

ARTICLE G. SUSTAINABLE DEVELOPMENT PROVISIONS

8-4G-1: PURPOSE:

8-4G-2: APPLICABILITY:

8-4G-3: SUSTAINABILITY POINT REQUIREMENTS:

8-4G-1: PURPOSE:

- A. To promote development practices that improve the sustainability of the community.
- B. To ensure that all development contributes a proportionate share to the improvement of the community's sustainability.
- C. To capitalize on the city's locational advantage in promoting sustainable development patterns.
- D. To create an incentive for mixed use, higher intensity development that improves sustainability. (Ord. 898-08, 9-8-2008)

8-4G-2: APPLICABILITY:

All new development and additions to existing development shall be required to provide for sustainable development practices based on a point system as follows:

- A. All new residential developments over four (4) dwelling units: Six (6) points/units.
- B. All new nonresidential structures:

<u>Square Feet</u>	<u>Points</u>
5,000 or less	12
5,001 _ 15,000	18
15,001 _ 30,000	24
Over 30,000	32

C. All new additions to existing nonresidential structures:

<u>Square Feet In Addition</u>	<u>Points</u>
5,001 _ 15,000	12
15,001 _ 30,000	18
Over 30,000	24

D. The following projects are exempt from the provisions of this article:

1. A project that can be certified by a nationally or regionally recognized program for green building construction and/or development.
2. A residential or nonresidential development that will be:
 - a. Built to the maximum density or a minimum floor area ratio of 1.0;
 - b. Located on a site that was previously developed with at least fifty percent (50%) site coverage;
 - c. Located within one-fourth ($\frac{1}{4}$) mile of a residential zone with an average density of ten (10) units per acre net; and
 - d. Located within one-fourth ($\frac{1}{4}$) mile walking distance of at least two (2) of the following basic services:
 - Church or place of religious worship.
 - Daycare.
 - Dry cleaning establishment.
 - Food store.
 - Health club.
 - Healthcare and social services.
 - Personal and professional services.
 - Post office.
 - Restaurant.
 - School.
3. A mixed use project in compliance meeting the requirements as set forth in [chapter 3, article G](#) of this title. (Ord. 898-08, 9-8-2008)

8-4G-3: SUSTAINABILITY POINT REQUIREMENTS:

	Development Type	Points
A. Reduced automobile dependency:		
1. The project is located within 1/4 mile walking distance of 1 or more stops of a TOD or established public transit line usable by building occupants	All	4
2. Shower and changing facilities for employees who may walk or bike to work are provided	Nonresidential	2
3. A board or computer is located in a public space that provides the following information for both employees and customers:	Nonresidential	1
a. Information on carpooling programs;		
b. Transit trip planning assistance;		
c. Transit maps; and		
d. Maps of preferred bike routes and the location(s) of secure bicycle parking, lockers, and showers, if provided		
4. Employees are provided, at no cost, membership in a car share or vanpool program in which: a) the contract is for at least 2 years, and b) preferred parking is provided for shared parking, and c) it is demonstrated that these cars are capable of servicing 5 percent of the employees	Nonresidential	1
5. Incentives are provided for employees who carpool or use alternative transportation to get to work. Potential incentives may include guaranteed ride home programs, preferred parking, or transit pass subsidies	Nonresidential	1
6. Bike parking is provided that exceeds the standard set forth in section 8-4D-5 , "Required	Nonresidential	2

	Number Of Off Street Parking Spaces", of this chapter		
	7. Pedestrian pathway or bike trails are dedicated for public use		4
B. Reduced waste generation:			
	1. An easily accessible area is provided that serves the entire building and is dedicated to the collection and storage of nonhazardous materials for recycling, including (at a minimum), paper, corrugated cardboard, glass, plastics and metals	All	1
	2. In reconstruction of existing sites, at least 50 percent of nonhazardous construction and demolition debris is recycled and/or salvaged	All	3
	3. At least 50 percent (based on surface area) of the existing building structure is incorporated or reused in the new structure	All	2
C. Energy preservation and heat island reduction:			
	1. A minimum of 50 percent of the parking spaces is provided under cover, including under deck or under roof	Nonresidential	3
	2. Parking is provided underground or below, habitable space	Nonresidential; multi-family residential	1 per 2 spaces
	3. Any combination of the following for 50 percent of the site hardscape including roads, sidewalks, courtyards and parking lots is provided:	Nonresidential; multi-family residential	3
	a. Shade (within 5 years of occupancy);		
	b. Paving materials with a solar reflectance index (SRI) of at least 29; and		
	c. Open grid pavement system		
	4. A vegetated roof for at least 50 percent of the roof area is provided	All	3

	5. Use of alternative sources of energy		2
	6. Solar collectors are an allowed structure in the CC&Rs	Residential	2
D. Reduction of water use:			
	1. Only captured rainwater, recycled wastewater, recycled gray water, or water treated is used for nonpotable uses for irrigation	All	4
	2. Landscaping is provided that does not require permanent irrigation systems. Temporary irrigation systems used for plant establishment are allowed only if removed within 1 year of installation	All	3
	3. If irrigation is provided, a drip irrigation system is used	All	2
E. Improve water quality:			
	1. Alternative surfaces (e.g., vegetated roofs, pervious pavement or grid pavers) and nonstructural techniques (e.g., rain gardens, vegetated swales, disconnection of imperviousness, rainwater recycling) are used to reduce imperviousness and promote infiltration thereby reducing pollutant loadings	All	3
	2. Stormwater volumes generated from the site are reused for nonpotable uses such as landscape irrigation, toilet and urinal flushing and custodial uses	All	3
	3. A stormwater infiltration and retention system is provided on the site	All	1
	4. Vegetated open space areas are provided adjacent to the building that is equal to the building footprint	Nonresidential	2
F. Conservation of natural resources:			
	1. The project design restores surface water	All	4

	systems including streams and wetlands		
	2. The project design retains all trees on the site that are 4 inch caliper or greater in size	All	3
	3. The development footprint is located in the footprint of a previous building or impervious surface area	All	2
	4. Land is dedicated for conservation of habitat or wetlands	All	4
G. Local food production:			
	1. An area of 10 percent of the project site is dedicated for community gardens	All	3
	2. A minimum of 1 acre of land is dedicated for permanent agricultural use	All	4

(Ord. 898-08, 9-8-2008; amd. Ord. 905-09, 3-23-2009)