

Ordinance No. 4414
An Ordinance Amending
the Development Code Chapters 60 and 90
(Ordinance No. 2050 as amended through Ordinance
4265)
Related to TA2006-0009

WHEREAS, Metro conducted an inventory of fish and wildlife habitat pursuant to Statewide Planning Goal 5;

WHEREAS, Metro determined that Classes I and II riparian habitat and Class A upland wildlife habitat are regionally significant resources; and

WHEREAS, the City of Beaverton collaborated with local governments in the Tualatin River Basin to form the Tualatin Basin Partners for Natural Places; and

WHEREAS, the Tualatin Basin Partners for Natural Places, through an intergovernmental agreement with Metro, agreed to use the Metro Inventory and to conduct an Environmental, Social, Economic, and Energy consequences analysis and develop a program pursuant to Statewide Planning Goal 5 regulations; and

WHEREAS, the Tualatin Basin Partners for Natural Places developed a voluntary program that facilitates and encourages habitat friendly development practices and low impact development techniques; and

WHEREAS, on October 18, 2006, the Planning Commission unanimously recommended approval of the proposed CPA 2006-0012 application based upon the Staff Report dated September 11, 2006, for the October 11, 2006, Public Hearing, the Supplemental Staff Report dated October 6, 2006, and Staff Memoranda dated October 13, 2006, and October 18, 2006, that presented the final draft amendment, addressed approval criteria, and made findings that demonstrated that adoption of the proposed ordinance would comply with applicable approval criteria; and

WHEREAS, the final order was prepared memorializing the Planning Commission's decision and no appeal therefrom has been taken; now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

Section 1. Chapters 60 and 90 of the Development Code (Ordinance No. 2050 as amended through Ordinance No. 4265) are hereby amended and set forth in Exhibit A and incorporated herein by reference.

Section 2. All Development Code provisions adopted prior to this Ordinance which are not expressly amended herein shall remain in full force and effect.

Section 3. Severability. It shall be considered that it is the legislative intent, in the adoption of this Ordinance, that if any part of the ordinance should be determined by

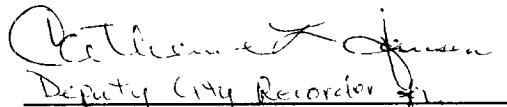
any tribunal of competent jurisdiction, i.e., the Land Use Board of Appeals or the Land Conservation and Development Commission to be unconstitutional, contrary to other provision of law, or not acknowledged as in compliance with applicable statewide planning goals, the remaining parts of the ordinance shall remain in force and acknowledged unless: (1) the tribunal determines that the remaining parts are so essential and inseparably connected with and dependent upon the unconstitutional or unacknowledged part that it is apparent the remaining parts would not have been enacted without the unconstitutional or unacknowledged part; or (2) the remaining parts, standing alone, are incomplete and incapable of being executed in accordance with legislative intent.

First reading this 13th day of November, 2006.

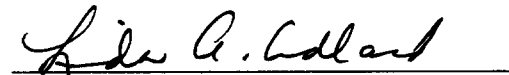

Passed by the Council this 4th day of December, 2006.

Approved by the Mayor this 6th day of December, 2006.

ATTEST:


Deputy City Recorder
SUE NELSON, City Recorder

APPROVED:


ROB DRAKE, Mayor


60.12. HABITAT FRIENDLY DEVELOPMENT PRACTICES

60.12.05. Purpose. Allow and encourage Habitat Friendly Development Practices (HFDPs) that integrate preservation, enhancement and creation of Habitat Benefit Areas (HBAs) and use of Low Impact Development (LID) techniques in order to support natural systems that provide wildlife with food, shelter, and clean water.

All of the provisions of Section 60.12 are voluntary and are not required of new development or redevelopment. The provisions are applicable only when a property owner elects to utilize the provisions contained in this section.

