

Comprehensive Plan Text Amendment For Density Bonus

Residential Low-Density (RL): up to 15 units per acre; [and up to 5 additional units per acre via bonus provisions](#)

This land use category shall allow dwellings at densities up to 15 units per acre [and up to 5 additional units per acre via bonus provisions](#). The Residential Low-Density land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multifamily development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations.

Residential Medium-Density (RM): 8-30 units per acre; [and up to 9 additional units per acre via bonus provisions](#)

This land use category shall allow single-family and multi-family development at densities from 8 to 30 dwelling units per acre [and up to 9 additional units per acre via bonus provisions](#). Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as Residential Medium-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family, and medium-intensity multi-family development. Land development regulations shall determine gradations of density and specific uses. Land development regulations shall specify criteria for the siting of appropriate medium-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.

Residential High-Density (RH): 8-100 units per acre; [and up to 30 additional units per acre via bonus provisions](#)

This land use category shall allow single-family and multi-family development at densities from 8 to 100 dwelling units per acre [and up to 30 additional units per acre via bonus provisions](#). Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. The land shown as Residential High-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and

development patterns, are appropriate for high-intensity multi-family development, and secondary retail and office uses scaled to serve the immediate neighborhood. The intensity of secondary retail and office use cannot exceed 25 percent of the residential floor area. Land development regulations shall determine gradations of density, specific uses, percentage of floor area and maximum floor area appropriate for secondary uses. Land development regulations shall specify the criteria for the siting of high-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations.

Urban Mixed-Use (UMU): up to 60 units per acre; and up to 20 additional units per acre ~~by Special Use Permit~~ via bonus provisions.

This land use category allows residential, office, retail and serve uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encouraged multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre with provisions to add up to 20 additional units per acre ~~by Special Use permit~~ via bonus provisions as specified in the land development regulations. Maximum building height shall range between 4 to 5 stories, depending upon the implementing zoning district, with provisions to add up to an additional 1 to 2 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

Urban Mixed-Use High Intensity (UMUH): 10-100 units per acre; and up to ~~25~~ 30 additional units per acre ~~by Special Use Permit~~ via bonus provisions.

This land use category allows residential, office/research, retail, and service uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code. The Urban Mixed-Use High-Intensity category is distinguished from other mixed-use categories in that it is specifically established to support research and development in close proximity to the University of Florida main campus. An essential component of the category is orientation of structures to the street and the multi-modal character of the area. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 10 to 100 units per acre with provisions to add up to ~~25~~ 30 additional units per acre ~~by Special Use Permit~~ via bonus provisions as specified in the land development regulations. Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Building height shall be limited

to 6 stories and up to 8 stories by a height bonus system as established in the Land Development Code. Land development regulations shall set the appropriate zoning densities: the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

Urban Core (UC); up to 150 units per acre; and up to ~~25~~ 45 additional units per acre ~~by Special Use Permit~~ via bonus provisions.

This land use category allows residential, office, and business uses concentrated in the urban core area. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code. Development in this category shall function as a center serving the urban area. Development within the urban core shall ensure the compact, pedestrian character of this area. Residential densities up to 150 units per acre shall be permitted with provisions to add up to ~~25~~ 45 additional units per acre ~~by Special Use Permit~~ via bonus provisions as specified in the land development regulations. Buildings in this category shall face the street and meet build-to lines established in the Land Development Code. Building height shall be limited to 12 stories, with up to 14 stories by a height bonus systems as established in the Land Development Code. Public and private schools, government offices, institutions of higher learning, places of religious assembly and community facilities are appropriate in this category.

Office (O); up to 20 units per acre; and up to 6 additional units per acre via bonus provisions.

The Office land use category identifies areas appropriate for office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the Office zoning district. Some non-office type uses such as restaurants may be allowed in this land use category by a Special Use Permit process established in the Land Development Code. Densities ~~shall not exceed~~ up to 20 units per acre shall be permitted with provisions to add up to 6 additional units per acre via bonus provisions. Land development regulations shall determine the appropriate scale of uses; and the specific criteria for the siting of private schools and churches. Intensity will be controlled by adopting land development regulations that establish height limits of 5 stories or less, that require buildings to face the street, and modest build-to lines, instead of a maximum floor area ratio; however, height may be increased to a maximum of 8 stories by Special Use Permit. For hospitals and large-scale medical office facilities that are located in a Medical Services zoning district, the height may be increased to 14 stories by Special Use Permit.

