below:

Total Energy Needs of Site Provided by Alternative Renewable Energy Source (percentage)	Additional Permitted Density Above Base Permitted Density (units per acre)
At least 30%	Up to 1
At least 50%	Up to 2
At least 70%	Up to 3

- (2) The permitted density for apartment houses, garden apartments and/or attached single-family dwellings may be increased, provided that the development complies with Leadership in Energy and Environmental Design (LEED) standards or the National Green Building Standard (NGBS) for certification, in accordance with the table below. The bonus unit(s) shall not be constructed until proof of certification has been verified by the Commissioner of Planning and Development.

Type and Level of Certification	Additional Permitted Density Above Base Permitted Density (units per acre)
Leadership in Energy and Environmental Design (LEED) standards for Certification or National Green Building Standard (NGBS) standards for Bronze Certification	Up to 1
Leadership in Energy and Environmental Design (LEED) standards for Silver Certification or National Green Building Standard (NGBS) standards for Silver Certification	Up to 2
Leadership in Energy and Environmental Design (LEED) standards for Gold Certification or National Green Building Standard (NGBS) for Gold Certification	Up to 3

