

F. *Design Incentives.*

(1) *Intent.* Designs which incorporate one or more of the following elements shall qualify for modifications of the design standards as specified herein. These may include reductions in open space dedication, increases in maximum lot size restrictions, reductions in landscaping, and/or increases in permitted lot coverage.

(2) *Additional Workforce Housing.* For each unit of workforce housing provided in excess of the required 1:10 ratio, two dwelling units may be placed on lots of between 15,000 and 20,000 square feet. To qualify, both the workforce housing and the larger residential lots must be distributed in a manner that permits their integration within the community.

(3) *Rear Access.* For every dwelling unit provided with rear access and/or a garage which is not oriented to the street, one required street tree may be eliminated. The total reduction shall not be permitted to result in an average of less than 1 tree for every 50 feet of road frontage.

(4) *Passive Recreation Improvements.* When an improvement to passive recreational areas within the dedicated open space and/or to public areas is provided, a 2% decrease in the percentage of required open space will be considered. Qualified improvements shall include fountains, benches, trail surfacing, educational signage and/or additional landscaping. Each amenity provided will be considered separately; however, this incentive shall have a maximum total reduction of 10% of the required total.

(5) *Vertical Mixed-Use Structures.* For each vertical mixed-use structure provided within the development, three dwelling units may be placed on lots between 20,000 and 43,560 square feet. This incentive is limited to allowing no more than 5% of the total number of residential lots to be increased in this manner. In addition, the larger residential lots must be distributed in a manner that permits their integration within the community.

(6) *LID and BMP.* For either the use of low impact development techniques (LID) or the implementation of best management practices (BMP) as specified in the Act 167 Watershed Stormwater Management Plan and the use of pervious paving for all surface parking provided within the development, the maximum lot coverage permitted will be increased to 65%. However, the maximum impervious coverage standard shall not be increased above 85%.

(7) *Natural Building Techniques.* The use of natural building techniques or materials for a minimum of 5% of the total dwelling units shall permit an increase in maximum lot coverage to 65%. However, the maximum impervious coverage standard shall not be increased above 85%.

(8) *Public Space.* For every element of public space included in the design of any multi-family residential or non-residential structure proposed on the site, a 2% decrease in the percentage of required open space will be considered. Qualified public space would include courtyards, seating areas, landscape or planting amenities, fountains, increased walkway width or special paving. Each amenity provided shall be considered separately; however, this incentive