Mixed-Use Medium-Intensity (MUM): 12-30 units per acre; and up to 9 additional units per acre via bonus provisions

This land use category allows a mixture of residential, office, and business uses concentrated in mapped areas. When implemented by the Corporate Park zoning district, this category is appropriate for

corporate office facilities and mixed -use office oriented development. Light assembly, fabrication, and processing uses within fully enclosed structures may be allowed as specially regulated uses through a Special Use Permit process established in the Land Development Code. Public and private schools, institutions of higher learning, places of religious assembly and community facilities shall be appropriate in this category. Such development shall function as a neighborhood center serving multiple neighborhoods or a community-serving retail and/or office center. It is not expected that these areas shall be expanded significantly during this planning period. Land development regulations shall ensure a compact, pedestrian environment for these areas, and provide guidelines for the compatibility of permitted uses. Residential development ~~shall be limited to~~ [densities between 12 to 30 units per acre shall be permitted with provisions to add up to 9 additional units per acre via bonus provisions](#). Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and non-residential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by Special Use Permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and community facilities. Buildings in this land use category shall face the street and have modest front setbacks.

Mixed-Use Residential (MUR): up to 75 units per acre; [and up to 23 additional units per acre via bonus provisions](#)

This land use category provides for a mixture of residential and office uses. Office uses that are complementary to and secondary to the residential character of the district are allowed as home occupations. Additional office uses may be allowed through a Special Use Permit process established in the Land Development Code. An essential component of the district is orientation of structures to the street and the pedestrian character of the area. Office uses located within this district should be scaled to surrounding neighborhoods and institutions. Land development regulations shall set the appropriate densities (up to 75 dwelling units per acre, [and up to 23 additional units per acre via bonus provisions](#)); the allowable uses; appropriate height (up to a maximum of 4 stories); design criteria; and landscaping requirements. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.

Mixed-Use Office/Residential (MOR): up to 20 units per acre; [and up to 6 additional units per acre via bonus provisions](#)

This land use category allows residential uses and, depending on the implementing zoning district, may allow office, professional, service, and ancillary uses either as stand-alone uses or combined in a mixed-

use development format. Some non-office type uses, such as restaurants, may be allowed through a Special Use Permit process established in the Land Development Code. Structures in this category shall be oriented to the street and encourage multi-modal transportation through the development design. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be ~~limited to~~ 20 units per acre [and up to 6 additional units per acre via bonus provisions](#). Maximum building height shall be limited to 3 stories. Land development regulations shall establish the appropriate uses; design criteria; landscaping and pedestrian/vehicular access for this category. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

Mixed-Use Low-Intensity (MUL): 8-30 units per acre; [and up to 9 additional units per acre via bonus provisions](#)

This land use category allows a mixture of residential and non-residential uses such as standard lot single- family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses. Light assembly, fabrication, and processing uses within fully enclosed structures may be allowed as specially regulated uses through a Special Use Permit process established in the Land Development Code. Residential development ~~shall be limited to densities~~ [between](#) 8 to 30 units per acres [shall be permitted with provisions to add 9 additional units per acre via bonus provisions](#). Lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size shall be exempt from minimum density requirements. Unified developments that include a residential and nonresidential component (either horizontally or vertically mixed) shall not be required to meet the minimum density requirements. Intensity will be controlled, in part, by adopting land development regulations that establish height limits of 5 stories or less; however, height may be increased to a maximum of 8 stories by Special Use Permit. Land development regulations shall establish the thresholds for the percentage of mixed uses for new development or redevelopment of sites 10 acres or larger. At a minimum, the land development regulations shall encourage that: at least 10 percent of the floor area of new development or redevelopment of such sites be residential; or, that the surrounding area of equal or greater size than the development or redevelopment site, and within 1/4 mile of the site, have a residential density of at least 6 units per acre. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and other community civic uses. Buildings in this category shall face the street and have modest front setbacks. This category shall not be used to extend strip commercial development along a street. Land development regulations shall ensure a compact, pedestrian-friendly environment for these areas, and provide guidelines or standards for the compatibility of permitted uses.

