

12 - Sustainable Design

(A) - Purpose

The purpose of this section is to promote sustainable development practices as a means of addressing global climate change, protecting natural resources, and ensuring a high quality of life for future city residents. More specifically, it is intended to require new development to use a basic level of site and building design options that conserve energy, promote a healthy landscape, support public health and safety, and otherwise increase the development's sustainability—to provide incentives to encourage even greater use of sustainable development practices.

(B) - Sustainable Development Point Requirement

- (1) All applications for approval of a Site Plan for nonresidential, mixed-use, and multifamily residential development shall incorporate a sufficient number of sustainable design options from Table 23-6-12(C), Sustainable Development Options and Points, to demonstrate achievement of the minimum number of points required below for the specific type of development.
 - a. Nonresidential development and mixed-use development in the CB, RB, DT, and WF districts shall achieve at least 18 points.
 - b. Nonresidential development and mixed-use development in all other districts shall achieve at least 12 points.
 - c. Multifamily residential development shall achieve at least ten points.
- (2) Table 23-6-12(B), 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 23-6-12(B): SUSTAINABLE DEVELOPMENT OPTIONS AND POINTS

GREEN DESIGN FEATURE	FEATURE DESCRIPTION	POINTS
Efficient Cooling	All air conditioners are Energy Star qualified.	2
Efficient Water Heating	At least 75 percent of hot water on premises is heated via tankless water heaters or solar water heaters.	2
Gray Water Reuse	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	LEED Bronze 2

	than one principal building, points may be awarded for each.	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.		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
Hurricane Resistant Structures	The principal building is constructed to meet increased wind loads.	150 mph load minimum	4
		200 mph load minimum	8
Infill or Mixed Use Development	The development constitutes infill development and/or mixed use development.		4
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 magnolia, pine, river birch, and/or oak trees that are spaced no more than 50 feet apart.		2
Nature Trail	Public pedestrian and/or bicycle access to natural elements is provided by a 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		2

	for energy efficiency purposes.		
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 Trail Surfaces	Permeable or natural surfacing materials are used for all trails.		1
Public Parking Facility	At least 75 percent of the development's total number of off-street parking spaces is contained in a public parking deck or garage.		2
Public Parking Facility, Green	At least 50 percent of the total surface area of the top of the public parking facility is a green roof.		4
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	Rain water is captured and recycled for landscape or golf course irrigation.		2
Skylights	The primary building is constructed with		1

	skylights that provide at least 10 percent of the light necessary for daily use on the story on which the skylights are located.		
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
Trawler Dock	The development includes an area, accessible through sufficiently deep water, for shrimp/oyster boats to dock and provide fresh, local seafood to casino/resort patrons.		2
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 Director of Community Development.		Up to 6

(C) - Bonuses for Additional Sustainable Development Features

(1) Applicability

- a. New development in the RM-, Business, and WF Districts that provide sustainable features in accordance with the provisions of this section shall be eligible for bonuses including:
 - 1. An increase in maximum allowable gross residential density or maximum allowable nonresidential floor area by up to 20 percent;
 - 2. An increase in the maximum allowable height to allow up to two additional stories;
 - 3. A reduction in the total amount of required landscaping material for site landscaping and perimeter buffers by up to 20 percent; or
 - 4. A modification to the off-street parking requirements resulting in a reduction in the minimum number of parking spaces requirement by 15 percent, or an increase to the maximum allowable number of spaces by 15 percent.
- b. Development may include a sufficient number of sustainable features to take advantage of more than one type of bonus, but in no instance shall the amount of an incentive be increased or decreased (as appropriate) beyond the maximum listed in this subsection.
- c. Features provided to satisfy a development's compliance with the requirement in Section 23-6-12(B), Sustainable Development Point Requirement, shall not be counted towards obtaining a bonus in accordance with this subsection.

(2) Conflict with Transitional Standards

Where bonuses in this section conflict with the transitional standards in Section 23-6-11, the transitional standards control.

(3) Procedure

- a. Applicants seeking to use the sustainability incentives in the section shall include a written request to do so with the development application.
- b. Review of any request for a bonus in accordance with this section, shall occur during review of an application for approval of a PD master plan (Section 23-2-4(C)), Site Plan (Section 23-2-4(E)) or Certificate of Zoning Compliance (Section 23-2-4(L)), as appropriate.
- c. The bonus granted shall be based on the number of sustainable features provided, in accordance with Table 23-6-12(C)(3), Sustainability Bonuses, and Section 23-6-12(C)(4), Menu of Sustainable Design Features.

