

➔ **APRIL 2005 ZONING PRACTICE**
BUILDING GREEN: ONUS OR BONUS?

GREEN BUILDINGS MATRIX

Municipality	Green Municipal Buildings	Green Building Requirements or Guidelines	Private Development Requirements	Incentive Programs	Links
Acton, Maine	No	No	Yes, density bonus for LEED certification	No	doc.acton-ma.gov/dsweb/Get/Document-8222/Town+of+Acton+Zoning+Bylaw+2004.pdf See Section 5.5B.2.2.d
Alameda County, California	Yes	No	N/A	N/A	www.co.alameda.ca.us/admin/admincode/
Arlington County, Virginia	No	Yes, for site plan projects	Yes, density bonus	Voluntary green single-family home program, priority plan review	www.co.arlington.va.us/Departments/EnvironmentalServices/epo/EnvironmentalServicesEpoGreenBuildings.aspx?lnsLinkID=1075
Arlington, Massachusetts	Yes, LEED Silver certification requirement	No	No	No	www.town.arlington.ma.us/Public_Documents/ArlingtonMA_TownBylaws/title1#article16 See Article 15 (construction projects), Section 4 (LEED)
Atlanta, Georgia	Yes, city-funded buildings over 5,000 square feet must meet LEED Silver rating	No	No	N/A	www.atlantaga.gov/client_resources/forms/energy%20conservation/adopted%20ordinance.pdf
Austin, Texas	Yes, the city has developed three-volume set of sustainable development guidelines for municipal facilities	Yes, all new developments in the central business district achieve at least a rating of "one star" under the Austin Green Building Program	Yes, rebate programs, seminars, technical assistance	Austin has developed separate rating systems for commercial, multi-family, municipal, and single-family developments	www.ci.austin.tx.us/greenbuilder/
Battery Park Authority, New York	No	Green building guidelines may be required in RFPs	No	Residential, commercial, institutional green building guidelines	www.batteryparkcity.org/Working/green-guidelines.htm
Berkeley, California	Yes	No	Yes, resource center, demonstration projects	N/A	www.ci.berkeley.ca.us/sustainabledevelopment/greenbuilding/
Boston, Massachusetts	No	No	Yes, green building feasibility study grants, green building task force	N/A	www.cityofboston.gov/bra/gbtf/gbtfhome.asp
Boulder, Colorado	Yes	No	N/A	New residential construction, interior remodeling, and residential building additions that are over 500 square feet are required to comply with the city's green points program	www.ci.boulder.co.us/environmentalaffairs/green_points/
Bowie, Maryland	Yes, low-impact development, waste management, and conservation landscaping requirements for municipal buildings	No	No	N/A	www.cityofbowie.org/green/legislation/bowie_legislation.htm
Calabasas, California	Yes	Yes, non-residential structures over 500 square feet up to 5,000 square feet must meet LEED certified level. Non-residential structures over 5,000 square feet must meet LEED Silver level	No	N/A	www.cityofcalabasas.com/pdf/green-building-ordinance.pdf
Chicago, Illinois	Yes, the City of Chicago has adopted The Chicago Standard to guide the design, construction, renovation, operation, and maintenance of municipal facilities based on LEED	Yes, for planned unit developments and lakefront protection ordinance developments	Yes	Green bungalow initiative, center for green technology, rooftop garden demonstration project	egov.cityofchicago.org/
Corvallis, Oregon	N/A	Yes, in the professional and administrative office district	No	No	www.ci.corvallis.or.us/downloads/cd/lcd3-11.pdf
Eugene, Oregon	Yes	N/A	N/A	N/A	www.ci.eugene.or.us/PDD/BPS/ecobuild/index.htm
Frisco, Texas	Yes	Yes, mandates the EPA "Energy Star" standards for residential development	No	Feasibility study of a mandatory commercial green building program, drought-tolerant landscaping initiative	www.friscotexas.gov/planning_dev/greenbuilding/
Hailey, Idaho	No	No	Yes, density bonus for renewable energy sources	No	www.haileycityhall.org/p_z/ordinance/zoning_ord/Article_10_Planned_Unit_Developments.pdf
Issaquah, Washington	N/A	N/A	Water utility rebates, energy rebates, free technical assistance, preferential building permit review	N/A	www.ci.issaquah.wa.us/Page.asp?NavID=325