Land Development Code Amendment to Density Bonus

~~Sec. 30-4.18. Density bonus points.~~

- ~~Development criteria described in the density bonus points manual, when met, shall allow increases in development intensity based upon the limits in this section. These increases in intensity shall be allowed should a developer propose to undertake a project that will result in a development sensitive to the unique environmental and developmental needs of the area. For each criterion met by the developer, certain points shall be credited to the project. Those points, calculated in accordance with the Density Bonus Points Manual, shall determine the maximum allowable density.~~

~~Table V-6: Permitted Density Using Density Bonus Points~~

EXPAND

RMF-6		RMF-7		RMF-8	
Points	Max. residential density (du/ac)	Points	Max. residential density (du/ac)	Points	Max. residential density (du/ac)
0	10	0	14	0	20
26	11	20	15	16	21
52	12	39	16	30	22
79	13	59	17	46	23
108	14	79	18	59	24
138+	15	98	19	75	25

Sec. 30-4.9. - Development bonus system.

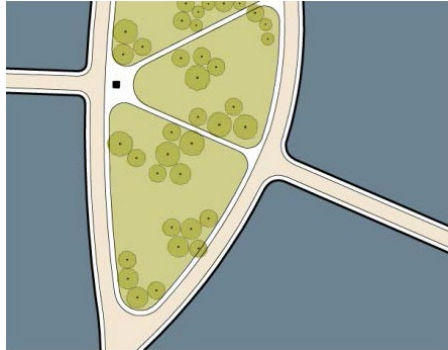
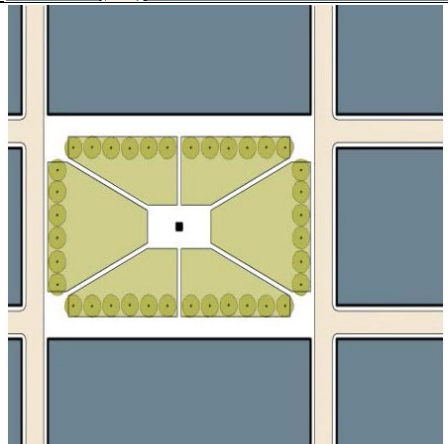
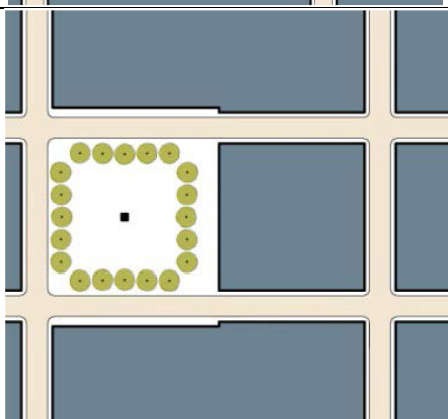
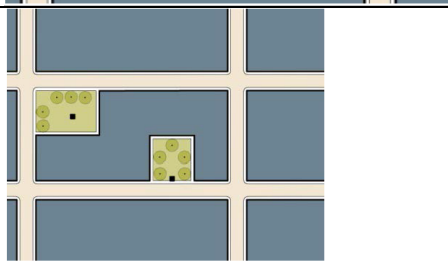
A. *Available bonuses.* In accordance with this section and up to the limit allowed with bonuses as specified for the applicable zoning district, development projects may be eligible for: 1) additional building stories and the corresponding increase in overall building height; and 2) increased residential density. The bonus may be approved based on the provision of certain development improvements that exceed the minimum standards of this article, as follows:

