



Adopted by City Council
June 8, 2011 Ordinance 2930

Amended by City Council
Feb. 27, 2012 Ordinance 2935
April 24, 2013 Ordinance 2948
Nov. 19, 2014 Ordinance 2966
Jun. 24, 2015 Ordinance 2969
Feb. 10, 2016 Ordinance 2976
Sep. 28, 2016 Ordinance 2989

BRADENTON FORM-BASED CODE





TABLE 4.4. BONUSES FOR HEIGHT

TABLE 4.4: Bonuses for Height.

SEE FOLLOWING PAGES FOR ORDINANCE 4017

TRANSECT	MAXIMUM PRE-BONUS HEIGHT (STORIES)	APPLICABLE LEED PROGRAMS*	LEED CERTIFIED**	25% of building square footage dedicated as WORKFORCE HOUSING UNITS***	PUBLIC ART (.75% of Construction Value)	MAX HEIGHT BASED ON BONUSES
T3	1 TO 2.5 stories	LEED Homes LEED New Construction	1 story	NA	NA	3.5 stories
T4-R T4-S	1 TO 2.5 stories	LEED Homes LEED New Construction	1 story	NA	NA	3.5 stories
T4-O	1 TO 3 stories	LEED Homes LEED New Construction	1 story	1 story	1 story	6 stories
T5	2 TO 5 stories	LEED Core & Shell * LEED New Construction	4 stories	2 stories	1 story	12 stories
T6	2 TO 8 stories	LEED Core & Shell * LEED New Construction	8 stories	3 stories	1 story	20 stories

* If additional stories are awarded based upon the LEED Core & Shell program, then tenants/purchasers of the building must pursue LEED Commercial Interiors certification.

**Alternative compliance pathways in lieu of LEED certification: If applicant does not wish to pursue certification with the USGBC, the applicant may choose one of the following 4 alternative compliance pathways:

1. Provide a checklist demonstrating that the building would likely be 'certifiable', or that it would fulfill all the prerequisites and a sufficient number of credits in order to attain certification. This checklist must be signed and sealed by a licensed architect. The licensed architect must also be a LEED Accredited Professional. All post-construction activities and measurements required by the prerequisites and credits of the chosen rating system should be carried out as if the building were subjected to the USGBC certification process.
2. Pursue and achieve certification with the Florida Green Building Coalition.
3. Pursue and achieve certification with the Green Globes Assessment and Rating System.
4. Provide a checklist demonstrating that the building design is 'certifiable' under the appropriate Florida Green Building Coalition rating system or Green Globes Assessment and Rating System. This checklist must be signed and sealed by a licensed Architect familiar with the Florida Green Building Coalition rating systems and/or Green Globes Assessment and Rating System.

***Alternative compliance pathway in lieu of providing 25% of a building's square footage as workforce housing units: The applicant shall contribute 15% of total maximum pre-bonus construction value to the Workforce Housing Trust Fund in order to receive the height bonus for workforce housing units. This alternative compliance pathway is only available if the building is 50% or less residential use, or if the building is a hotel or other lodging use.

Note: For calculations of building square footage and construction value, the applicant may not use a number of stories less than the maximum pre-bonus height or a construction value less than the maximum pre-bonus construction value. Structured parking, if part of the design, shall be included in the calculation of both building square footage and/or construction value for bonuses in this chart. For purposes of this chart, construction value is equivalent to square footage multiplied by the per square foot cost of proposed construction method. This per square foot cost multiplier shall be in accordance with the cost of construction methods as reported by R.S. Means (Reed Construction Data Inc.) or equivalent cost estimators as approved by PCD Department at the time of application. At the discretion of the PCD Director, and if compliant with the future land use element, in T3, T4-R, T4-O, T5, and T6, density may be adjusted upward to accommodate an awarded height bonus.