The provisions of this section are intended to:

1. Promote preservation, enhancement and restoration of Habitat Benefit Areas (HBAs).
2. Reduce impacts from development on fish and wildlife habitat relative to traditional development practices.
3. Design a site in such a way that Habitat Friendly Development Practices (HFDPs) are integrated in the overall plan.
4. Use Best Management Practices (BMPs) to guide decisions regarding site design, development and construction.
5. Reduce Effective Impervious Area (EIA) in the City to the extent practicable and achieve zero (0) percent EIA on as many individual sites as practicable.
6. Avoid damaging existing wildlife habitat through preservation of HBA, minimize impacts to existing wildlife habitat by limiting the amount of habitat disturbance to only those areas required for development of a site, and mitigate impacts to existing wildlife habitat when avoidance and minimization options are limited. Use LID techniques to mitigate impacts in order to improve remaining on-site habitat and/or down-stream habitat.
7. Encourage HFDPs by adopting options that allow for flexibility in site design for new development and redevelopment.
8. Implement provisions of the Beaverton Comprehensive Plan that encourage preservation of HBA and use of LID techniques.

SPECIAL REQUIREMENTS
Habitat Friendly Development

60.12.10. Process. Implementation of a HFDP shall not result in a requirement for a separate Development Code, Chapter 40, application. The level of review for a Chapter 40 application shall not be elevated or lessened based on proposed implementation of a HFDP.

60.12.15. Engineered Techniques. In some instances, proposed implementation of a HFDP will require an Engineering Design Manual Design Modification approved by the City Engineer. The Design Modification process is outlined in Section 145 of the *Engineering Design Manual and Standard Drawings* (EDM). An applicant may choose to receive approval from the City Engineer prior to, or concurrent with, review of a land use application.

In order for the decision making body to approve a requested credit for proposed implementation of a technique that requires a review of the technique's technical feasibility, engineered drawings and calculations need to be completed and submitted with the land use application for development review.

60.12.20. Guidance. *The City of Beaverton Habitat Friendly Development Practices Guidance Manual* provides an expanded description of principles and techniques that may be integrated into site design to meet the goals and objectives within Section 60.12.05.

60.12.25. Credits. As used in this Code section, the term credits refers to development credits an applicant may earn through HBA preservation or use of LID techniques which are described in Sections 60.12.35. through 60.12.40., below. The mix of credits requested is left to the applicant's discretion for a single project site, as credits are not transferable between separate project sites.

60.12.30. Standards. The following standards shall be satisfied by new development and redevelopment, throughout the City when a request for use of a credit(s) allowed through Section 60.12.35 or Section 60.12.40 is proposed.

1. The proposal satisfies all applicable standards for the preservation, technique, or credit requested.

SPECIAL REQUIREMENTS
Habitat Friendly Development

60.12.30.

2. The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are subject to a credit for implementation of a proposed HFDP.
3. The proposal is consistent with all applicable provisions of Section 60.12 (Habitat Friendly Development Practices) and all improvements, dedications, or both required by the applicable provisions of Section 60.12 (Habitat Friendly Development Practices) are satisfied or can be provided in proportion to the identified impact(s) of the proposal.
4. Implementation of the proposed Habitat Friendly Development Practice(s) is technically feasible in accordance with Section 60.12.15. Engineered Techniques.
5. The size of the improvement proposed to implement the Habitat Friendly Development Practice(s) is greater than or equal to the amount required to receive the requested credit(s).
6. The proposed credit is a credit that is allowed for the proposed Habitat Friendly Development Practice(s).
7. Use of credits is limited to the amount of preservation or technique proposed. One (1) unit of preservation or technique results in one credit. Awarding a credit or a combination of credits shall not result in receipt of multiple credits for one (1) unit of preservation or technique.
8. Where a credit(s) toward the landscape standard, parking lot landscape island standard, or open space standard is requested, the proposed project requesting credits toward the landscape standard, parking lot landscape island standard, or open space standard does not cumulatively receive credits greater than 50 percent of the landscape or open space standard for the project site, with the exception of credit for installation of a Rain Garden. .
9. Where a credit(s) toward the landscape standard, parking lot landscape island standard, or open space standard is requested for installation of a Rain Garden, the proposed project requesting credits toward the landscape standard, parking lot landscape island standard, or open space standard does not cumulatively receive credits greater than 75 percent of the landscape or open space standard for the project site.