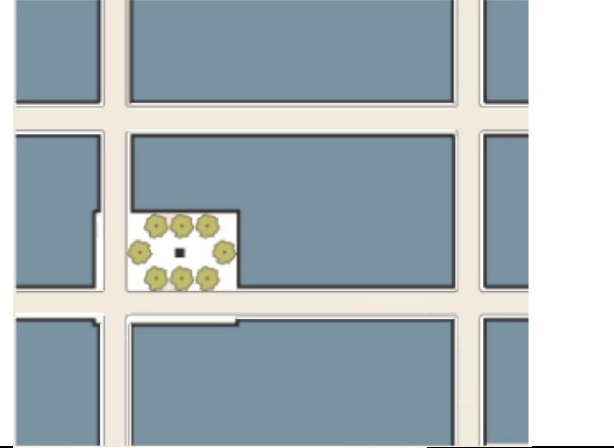
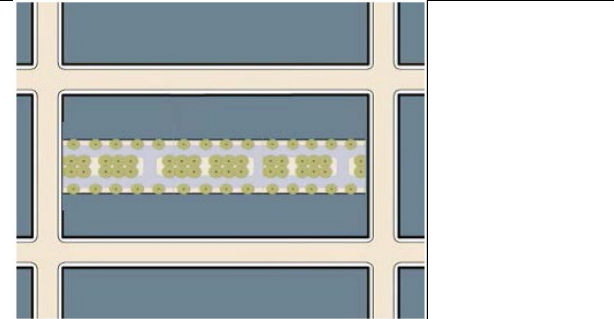
B. *Additional building stories/height.*

1. *Usable open space.* If a development provides onsite usable open space that is accessible to the public (minimum size of 20' x 20'), additional building square footage above the number of stories allowed by right (and up to the maximum allowed by bonus) may be provided according to the following formula:

Square feet of public open space X number of stories allowed by right = additional square feet. If the total additional square footage meets or exceeds 20% of the total development site, one additional story is available. If the total additional square footage meets or exceeds 30% of the total development site, two stories are available.

Developments receiving a height bonus must provide at least one form of open space from the figures and associated standards below:

<p>Green</p> <p>A green is an open space for unstructured recreation. Greens consist of lawns, trees, paths, benches, and open shelters, all informally arranged.</p> <ol style="list-style-type: none"> 1. Greens may be spatially defined by landscaping rather than building frontages. 2. Greens must front on at least two streets. 	
<p>Square</p> <p>A square is an open space for recreation and civic purposes consisting of paths, lawns, and trees, all formally arranged. A square is spatially defined by abutting streets and building frontages.</p> <ol style="list-style-type: none"> 1. Squares shall be located at the intersections of important thoroughfares. 2. Squares must front on at least 3 streets. 3. Façades facing the square should have at least 40% of their first floor's primary façade in transparent windows. 	
<p>Plaza</p> <p>An open space for commercial and civic purposes consisting primarily of paved surfaces. A plaza is spatially defined by building frontages.</p> <ol style="list-style-type: none"> 1. Plazas should be located at the intersection of important streets. 2. Plazas must front on at least one street. 3. Façades facing the plaza should have at least 40% of their first floor's primary façade in transparent windows. 	
<p>Playground</p> <p>A fenced open space designed and equipped for the recreation of children.</p> <ol style="list-style-type: none"> 1. Playgrounds shall be located within ¼ mil surrounding neighborhoods. 2. Playgrounds may be freestanding or located within parks and greens. 	
<p>Pocket Plaza</p>	

<p>A formal open space available for civic purposes and commercial activities. Pocket Plazas are typically hardscaped and include landscaping in lawns or permanent planters.</p>	
<p>1. Pocket plazas should be located on side streets.</p>	
<p>2. Pocket Plazas must front on at least one street.</p>	
<p>3. Pocket Plazas may be used to provide seating for outdoor cafes or similar publicly accessible gathering space.</p>	
<p>Promenade</p>	
<p>A linear pedestrian open space between streets that extends through successive blocks. The space largely hardscaped and lined with trees at the edges.</p>	
<p>1. Promenades must be a minimum of 16' wide.</p>	
<p>2. Promenades may include outdoor seating or other similar public amenities.</p>	

2. *Tree preservation.* If a development dedicates an area onsite to preserve one or more heritage trees, the additional building square footage above the number of stories allowed by right (and up to the maximum allowed by bonus) may be provided according to the following formula:

Square feet of tree preservation area X number of stories allowed by right = additional square feet. If the total additional square feet meets or exceeds 20 percent of the total development site, one additional story is available. If the total additional square footage meets or exceeds 30 percent of the total development site, two stories are available.

