

Open Space Requirements

Article 10: Open Space Requirements

Section 10.1. Intent

Section 10.2. Open Space Requirements

Section 10.1. INTENT.

It is recognized that the extensive use and excessive congestion of land induces the natural elements to become hazardous to the general health and welfare of the community. Therefore, the intent of this Article shall be to require open space necessary to preserve the basic qualities and beauty of nature. This involves strategic placement of individual lot controls that can be customized to more closely mimic a watershed's hydrology and water quality regime. The result is a hydrologically functional landscape that generates less surface runoff, less pollution, less erosion, and less overall damage to lakes and streams.

Section 10.2. OPEN SPACE REQUIREMENTS.

1. All buildings and land uses in any agricultural (A-1) or residential (R-1, R-2 & R-3) zoned districts shall comply with the following:
 - a. On each lot there shall be provided an open space equal to at least thirty percent (30%) of the total lot area; said space shall be unencumbered with any structure or off-street parking and shall be landscaped and well maintained with grass, trees and shrubbery, except for areas used as pedestrian walks and ingress-egress drives; and ingress-egress drives shall not exceed two twenty feet (20') lanes which are separated by open space.
 - b. Each principal structure of a residential living or office complex shall be separated from any other principal structure in the complex by an open space of not less than sixteen feet (16') in width.
 - c. Cantilevers and open porches may project from the building wall into the required open space (court only) not more than four feet; open stairways may project from the building wall into the required open space (court only) not more than seven and one-half feet. Stairways when located in the required open space (court only) shall be cantilevered or supported by the necessary columns only; support by a wall other than the exterior building wall is strictly prohibited.
2. All buildings and land uses in any (C-1) General Commercial district shall comply with the following, except as herein provided:
 - a. Any residential use in any commercial zoned district shall comply with the provisions above in Section 10.2. Part 1.
 - b. On each lot there shall be provided an open space equal to at least thirty percent (30%) of the total lot area; said space shall be unencumbered with any structure or off-street parking and shall be landscaped and well maintained with grass, trees, and shrubbery with a green infrastructure of bioswales, rain gardens, and native landscaped areas. Areas used as pedestrian walks and ingress-egress drives should incorporate pervious surface systems that

infiltrate and store water on-site; and ingress-egress drives shall not exceed two twenty feet (20') lanes which are separated by open space.

- c. Each principal structure of a residential living or office complex shall be separated from any other principal structure in the complex by an open space of not less than sixteen feet (16') in width.
- d. Cantilevers and open porches may project from the building wall into the required open space (court only) not more than four feet (4'); open stairways may project from the building wall into the required open space (court only) not more than seven and one-half feet (7½'). Stairways when located in the required open space (court only) shall be cantilevered or supported by the necessary columns only; support by a wall other than the exterior building wall is strictly prohibited.