§ 699-a. Definitions. As used in this article:

1. "Affordable workforce housing" means housing for individuals and families at or below one hundred thirty percent of the median income for the Nassau-Suffolk primary metropolitan statistical area as defined by the federal Department of Housing and Urban Development. For the purposes of this article, the affordable workforce housing units shall be of consistent design to those of the rest of the development.

2. "Density bonus" means a density increase of at least ten percent over the otherwise maximum allowable residential density or floor area ratio if part of a mixed-use development under the applicable zoning ordinance and comprehensive plan as of the date of the application by the applicant to the local government. All density calculations resulting in fractional units shall be rounded up to the nearest whole number. The granting of a density bonus shall not require, in and of itself, a comprehensive plan amendment, zoning change or other discretionary local approval. The density bonus shall not be included as part of the calculation which determines the number of affordable units that constitute ten percent of the total.

3. "Local government", for the purposes of this article, means any village, city or town within the county of Nassau or Suffolk acting pursuant to the provisions of this article.