3. *Structured parking.* If a development provides structured parking, the maximum number of bonus stories is available. Additionally, within U9 and DT, up to two levels of parking that are constructed within a habitable building are not counted as stories for the purposes of calculating the total number of stories, provided the footprint of the parking structure falls within 75 percent to 100 percent of the footprint of the habitable floors directly above the parking levels.

4. *Transit support facilities.* If a development provides onsite facilities, beyond what otherwise is required, to serve existing or planned public transit, including but not limited to bus bays, super bus stops, bus stations, bus lanes, and park and ride lots, one bonus story is available.

5. *Undergrounding/relocating utility lines.* If a development undergrounds overhead utility lines beyond what otherwise is required, or relocates existing underground lines in order to facilitate the appropriate placement of street trees or buildings along streets, up to two stories are available for every street segment completed (from intersection to intersection); one story is available for the undergrounding/relocation of utilities along the street frontage of the development.

6. *Provision of affordable housing.* One story is available for providing at least five percent of the total development units (total calculated including the additional units achieved with height bonus) as affordable housing units reserved for occupancy by eligible households and affordable to households whose household annual income does not exceed 80 percent of the Alachua County median household income, adjusted for household size, as determined by the United States Department of Housing and Urban Development (HUD), and no more than 30 percent of the monthly household income is paid for monthly housing expenses (mortgage and mortgage insurance, property taxes, property insurance and homeowners dues).

Two stories are available for either providing: 1) ten percent of the total development units as affordable housing units reserved for occupancy by eligible households and affordable to households whose household annual income does not exceed 80 percent of the Alachua County median household income, adjusted for household size, as determined by HUD, and no more than 30 percent of the monthly household income is paid for monthly housing expenses (mortgage and mortgage insurance, property taxes, property insurance and homeowners dues); or 2) five percent of the total development units as affordable housing units reserved for occupancy by eligible households and affordable to households whose household annual income does not exceed 50 percent of the Alachua County median household income, adjusted for household size, as determined by HUD, and no more than 30 percent of the monthly household income is paid for monthly housing expenses (mortgage and mortgage insurance, property taxes, property insurance and homeowners dues).

C. Increased residential density.

1. Tree preservation.

RESIDENTIAL DENSITY BONUS				
High Quality Heritage Tree Preservation (fair or better condition):				
Tree DBH	20"—30"	31"—50"	51"—70"	71"+
Bonus DU/Acre	0.5	1	5	10
Regulated Tree Cluster Preservation (fair or better condition):				
Number of trees in cluster	3—5	6—8	9—11	12+
Bonus DU/Acre	0.5	1	5	10

The city manager or designee may grant a density bonus for preserving tree clusters that, in his or her discretion, reasonably meet the following standards:

- a. Species within the cluster must be on the Gainesville Tree List.
- b. Trees within a cluster must have a minimum average DBH of 8 inches.
- c. Trees within a cluster must be sufficiently spaced as to not have overlapping root plates.
- d. Laurel oaks, water oaks, slash pines, and loblolly pines may not be included as part of a cluster.

D. Review and approval. Each request for a bonus is subject to the approval of the city manager or designee, based on the criteria outlined above in this section, the criteria used to review special use permits, and the following criteria:

1. The improvement proposed by the applicant provides a significant public benefit in light of the bonus requested; and

2. The proposed design, intensity, and any mix of uses relating to the requested bonus will meet the intent of the transect and will be compatible with the surrounding neighborhood.

