

#### **4.0 Floating and INCENTIVE DISTRICTS**

This Article establishes certain districts where underlying zoning requirements, such as population density, area, height, open space, use or other provisions, may be relaxed in exchange for providing select public benefits.

#### **4.1 DENSITY BONUS FOR AFFORDABLE SENIOR HOUSING**

##### **4.1.1 INTENT**

This Section is established to encourage the construction of affordable senior housing opportunities in exchange for an increase in the otherwise maximum density of the underlying zoning district.

##### **4.1.2 AFFORDABLE SENIOR HOUSING DEFINED**

Affordable senior housing is defined as a structure where all the residential units are occupied by at least one person who is at least 55 years old and where each household has an income that is less than or equal to 60% of the Median Household Income as established by the U.S. Department of Housing and Urban Development for the Albany-Schenectady-Troy Metropolitan Statistical Area.

##### **4.1.3 PERMITTED INCENTIVE**

The Planning Board, upon issuance of a special use permit and site plan review, may grant up to a 50% density bonus in addition to the maximum permitted density of the underlying district if the project is consistent with the definition of affordable senior housing.

##### **4.1.4 PERMITTED LOCATIONS**

An applicant may seek approval of this incentive in the following zoning districts:

- All Urban Residential Districts (UR-1 through UR-7)
- Neighborhood Complementary Use -3
- Office/Medical/Business -1 and -2
- Tourist Related Business (permitted only on 2<sup>nd</sup> story and above)
- Highway General Business (permitted only on 2<sup>nd</sup> story and above)

#### **4.2 DENSITY BONUS FOR PUBLIC ACCESS TO OPEN SPACE**

##### **4.2.1 INTENT**

This Section is established to encourage permanent public access to protected open space land in exchange for an increase in the otherwise maximum density of the underlying zoning district.

##### **4.2.2 PERMITTED INCENTIVE**

The Planning Board, via a Conservation or Cluster Subdivision approval, may grant up to a 20% density bonus in addition to the maximum permitted density of the underlying district if the project establishes permanent public access to designated open space land.

##### **4.2.3 PERMITTED LOCATIONS**

An applicant may seek approval of this incentive in the following zoning districts:

- Rural Residential
- Suburban Residential-1
- Suburban Residential-2
- Urban Residential-1

### **4.3 DENSITY BONUS FOR PUBLIC RECREATION OR AFFORDABLE HOUSING**

#### **4.3.1 INTENT**

This Section is established to encourage the provision of public recreation benefits and/or affordable housing in exchange for an increase in the otherwise maximum density of the underlying zoning district.

#### **4.3.2 PUBLIC BENEFITS DEFINED**

##### **A. Public Recreation Benefits**

The provision of exceptional public recreation benefits includes new recreational opportunities available to the public in an area where there has not been such an opportunity or public access to an important natural resource or park area.

##### **B. Affordable Housing**

The provision of at least 20% of the housing mix made available to low- and moderate-income households, as established by the U.S. Department of Housing and Urban Development for the Albany-Schenectady-Troy Metropolitan Statistical Area, at prices below the median housing price.

#### **4.3.3 PERMITTED INCENTIVE**

The Planning Board, upon issuance of Subdivision approval, may grant up to a 20% density bonus in addition to the maximum permitted density of the underlying district if the project establishes public recreation benefits and/or affordable housing acceptable to the Planning Board.

#### **4.3.4 PERMITTED LOCATIONS**

An applicant may seek approval of this incentive in the following zoning districts:

- Suburban Residential-2
- Urban Residential-1