60.12.30.

10. Where a credit(s) to increase the building height above the maximum for the underlying zoning district is requested, the proposed project does not cumulatively receive credits greater than 12 feet additional building height, with the exception of Section 60.12.40.4.B.1 Building Height Increase, Multiple-Use Zoning Districts (Eco-roof).
11. Where a credit(s) to increase the building height above the maximum is requested for a project within a Multiple-Use zoning district, the proposed project does not cumulatively receive credits greater than 12 feet, 24 feet, or 36 feet additional building height, respective of Sections 60.12.40.4.B.1.a, 60.12.40.4.B.1.b, and 60.12.40.4.B.1.c.

60.12.35. Habitat Benefit Area (HBA) Preservation. Locations of HBAs are depicted on the *Comprehensive Plan Volume III Habitat Benefit Area Map*. Habitat resource classification and delineation methodologies are included in the *Comprehensive Plan for the City for Beaverton Volume III: Statewide Planning Goal 5 Resource Inventory Documents*.

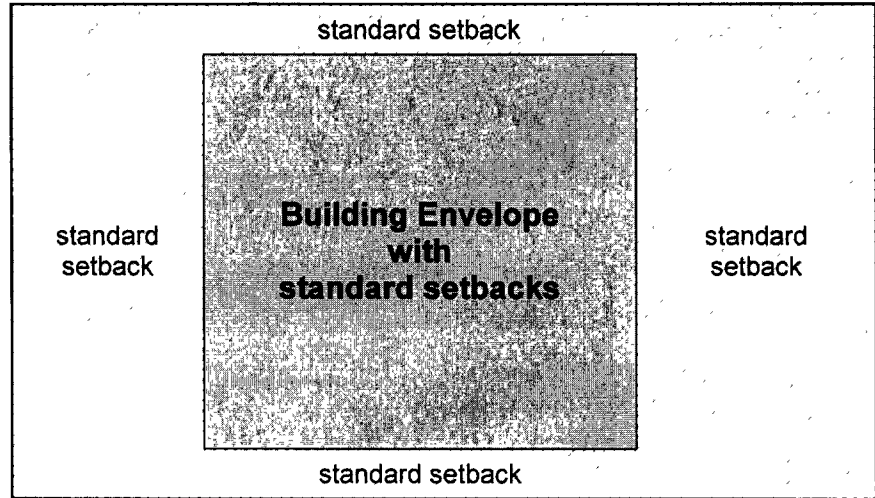
1. Preservation, Enhancement, Mitigation, Creation.

- A. Purpose. HBA Preservation includes preservation, enhancement, mitigation, or creation of HBA based upon habitat delineation.
- B. Credits. Use of the following credits is limited to the amount of HBA preservation proposed. One (1) square foot of HBA preserved results in one credit. Awarding a credit or a combination of credits shall not result in receipt of multiple credits for one (1) square foot of HBA preservation.
 1. Building Envelope Offset in Commercial and Industrial Zoning Districts. An applicant can request a yard setback decrease of one (1) foot for every one (1) lineal foot that a proposed HBA preservation encroaches into a project site from the opposite side; in exchange the opposite yard setback shall be increased one (1) lineal foot.

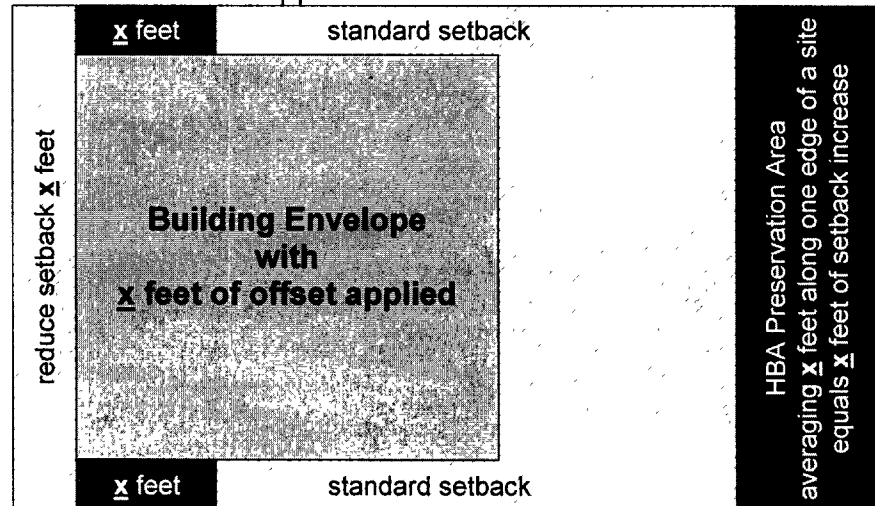
60.12.35.1.B.1.

