

Incentives for Canopy Preservation

City of Louisville, KY

On-Site Canopy requirements reduced when project located in designated commercial/industrial areas and traditional neighborhood districts.

<u>Non-residential Development</u>	<u>% Canopy Reduced By</u>
Floor Area Ratio (FAR) 0.30 to 0.49	33%
FAR 0.50 to 0.99	66%
FAR greater than 1.0	100%

<u>Single-Family Residential Development</u>	<u>% Canopy Reduced By</u>
Certified affordable housing project	33%
Density > 4.4du/ac to 5.5	33%
Density >5.5 du/ac	66%

<u>Multi-Family Residential Development</u>	<u>% Canopy Reduced By</u>
Density > 12 du/ac to 16	33%
Density > 16 du/ac to 22	66%
Density > 22 du/ac	100%

City of Athens, GA

Overall goal to maintain 45% canopy cover evenly distributed for the community. Allows for mitigation through forest regeneration areas and future forest areas.

City of Charlotte, NC

Single-Family Developments

Incentive limits. Limits on the incentives for increasing the tree save areas are as follows:

- (1) Sites with the minimum tree save area of ten percent qualify for these incentives:
 - a. Reduced setback and yards.
 - b. Eligibility for a density bonus if the minimum tree save area is in common open space.
- (2) Sites with a tree save area of greater than ten percent and up to and including 25 percent in common open space qualify for these incentives:
 - a. Receive a density bonus equal to the tree save area.
 - b. Cluster provisions for that zoning category (size, width, setbacks and yards) may be used for the site.
- (3) Sites with a tree save area of more than 25 percent in common open space, including the buffer area, and where perimeter protection is provided either by perimeter lots that meet underlying zoning cluster provisions or by a minimum 20-foot buffer tree save area qualify for these incentives:
 - a. Receive a density bonus equal to the tree save area.
 - b. Cluster provisions for the next lower zoning category (size, width, setbacks and yards) are available for the site.