

Chapter 85. Zoning

Article XXVII. Redevelopment

§ 85-755. Redevelopment initiative packages.

A. Illuminated Initiative Package:

- (1) Expedited review initiative. All boards, departments, divisions and Town personnel are hereby authorized to expedite review of the application without the need for additional fees.
- (2) Green building initiative. Projects that obtain LEED certification shall, upon request, be given a partial building permit fee refund (Certified, 45% refund; Silver, 50% refund; Gold, 55% refund; Platinum, 60% refund).

B. Bright Initiative Package:

- (1) All initiatives authorized by the Illuminated Initiative Package, with the exception that the green building initiative shall be determined by the Bright Initiative Package provisions.
- (2) Fifty-percent reduction in Town application and permit fees.
- (3) Green building initiative. This initiative supersedes the green building initiative in the Illuminated Initiative Package. Projects that obtain LEED certification shall, upon request, be given a building permit fee refund based on the following requirements: Certified, 50% refund; Silver, 60% refund; Gold, 65% refund; Platinum, 70% refund.
- (4) Floor area ratio (FAR) initiative. Except as otherwise provided herein, all FARs regulated by the zoning district for the parcel shall be increased by 10%.
- (5) Shared on-site parking credit initiative. In mixed-use developments, a shared parking credit initiative: noncompeting uses, up to 70% of parking requirements; up to 30% for competing uses.
- (6) The following are dimensional criteria for projects under five acres in size:
 - (a) Minimum lot area.
 - [1] Except as otherwise provided herein, the minimum required lot area for permitted uses shall be 4,000 square feet.
 - [2] The minimum required lot area for a hotel, place of assembly or private or public automobile parking field or garage shall be two acres.
 - (b) Minimum width of lot throughout.
 - [1] Except as otherwise provided herein, the minimum required width of lot throughout for a permitted use shall be 50 feet.
 - [2] The minimum required width of lot throughout for a hotel or place of assembly shall be 100 feet.
 - (c) Front yard setback.

- [1] Except as otherwise provided herein, the minimum required front yard setback shall be five feet and the maximum permitted front yard setback shall be 25 feet.
- [2] The minimum required front yard for a hotel, place of assembly, regional theater or private or public automobile parking field or garage shall be a minimum of 10 feet and a maximum of 25 feet.
- (d) Minimum side yard setback. Except as otherwise provided herein, the minimum required side yard shall be zero feet.
- (e) Minimum rear yard setback. Except as otherwise provided herein, the minimum required rear yard shall be 30 feet.
- (f) Maximum permitted floor area ratio (FAR).
 - [1] Except as otherwise provided herein, the maximum permitted FAR shall be 60%.
 - [2] Maximum building area shall be less than 60,000 GFA.

C. Radiant Initiative Package:

- (1) All initiatives authorized by the Bright Initiative Package, with the exception that Town application and permit fees and the green building initiative shall be determined by the Radiant Initiative Package provisions.
- (2) Seventy-five-percent reduction of Town application and permit fees.
- (3) Green building initiative. This initiative supersedes the green building initiative in the Bright Initiative Package. Projects that obtain LEED certification shall be given a partial building permit fee refund (Certified, 55% refund; Silver, 65% refund; Gold, 80% refund; Platinum, 100% refund).

D. Brilliant Initiative Package:

- (1) All initiatives authorized by the Radiant Initiative Package.
- (2) One-hundred-percent reduction in Town application and permit fees.