Building Envelope Offset Example.

Standard Setbacks.



Setback Offset applied.



Standards. Building Envelope Offset credits for HBA preservation shall satisfy the following standards in addition to the applicable standards of Section 60.12.30 and Section 60.12.35.C.

- a. **Credit Limit.** The proposed Building Footprint Offset does not reduce a yard setback to less than five (5) feet.

60.12.35.1.B.1.

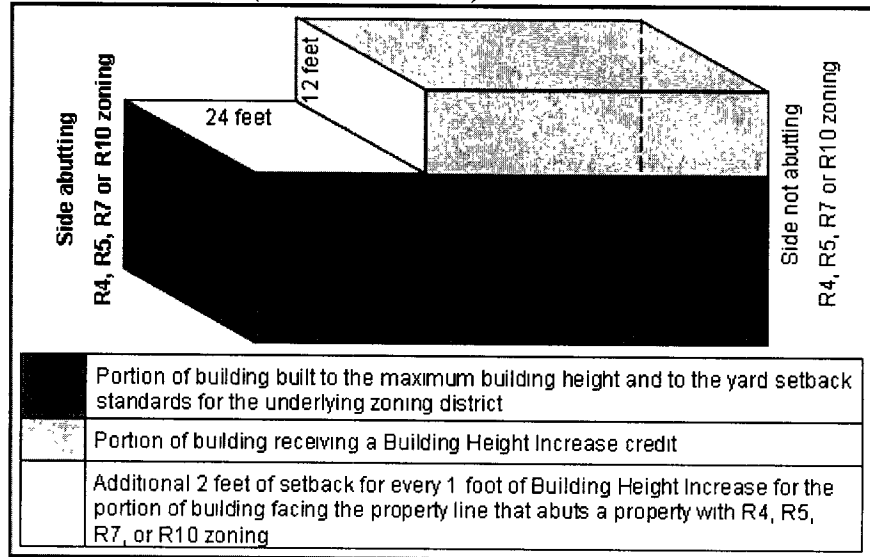
- b. The requested setback reduction is not requested for any property within the R4, R5, R7, R10 or RA zoning districts.
 - c. A requested setback reduction does not abut any property within the R4, R5, R7, R10 or RA zoning districts.
 - d. The proposed reduction will meet applicable fire or life safety requirements.
 - e. The proposed reduction will meet applicable building code requirements.
2. **Building Height Increase.** A proposal that includes HBA preservation can request an increase in building height up to 12 feet within the building footprint. The square footage of the building footprint receiving the building height increase shall be equal to or less than the square footage of HBA preservation, not to exceed the square footage of the building footprint. This credit is applicable in all zones except R4, R5, R7, and R10.

Standards. Building Height Increase credits for HBA preservation shall satisfy the following standards in addition to the applicable standards of Section 60.12.30 and Section 60.12.35.C.

- a. **Credit Limit.** The proposed Building Height Increase does not exceed 12 additional feet for an area equal to the building footprint.
- b. When abutting an R4, R5, R7, R10 or RA zoning district, or equivalent County zoning district, the portion of the building(s) receiving the height increase shall be designed with an additional setback from the R4, R5, R7, R10 or RA zoning district, or equivalent County zoning district, of two (2) feet for every one (1) foot of building height increase.

60.12.35.1.B.2.b.

