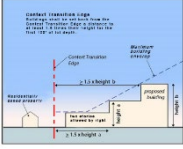


Ann Arbor population: 121,500

City	Max FAR	Max Height	Population	Incentives or Premiums in Zoning Code								
Ames, IA	None	7 stories	66,000 (0.54x)	None in zoning code								
Asheville, NC	None	Height zone map that bases height on existing building height 	94,000 (0.8x)	<p>Development incentives for sustainable development projects:</p> <ol style="list-style-type: none"> 1. Additional density may be applied to the base 2. Minimum lot size, lot width, and setback requirements for single-family structures in a new single-family subdivision may be reduced by 30 percent when one or more of the following criteria is met: <ul style="list-style-type: none"> · Dedicated community open space is provided at a minimum rate of 500 square feet per unit. Community open space areas must be maintained for the benefit of the entire community and must be accessible by all units in the community either directly or by a sidewalk or trail system. · The subdivision is within 300 feet of a public park where a connection is provided by sidewalk or greenway. 3. Off-street parking requirements may be reduced by 25 percent if: <ul style="list-style-type: none"> · 60 percent or more of the units are affordable (as defined by the City of Asheville) and if the city's traffic engineer and planning director determine that adequate on-street parking is available within a 100-foot radius to off-set the balance of spaces needed, or · 60 percent or more of the units are one-bedroom or efficiency apartments. 4. Height maximums may be extended an additional 10 feet if 100 percent of the units are affordable or if Silver, or higher, LEED certification is achieved. 5. Lot sizes, widths, and setbacks may be reduced by 30 percent if no density bonuses are being sought and the project meets Bronze (or higher) LEED certification or NC Healthy Built Homes certification. <p>Neighborhood Corridor District <i>Community Incentive Table</i></p> <table border="1" data-bbox="884 1317 2039 1421"> <thead> <tr> <th><i>Incentives</i></th> <th><i>Mixed Use</i></th> <th><i>Residential</i></th> <th><i>Existing Historic Structures</i></th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	<i>Incentives</i>	<i>Mixed Use</i>	<i>Residential</i>	<i>Existing Historic Structures</i>				
<i>Incentives</i>	<i>Mixed Use</i>	<i>Residential</i>	<i>Existing Historic Structures</i>									

City	Max FAR	Max Height	Population	Incentives or Premiums in Zoning Code			
				Density greater than 35 units per acre	Buildings more than 80 feet wide fronting on corridor must incorporate retail or office uses into the street-level façade.	In combination with: 20 percent of units provided are designated affordable	Compatible adaptive reuse and/or additions to historic structures
				Building square footage greater than 24,000 square feet	Minimum of 50 percent of street level gross square footage is used for retail and building setbacks adjacent to residentially zoned properties are a minimum of 40 feet	In combination with: a minimum of 25 percent of the building square feet is residential uses and a minimum of 25 percent of the units are less than or equal to 700 square feet each	Compatible adaptive reuse and/or additions to historic structures
				Height greater than 3 stories to a maximum of four stories (45')	Minimum of 50 percent of street level gross square footage is used for retail and building setbacks adjacent to residentially zoned properties is expanded to a minimum of 40 feet	In combination with; a minimum of 25 percent of the building square feet are residential units and building setbacks adjacent to residentially zoned properties is expanded to a minimum of 40 feet	Compatible adaptive reuse and/or additions to historic structures
				<p>Adaptive Reuse Overlay District provides incentives for adaptively reusing valuable existing buildings: multi-family uses are not subject to the density limitations of the underlying zoning district.</p> <p>As an incentive for design alternatives providing other public benefits [e.g. stormwater or affordable housing], the open space requirements may be reduced.</p> <p>City's Land Use Incentive (LUIG) policy: tax abatement.</p>			

City	Max FAR	Max Height	Population	Incentives or Premiums in Zoning Code
Concord, NH	None	45 ft	44,000 population (0.4x)	Incentives (reduced or waived impact fee) for redevelopment of blighted, underutilized, abandoned, or contaminated buildings.
Bloomington, IN	None	None	80,000 population (0.66x)	Downtown Character Overlays located in the Mixed-Use Downtown MD zoning district and are intended to implement the Downtown Vision and Infill Strategy Plan. Incentives for affordable housing and sustainable development: relief from neighborhood transition standards regarding height; waiver of fees. <ul style="list-style-type: none"> Affordable housing: reduced bulk requirements, increased primary structure height. Sustainable development: reduced bulk requirements, one additional floor of building height.
Boulder, CO	100 – 170 2.7+ FAR possible with bonus	38 ft	104,000 population (0.8x)	Opportunity Zone designated, offering favorable tax relief as an incentive for business or real estate investment. <i>“The City Council finds that efforts to establish incentives for voluntary energy efficiency retrofits in rental housing have proven to be ineffective.” Instead, the City is pursuing energy efficiency and environmental sustainability requirements rather than incentives.</i>
Burlington, VT	200 300 FAR possible with bonus	35 ft	45,000 population (0.4x)	RH Density Bonus Overlay District was established to provide incentives for the conversion of non-residential uses to residential uses within this district, reducing the number of non-conforming uses and increasing housing supply near downtown: increased building height, increased building density, and sitting areas in the setback. Public parking, job attraction and expansion, public art, and public amenities all subject to FAR bonuses
Grand Rapids, MI	None	None in DH-1, 7-10 stories in DH-2 Bonuses available in overlay	197,000 population (1.6x)	Downtown Height Overlay district intended to encourage a variety of building heights. Bonuses issued for mixed income residential, green elements, or public art. Building height, density, and parking incentives provided to encourage transit-oriented development, encourage transit ridership, and promote ride sharing. Incentives provided for voluntary removal of nonconforming off-premises signs.