Sec. 30-4.10. - ~~Occupancy limitation.~~ Provisions for Affordable Housing

~~In certain districts, an increase in the number of persons occupying a dwelling beyond one family, as defined in this chapter, is detrimental to the health, welfare, safety, and morals of the citizens of this community, and is a public nuisance that causes deterioration of the surrounding property values.~~

~~A. *Applicable districts.* The following zoning districts shall be subject to this section: RSF-1; RSF-2; RSF-3; RSF-4; RC; all PDs designed for residential use at a density of no more than eight dwelling units per acre; and all other PDs as may be specified in the rezoning ordinance.~~

~~B. *Unlawful acts.* No owner or landlord shall enter into any agreement, contract, lease, or sublease that allows the occupancy of any dwelling unit in a designated district by more than one family, as defined in this chapter. Any agreement, contract, lease, or sublease that allows such occupancy by more than one family is unlawful and is hereby declared to be contrary to public policy.~~

~~C. *Enforcement.* In addition to any other remedy provided for herein, the city manager or designee, upon reasonable cause to believe that this section is being violated, may request the city attorney to take any appropriate action to correct the violation.~~

~~D. *Public nuisance.* Any person who violates this section shall be deemed guilty of maintaining a nuisance, and may result in abatement or enjoinder as provided in F.S. §§ 60.05(1) and 60.06.~~

A. Developers of rental projects shall provide 10% of the dwelling units in the project as affordable housing at 80% of the AMI for developments of 10 units or more for the life of the development (i.e., perpetuity). This shall be documented in a deed restriction, covenant, or other legal mechanism that must be submitted to the City for review and approval prior to certificate of occupancy for any unit in the development.

Developers may also choose to pay a fee in lieu of providing the affordable housing units. The fee will reflect the going market rate for one unit per HUD guidelines and shall be reviewed every two years. Developments that do not meet the 10 units threshold can voluntarily opt into the provisions for affordable housing requirements in exchange for receiving density bonus incentives. In exchange, developments incorporating provisions for affordable housing as required in this chapter will be provided with a density bonus of up to 30%.

1. *Enforcement.* At such time as the property owner is found to be providing less affordable housing units than the percentage required, the owner shall pay a fee of \$500.00 per unit per day for each day that the owner is in noncompliance.

2. *Affordable Housing Opportunity Fund.* The in lieu fees and other fees collected under this section shall be deposited in the Affordable Housing Opportunity Fund, unless required to be deposited into another fund pursuant to federal or state law. All annual revenues of the Affordable Housing Opportunity Fund shall be reserved and utilized exclusively to pay the administrative and monitoring costs and expenses of this section.

3. *Fractional units.* Calculations of the number of affordable units required by this section shall be based on the total number of dwelling units in the residential development, including any density bonus units. Where

the calculation of affordable housing requirements described in this section results in a fractional dwelling unit equal to 0.5 or greater, the developer shall provide an additional unit to satisfy the fractional obligation.

1. Affordable units shall be reasonably dispersed throughout the residential development, such that no single building or floor therein has a disproportionate percentage of affordable units.
2. Affordable units shall be comparable to the market rate units in the residential development in terms of unit type, number of bedrooms per unit, quality of exterior appearance, energy efficiency, and overall quality of construction.
3. Affordable units shall have access to all on-site amenities available to market rate units, including the same access to and enjoyment of common areas and facilities.
4. Affordable units shall have functionally equivalent parking when parking is provided to the market rate units in the residential development.
5. Affordable units shall be constructed, completed, ready for occupancy, and marketed concurrently with or prior to the market rate units in the residential development or phase thereof.

TRANS ECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
A. BLOCK STANDARDS										
Block perime ter (max. feet)	2,600'								2,000'	1,600'
B. LOT CONFIGURATION										
Lot width (min. feet)	34'	18'							18'	18'
C. DEVELOPMENT INTENSITY										
Nonres identia l buildin g	60%	80%							90%	100%

covera ge (max)										
Reside ntial density by right <u>*Additi onal density permit ted per Densit y Bonus with bonus² (max. units per acre)</u>	8	15	20	20	75	50/ 60	50/ 60	60/ 80	100/ 125	150/ 175

RSF-1	RSF-2	RSF-3	RSF-4	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8	
DENSITY/INTENSITY										
Reside ntial density (units/ acre)										
Min.	None	None	None	None	None	None	8 ¹	8 ¹	8 ¹	
Max. by right	3.5	4.6	5.8	8	12	12	10	14	20	
Nonres identia l buildin g covera ge	35%	35%	40%	40%	50%	50%	50%	50%	50%	