Building Height Increase Example with additional setback. (elevation view)



- c. The building receiving the height increase shall be located within the project site where the HBA is preserved.
 - d. The building receiving the height increase shall not increase the height within 50 feet of the Downtown Historic District or a Historic Landmark.
3. Floor Area Reduction in Multiple-Use Zoning Districts. For every one (1) square foot proposed HBA preservation on a project site, an applicant can request a credit of one (1) square foot toward satisfying the minimum floor area requirement for a project site.

Standards. Floor Area Reduction credits for HBA preservation shall satisfy the following standards in addition to the applicable standards of Section 60.12.30 and Section 60.12.35.C.

- a. Credit Limit. The proposed Floor Area Reduction does not exceed 25 percent of the required floor area for the project site.

60.12.35.1.B.

4. **Landscape Island Standard Reduction.** For every one (1) square foot proposed HBA preservation, within ten (10) feet of a proposed parking lot area, an applicant can request a credit of one (1) square foot toward the landscape island standard of Section 60.05.20.5.

Standards. Landscape Island Standard Reduction credits for HBA preservation shall satisfy the following standards in addition to the applicable standards of Section 60.12.30 and Section 60.12.35.C.

- a. **Credit Limit.** The proposed Landscape Island Standard Reduction does not exceed 50 percent of the landscape island standard for the project based upon the minimum number of parking spaces required for the subject site divided by the applicable standard of Section 60.05.20.5.A.

5. **Landscape Standard Reduction.** For every one (1) square foot of HBA preservation proposed, an applicant can request a credit of one (1) square foot toward the landscape standard.

Standards. Landscape Standard Reduction credits for HBA preservation shall satisfy the following standards in addition to the applicable standards of Section 60.12.30 and Section 60.12.35.C.

- a. **Credit Limit.** The proposed Landscape Standard Reduction does not exceed 50 percent of the landscape standard for the project site.

6. **Lot Dimension Reduction.** An applicant can request a credit toward reduction of either the standard minimum lot dimension for width or the standard minimum lot dimension for depth, while continuing to meet the minimum lot size and minimum density requirements of the underlying zoning district.

60.12.35.1.B.6.

Standards. Lot Dimension Reduction credits for HBA preservation shall satisfy the following standards in addition to the applicable standards of Section 60.12.30 and Section 60.12.35.C.

- a. **Credit Limit.** The proposed Lot Dimension Reduction does not exceed 20 percent of the required width or 20 percent of the required depth of the underlying zoning district's lot dimension requirement.
 - b. HBA preservation is equal to or greater than the minimum lot area square footage for one (1) lot within the underlying zoning district. If an applicant chooses to use both Lot Size Averaging (60.12.35.1.B.7.) and Lot Dimension Reduction for one project site, the applicant may propose one technique or the other for each lot, but may not apply both techniques to any one (1) lot.
 - c. HBA preservation is equal to or greater than the minimum lot area square footage for two (2) lots within the underlying zoning district. If an applicant chooses to use both Lot Size Averaging (60.12.35.1.B.7.) and Lot Dimension Reduction for one project site, the applicant may propose application of both techniques to all proposed lots.
7. **Lot Size Averaging.** An applicant can request a credit toward averaging the size of proposed lots rather than meeting the minimum lot size requirement for every proposed lot, while continuing to meet minimum density requirements of the underlying zoning district.

Standards. Lot Size Averaging credits for HBA preservation shall satisfy the following standards in addition to the applicable standards of Section 60.12.30 and Section 60.12.35.C.

60.12.35.1.B.7.

- a. **Credit Limit.** The proposed Lot Size Averaging does not reduce the square footage of any one lot below 80 percent of the minimum and does not increase the square footage of any one lot above 120 percent of the maximum square footage of the underlying zoning district's lot area standard.
 - b. HBA preservation is equal to or greater than the minimum lot area square footage for one (1) lot within the underlying zoning district. If an applicant chooses to use both Lot Size Averaging and Lot Dimension Reduction (60.12.35.1.B.6.) for one project site, the applicant may propose one technique or the other for each lot, but may not apply both techniques to any one (1) lot.
 - c. HBA preservation is equal to or greater than the minimum lot area square footage for two (2) lots within the underlying zoning district. If an applicant chooses to use both Lot Size Averaging and Lot Dimension Reduction (60.12.35.1.B.6.) for one project site, the applicant may propose application of both techniques to all proposed lots.
8. **Open Space Standard Reduction.** For every one (1) square foot HBA preservation proposed, an applicant can request a credit of one (1) square foot toward the open space standard.