City	Max FAR	Max Height	Population	Incentives or Premiums in Zoning Code
				Height and other bonuses as incentives to encourage uses and amenities that implement the Master Plan, [related to mixed-use development and renovation].
East Lansing, MI	None	140 ft	47,000 population (0.4x)	<p>Building height overlay district in the downtown area to allow building heights over 140 ft. Density bonuses in PUD District.</p> <p>Incentives for low impact development, green infrastructure, integrated management practices, and stormwater management.</p>
Eugene, OR	None	120 ft	175,000 population (1.4x)	<p>State law enables cities to grant local property tax exemptions for multiple-unit housing located in core and transit-oriented areas.</p> <p>Intended to reduce rental rates or sale prices, stimulate construction of this type of housing. Additional state-enabled incentives offered to affordable housing options.</p> <p>“Middle Housing Parking Incentive” along transit lines: no off-street parking spaces required for middle housing dwelling units on lots located with ¼ mile walking distance from transit line.</p> <p>Incentives to encourage of mix of businesses and residential uses downtown.</p> <p>Incentives to support high-density, in-fill, mixed uses, and nodal development.</p> <p>Regulatory incentives to encourage local economy diversification, family-wage jobs, and environmentally sensitive businesses.</p> <p>Low-income housing incentives, authorized by State.</p> <p>Small business incentives in C-1: individual businesses can occupy up to double the square footage if they have a FAR of at least 0.65.</p> <p>Within residential areas and to preserve character, incentives for public and private rehabilitation of rundown structures offered by City.</p>

City	Max FAR	Max Height	Population	Incentives or Premiums in Zoning Code
Gainesville, FL	None	172 ft 200 ft with bonus	140,500 population (1.2x population)	<p>Open space building height bonuses.</p> <p>Affordable housing incentives: expedited approval process, reduced or waived fees, density flexibility, reservation of infrastructure capacity for lower-income persons, allowance of affordable ADU residences, reduced parking and setback requirements, flexible lot configuration allowance including zero-lot-line, modified street requirements, “support” of affordable housing developments near transit or employment centers.</p> <p>Economic development incentive (EDI) rate ride program to nonresidential electric customers: discounted chargers.</p> <p>Gainesville Green Building Program incentives: expedited approval process, reduced or waived fees, reduced development plan review fee for projects other than 1- of 2-family residential, cash renovation/remodeling incentive, solar water heater cash incentive, marketing incentives, green building award.</p> <p>Energy conservation policy: incentives and loans to utility customers who install conservation and demand-side management measures.</p> <p>Gainesville Enterprise Zone Program: to encourage manufacturing businesses to stay/expand within the zone, the program reimburses 20% of their utility charges.</p>
Madison, WI	None	4-6 stories, based on height map	270,000 population (2.2x)	<p>Building height bonuses issued for projects depending on “quality of the design, the effect of the development on the adjoining neighborhood, and the contribution of the project to: the use mix and activity in the vicinity, and the character of the street.”</p> <p>“shared parking incentives, and reduction of off-street parking in favor of transit or other travel modes... [and to] support mixed-use development and compact development patterns.”</p>
Columbia, MO	None	6-10 stories / 72-142 ft	127,000 population (1.05x)	<p>Energy efficiency incentives.</p> <p>Preservation bonuses: reduction in lot size for residential; reduction in parking for mixed-use or multi-family districts.</p> <p>Transit incentives: reduced required off-street or on-site parking spaces near city transit center, or for re/development of lands zoned Pedestrian or Transit.</p>

City	Max FAR	Max Height	Population	Incentives or Premiums in Zoning Code
				Transportation promotion: public works director is authorized to suspend or reduce city public transit fares for up to 45 days per fiscal year or offer free or reduced fares.
Pittsburgh, PA	1,080	45 – 100 ft based on height map Further setbacks required after 65 ft	300,000 population (2.5x)	<p>Performance Points System: density incentives for developments that increase affordable housing, construct green buildings, or retain existing structures that represent the City’s built heritage.</p> <p>On-site energy consumption, On-site energy generation, Affordable housing, Rainwater, and Building Reuse are subject to height bonuses.</p> <p>Reduction in off-street parking requirements if providing free bicycle parking.</p> <p>Tax Credit for Visitability Design: tax incentive for residences that include design features that facilitate visitability and usability, especially for individuals with disabilities.</p>
Durham, NC	None	50-145 ft, based on building size	286,000 population (2.3x)	None in zoning code.
Austin, TX	1,200	420 ft	965,000 population (8x)	<p>Incentives for Mixed Use development, including Vertical Mixed Use (VMU) buildings: additional height, reduced parking requirements, expedited review of residential parking permit districts.</p> <ul style="list-style-type: none"> For buildings that meet affordability requirements, dimensional standard exemptions can apply including greater building coverage and shorter setbacks.
West Lafayette, IN	None	3-5 stories	44,000 population (0.4x)	Density bonuses awarded if petitioner’s property provides public benefits per the incentive categories: public alley improvements, public art and cultural amenities, green building, local historic district contribution, underground parking, bicycle storage, architectural enhancements, bus stop improvements, car charging stations.
Greenville, SC	None	5 stories / 68 ft in height 7 stories / 94 ft with bonus Height map	72,000 population (0.6x)	Incentives to develop in underdeveloped areas. Unity Park Character District offers affordable housing development flexibility incentives. Mixed use project incentives. Density bonuses, building height increases, setback reductions.
Waterloo, Ontario	None	12 stories	67,000 population (0.5x)	None in zoning code.