TABLE 23-6-12(C)(3): SUSTAINABILITY BONUSES

TYPE OF BONUS ¹	MINIMUM NUMBER OF SUSTAINABILITY FEATURES PROVIDED	
	FROM SCHEDULE A	FROM SCHEDULE B
Increase in gross residential density or nonresidential floor area by up to 10 percent beyond district maximum	1	3
Increase in maximum height to allow one additional story	1	2
Reduction in the amount of landscaping material required for site landscaping and perimeter buffers by up to 10 percent	1	3
Modification in the minimum or maximum	1	2

number of off-street parking spaces by up to 5 percent		
Increase in gross residential density or nonresidential floor area by between 10 and 20 percent beyond district maximum	2	4
Increase in maximum height to allow two additional stories	2	4
Reduction in the amount of landscaping material required for site landscaping and perimeter buffers of 20 percent	2	3
Modification to the	2	2

minimum or maximum number of off-street parking spaces by between 5 and 15 percent		
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NOTES:

1. In case of conflict between the type of bonus and the minimum required transitional standards, the standards in Section 23-6-11, Transitional Standards, control.

(4) Menu of Sustainable Design Features

One or more of the following sustainable design features may be offered by an applicant for proposed development in accordance with Table 23-6-12(C), Sustainability Bonuses.

TABLE 23-6-12(C)(4): MENU OF SUSTAINABLE FEATURES	
SCHEDULE A	SCHEDULE B
ENERGY	
Generation of a minimum of 20 percent of the electricity needed by the development from alternative energy sources (solar, wind, geothermal, or biomass) within five years	Building design that can accommodate the installation and operation of solar photovoltaic panels or solar thermal heating devices
Proof of purchase of carbon offsets in an amount equivalent to 15 percent of construction costs within five years	
RECYCLING/WASTE REDUCTION	
Use of recycled materials for 50 percent of streets, off-street parking, sidewalks, and	Provision of at least one enclosed recycling drop-off station per building that is suitable

curbs, and as 25 percent of building materials	for storage and collection of recyclables generated on-site
SITE CONFIGURATION	
Inclusion of underground parking or a parking structure	Provision of a community garden controlled by a property-owners association and with at least 500 square feet per dwelling unit
Provision for mixed-use structures with active retail or personal service uses on ground floors, and residential uses on upper floors	Use of paving materials in driveways and parking lots that have solar reflectance index (SRI) score of at least 29 (SRI is a measure of pavement's ability to reject solar heat)
	Configuration of new buildings with one axis 1.5 times longer than the other, and the long axis oriented in an east-west configuration for solar access
RESOURCE CONSERVATION	
Use of only native vegetation for required landscaping	Preservation of 15 percent of the site's existing tree canopy associated with trees 10" or greater in DBH
Use of Low Impact Development (LID) techniques instead of retention or detention ponds for stormwater management	
Doubling of the minimum open space set-aside amount	
Remediation of site contamination on a documented "brownfield" site (by means of a Phase II Environmental Site Assessment)	
TRANSPORTATION	
Provision of a network of multipurpose trails with at least one connection to a public greenway or sidewalk system for every acre of	Inclusion of showering and dressing facilities in nonresidential development for employees using alternative forms of transportation

land	
Provision of on-site transit facilities (e.g., designated park-and-ride parking spaces, bus shelters, water-taxi stops, or similar features)	
BUILDING CONFIGURATION	
Building design that attains a minimum LEED certification of silver	Building design that attains a minimum LEED certification of bronze
Building design where 25 percent of the residential units are consistent with Universal Design practices	Building design where 10 percent of the residential units are consistent with Universal Design practices
Inclusion of green roofs on at least 30 percent of the roof area within the development	Meet minimum Energy Star (or equivalent) criteria for at least 75 percent of the residential floor area
	Inclusion of shade features (e.g., awnings, louvers, shutters, overhangs, etc.) to shade all windows and doors on the southern building façade
WATER CONSERVATION	
Inclusion of a recycled or grey water system for landscaping irrigation	Use of xeriscape landscaping techniques with no turf or lawn
HAZARD RESILIENCY	
	Redevelopment of existing buildings that fail to comply with city flood prevention standards, so as to achieve full compliance with those standards