Standards. Open Space Standard Reduction credits for HBA preservation shall satisfy the following standards in addition to the applicable standards of Section 60.12.30 and Section 60.12.35.C.

- a. **Credit Limit.** The proposed Open Space Standard Reduction does not exceed 50 percent of the open space standard of Section 60.05.25.1, Section 60.05.25.2, Section 60.05.25.4 and Section 60.35.15 for the project site.

60.12.35.1.

- C. Standards. Proposals that request credits for HBA preservation shall satisfy the following standards in addition to the applicable standards of Section 60.12.30 and Sections 60.12.35.B.1 through 60.12.35.B.8.
1. The area of HBA Preservation, Enhancement, Mitigation or Creation shall be placed within a conservation easement or a separate tract as described in Section 60.12.50. As a condition of approval, a covenant with the City shall be established as described in Section 60.12.50.
 2. If the area of HBA Preservation, Enhancement, Mitigation or Creation overlaps with an area in which development is currently restricted by regulations of the City or another government agency, the area of overlap shall not be eligible to receive credits under this section.
 3. When in conjunction with a Tree Plan application, if the area of HBA Preservation, Enhancement, Mitigation or Creation overlaps with a Preservation Area containing Protected Trees or Community Trees, as described in Section 60.60.15.2 of this Code, the area of overlap that exceeds the minimum tree preservation requirements of a Tree Plan 2 application shall be eligible to receive credits under this section.
 4. Proposals for HBA Mitigation shall:
 - a. replace existing HBA that is proposed for removal on the same project site.
 - b. be contiguous with an existing HBA or designated Clean Water Services Vegetated Corridor for a minimum of 50 feet.
 - c. be equal to or greater than existing HBA proposed for removal.
 5. Proposals for HBA Creation shall:
 - a. be developed with natural landscaping that supports native wildlife.

SPECIAL REQUIREMENTS
Habitat Friendly Development

60.12.35.1.C.5.

- b. be contiguous with an existing HBA or CWS vegetated corridor for a minimum of 50 feet.
- c. be a minimum of 2,500 square feet.

60.12.35. HABITAT BENEFIT AREA (HBA) PRESERVATION - CREDIT TABLE			
A. Purpose	HBA Preservation, Enhancement, Mitigation or Creation	Propose	One (1) square foot (Bldg Envelope Offset - one (1) lineal foot)
B. Credits		Toward	Amount
			Limit
1.	Building Envelope Offset	setback	1 lineal ft offsetting
2.	Building Height Increase	bldg ht	1 sf 12 ft
3.	Floor Area Reduction (MU)	min. floor area	1 sf 25% required floor area
4.	Landscape Island Standard Reduction	landscape island	1 sf 50% landscape island std
5.	Landscape Standard Reduction	landscape	1 sf 50% landscape std
6.	Lot Dimension Reduction	lot dimension	20% width/depth HBA sf = min 1 du
7.	Lot Size Averaging	lot area per du	80% to 120% HBA sf = min 1 du
8.	Open Space Standard Reduction	open space	1 sf 50% open space std

bldg = building, du = dwelling unit, ft = foot/feet, ht = height, sf = square feet, std = standard, min = minimum, max = maximum

60.12.40. Low Impact Development (LID) Techniques. Use of LID techniques is allowed throughout the City unless otherwise stated.

1. Additional Street Tree Canopy.

- A. Purpose. Increase street tree canopy by increasing the number of street trees for a project equal to an amount greater than the standard of one (1) tree per 30 lineal feet, but not to exceed one (1) tree per 20 lineal feet.
- B. Credits. Landscape Standard Reduction. For every one (1) square foot of additional street tree canopy proposed an applicant can request a credit of one (1) square foot toward the landscape standard.
- C. Standards. Landscape Standard Reduction credits for Additional Street Tree Canopy shall satisfy the following standards in addition to the applicable standards of Section 60.12.30.
 - 1. Credit Limit. The proposed Landscape Standard Reduction does not exceed 50 percent of the landscape standard for the project site.