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GREEN BUILDINGS MATRIX (continued)

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Kansas City, Missouri	Yes	No	No	N/A	cityclerk.kcmo.org/ordinancesearch.aspx Search for ordinance number 041222
King County, Washington	Yes, all county projects must be LEED certified	N/A	N/A	Adopted a LEED supplement for King County	www.metrokc.gov/dnrp/swd/greenbuilding/index.asp
Long Beach, California	Yes	No	No	N/A	www.longbeach.gov/civica/filebank/blobdload.asp?BlobID=7226 www.longbeach.gov/plan/pb/apd/green_building.asp
Los Angeles, California	Yes	No	No	N/A	cityclerk.lacity.org/CFI/ Search for council file number 02-0182
Minneapolis, Minnesota	No	No	Yes, density bonus for energy efficiency	No	www.municode.com/ Search for State of Minnesota, City of Minneapolis Code of Ordinances, Title 20 – Zoning, Chapter 549 – Downtown Districts, Article II – Floor Area Premiums, Section 549.220(12) – Energy Efficiency
Montgomery County, Maryland	The Montgomery County green schools program encourages efficient and responsible energy use in Montgomery County public schools	N/A	N/A	N/A	www.greenschoolsfocus.org/
New York, New York	No, pilot program to implement sustainable features on selected Department of Design and Construction projects	No	No	Published high-performance guidelines	www.nyc.gov/html/ddc/html/ddcgreen/home.html
Pleasanton, California	All new construction projects must meet LEED-certified rating. Formal LEED certification is not required	Yes, for commercial development	No	No	www.ci.pleasanton.ca.us/pdf/greenbldg.pdf
Portland, Oregon	Yes, also adopted a Portland LEED standard for municipal developments	N/A	Yes, density bonus for green roofs	N/A	www.green-rated.org/uploaded_files/01_jan_gb_policy.pdf
San Diego, California	Yes	N/A	N/A	N/A	genesis.sannet.gov/infospc/templates/esd/commercial_programs.jsp
San Francisco, California	Yes	No	No	N/A	www.sfgov.org
San Jose, California	Yes	No	No	N/A	www.sanjoseca.gov/esd/natural-energy-resources/greenbuilding.htm
San Mateo County, California	Yes, applies to new construction and additions to existing county buildings and facilities over 5,000 square feet	No	No	Published online sustainable building guide	www.recycleworks.org/greenbuilding/sus_building_policy.html
Santa Barbara County, California	No	No	Design incentives for energy-efficient building design	Established an innovative building design review committee to advise builders on energy-efficient design. Incentives for energy-efficient building design	www.silcom.com/~sbcplan/ibdrc.html
Santa Monica, California	N/A	Yes	N/A	Construction and material recycling waste ordinance. Green building design and construction guidelines	greenbuildings.santa-monica.org/
Scottsdale, Arizona	New city-occupied buildings must be built to LEED Gold level	N/A	N/A	Incentives, expedited plans, checklist	www.scottsdaleaz.gov/greenbuilding/
Seattle, Washington	Yes	No	No	Contributed to preparation of the Northwest Regional Sustainable Building Action Plan. Prepared facility standards for design, construction, and operations, which includes green building elements	www.cityofseattle.net/sustainablebuilding/SBpolicy.htm
Suffolk County, New York	LEED pilot program for municipal buildings from the 2005-2007 capital improvement program	No	No	No	www.co.suffolk.ny.us/legis/resos2004/i1754-04.htm
Wenatchee, Washington	No	No	Yes, density bonus for environmental design	No	www.cityofwenatchee.com/acrofiles/3070%20effective%2010-10-04.pdf Density bonus section, page 39

Source: This list is partially based on Peter Templeton's "LEED Users Summary Government Sector." (Washington D.C.: U.S. Green Building Council, 2004).