



Green Building Density Bonus

Green Building Density Bonus Available for the Buford Highway District!

BH Residential Density Bonus Incentive

1. Structured Parking

A density bonus of 40 percent may be applied to the overall residential component if the applicant submits a structured parking plan (garage) that is approved by the Community Development Department, plus an additional 10 percent density bonus if providing Electric Vehicle charging stations for 5% of the parking spaces are provided, with a minimum of 5 charging stations.

2. Green Building Materials

A density bonus of 25 percent may be applied to the overall residential component if the applicant utilizes a minimum of three green building methods as identified by the Green Building Alliance or LEED, or side components that promote energy efficiency, and which reduce surface water run-off. This would include, but not be limited to:

- a. Green roof components*
- b. Roof mounted solar panels*
- c. Cool roofing materials*
- d. Energy efficient windows*
- e. Rain gardens or bio-swales*
- f. Geothermal*
- g. Permeable pavement*
- h. Native planting*
- i. Stormwater planters*
- j. Parking lot run-off landscaping*

3. Calculation of density bonuses

- a. Density bonuses are applied to the maximum residential density.*
- b. A density bonus is rounded up on the half, 0.5, unit or above.*
- c. A Structured Parking Bonus and a Green Building Bonus may be combined for a maximum 75 percent increase to the maximum residential density.*