60.12.40.1.C.

2. The additional Street Tree canopy is calculated based on the square footage of additional street tree canopy at 10 years maturity.
3. The additional street tree canopy is calculated only for those trees in excess of the standard of one (1) tree per 30 lineal feet.
4. The additional street tree is an accepted street tree as specified in the City of Beaverton's *Approved Tree List* and *Street of Trees Tour Guide*.

2. Site Soil Amendment.

- A. Purpose. Site Soil Amendment within proposed landscape areas for projects located in multiple-use, multiple-family residential, commercial, and industrial zoning districts.
- B. Credits. Use of the following credits is limited to the amount Site Soil Amendment proposed. One (1) square foot of Site Soil Amendment results in one credit. Awarding a credit or a combination of credits shall not result in receipt of multiple credits for one (1) square foot of Site Soil Amendment.
 1. Landscape Standard Reduction. For every one (1) square foot of Site Soil Amendment proposed an applicant can request a credit of one and one-half (1.5) square feet toward the landscape standard.

Standards. Landscape Standard Reduction credits for Site Soil Amendment shall satisfy the following standards in addition to the applicable standards of Section 60.12.30.

- a. Credit Limit. The proposed Landscape Standard Reduction does not exceed 50 percent of the landscape standard for the project site.

60.12.40.2.B.

2. **Landscape Island Standard Reduction.** For every one (1) square foot of Site Soil Amendment proposed an applicant can request a credit of one and one-half (1.5) square feet toward the landscape island standard limited to 50 percent of the landscape island standard for the project site.

Standards. A request for Landscape Island Standard Reduction credits for Site Soil Amendment shall satisfy the following standards in addition to the applicable standards of Section 60.12.30.

- a. **Credit Limit.** The proposed Landscape Island Standard Reduction does not exceed 50 percent of the landscape island standard for the project based upon the minimum number of parking spaces required for the subject site divided by applicable standard of Section 60.05.20.5.A.

3. Disconnect Downspouts.

- A. **Purpose.** Disconnect a downspout directing the roof stormwater to a rain garden for projects located in multiple-use, multiple-family residential, commercial, and industrial zoning districts.
- B. **Credits. Landscape Standard Reduction.** Projects that disconnect downspouts from directly entering the piped municipal storm water system can count each square foot of roof area drained toward one-quarter (0.25) square feet of the landscape standard for the subject site. This credit is in addition to credits received for the rain garden, Section 60.12.40.B.5, that the roof stormwater is directed to flow into.
- C. **Standards. Landscape Standard Reduction credits for Disconnecting a Downspout(s)** shall satisfy the following standards in addition to the applicable standards of Section 60.12.30.
 1. **Credit Limit.** The proposed Landscape Standard Reduction does not exceed 50 percent of the landscape standard for the project site.

60.12.40.3.

- D. Disconnection of downspouts will also be reviewed with a Building Permit.

4. Eco-roof.

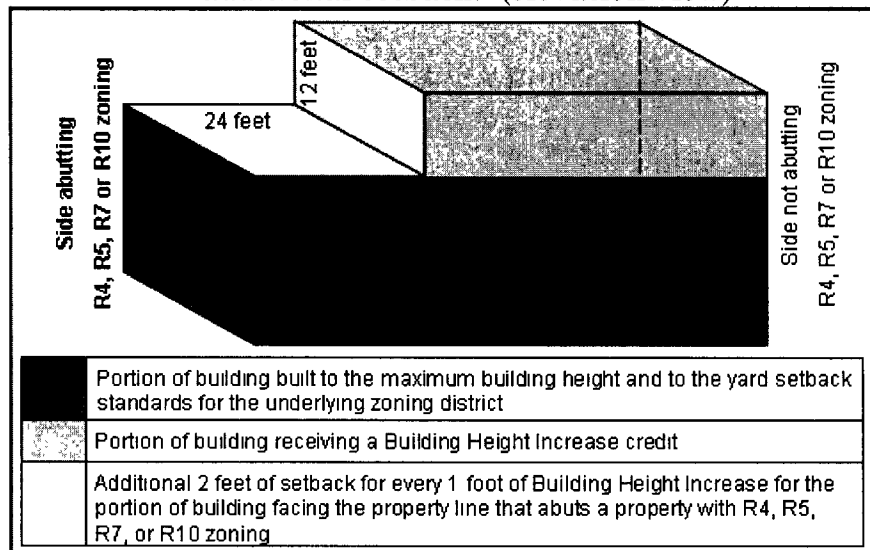
- A. Purpose. Install an Eco-roof equal to at least 10 percent of the building footprint for projects located in multiple-use, multiple-family residential, commercial, and industrial zoning districts.
- B. Credits. Use of the following credits is limited to the amount Eco-roof proposed. One (1) square foot of Eco-roof results in one credit. Awarding a credit or a combination of credits shall not result in receipt of multiple credits for one (1) square foot of Eco-roof.
 - 1. Building Height Increase, Multiple-Use Zoning Districts.
 - a. For a proposal that includes an Eco-roof that is at least 10 percent but less than 30 percent of the building's footprint, an applicant can request an increase in building height up to 12 feet within the building footprint. The square footage of the building footprint receiving the building height increase shall be equal to or less than the square footage of Eco-roof.
 - b. For a proposal that includes an Eco-roof that is at least 30 percent but less than 60 percent of the building's footprint, an applicant can request an increase in building height up to 24 feet within the building footprint. The square footage of the building footprint receiving the building height increase shall be equal to or less than two (2) times the square footage of Eco-roof.
 - c. For a proposal that includes an Eco-roof that is at least 60 percent of the building's footprint, an applicant can request an increase in building height up to 36 feet within the building footprint.

SPECIAL REQUIREMENTS
Habitat Friendly Development

60.12.40.4.B.1.

- d. Standards. Building Height Increase credits for installation of an Eco-roof in a Multiple-Use zoning District shall satisfy the following standards in addition to the applicable standards of Section 60.12.30 and Section 60.12.40.4.C.
- (1). Credit Limit. The proposed Building Height Increase does not exceed the relative 12, 24, or 36 foot standard outlined in a, b, or c, above.
 - (2). The square footage of the building footprint receiving the building height increase shall be equal to or less than three (3) times the square footage of Eco-roof.
 - (3). When abutting an R4, R5, R7, R10 or RA zoning district, or equivalent County zoning district, the portion of the building(s) receiving the height increase shall be designed with an additional setback from the R4, R5, R7, R10 or RA zoning district, or equivalent County zoning district, of two (2) feet for every one (1) foot of building height increase.

Building Height Increase Example with additional setback. (elevation view)



60.12.40.4.B.1.d.

- (4). The building receiving the height increase shall be the building with the Eco-roof.
 - (5). The building receiving the height increase shall not increase the height within 50 feet of the Downtown Historic District or a Historic Landmark.
2. Building Height Increase, Multiple-Family, Commercial and Industrial Zoning Districts.
- a. For every one (1) square foot of Eco-roof proposed an applicant can request a credit of one (1) square foot toward an increase in building height up to 12 feet within the building footprint.
 - b. Standards. Building Height Increase credits for installation of an Eco-roof in a Multiple-Family, Commercial or Industrial Zoning Districts shall satisfy the following standards in addition to the applicable standards of Section 60.12.30 and Section 60.12.40.4.C.
 - (1). Credit Limit. The proposed Building Height Increase does not exceed 12 additional feet for an area equal to the building footprint.
 - (2). The square footage of the building footprint receiving the building height increase shall be equal to or less than the square footage of Eco-roof.
 - (3). When abutting an R4, R5, R7, R10 or RA zoning district, or equivalent County zoning district, the portion of the building(s) receiving the height increase shall be designed with an additional setback from the R4, R5, R7, R10 or RA zoning district, or equivalent County zoning district, of two (2) feet for every one (1) foot of building height increase.