

## Previous Feedback

March 26, 2019 Meeting

- Consider % common open space requirement for multifamily developments
- Continue to use term open space and differentiate between other types of common areas (e.g., parking, driveways)
- Add minimum dimensions for decks, patios and balconies
- Limit slopes for common open space
- Need better definition of major recreation facility
- Clarify when 5% or 8% is required

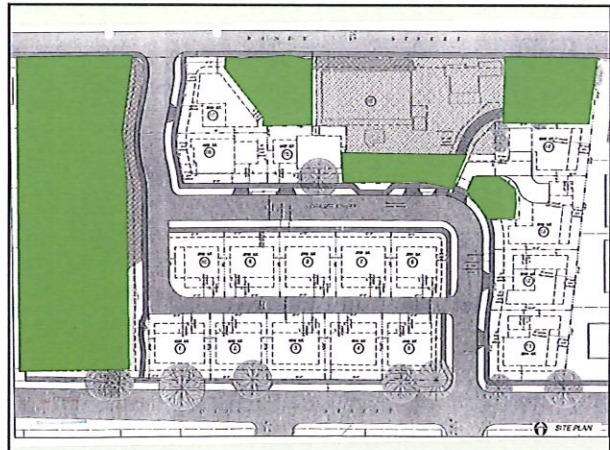
## Helman Springs Subdivision



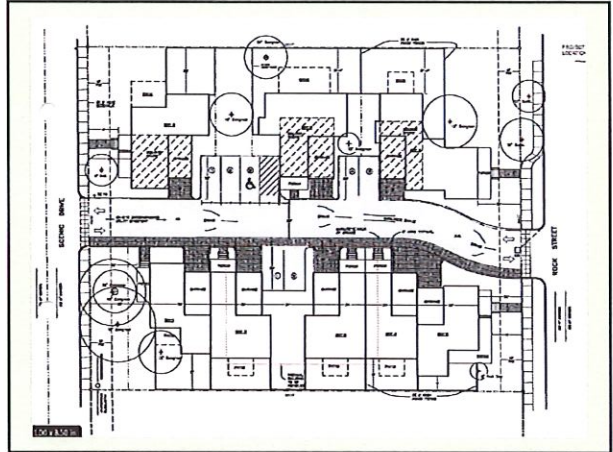
## When is Open Space Required?

Four Types of Residential Development

1. Subdivisions in Single-Family Zones
2. Attached Single-Family Subdivisions
3. Multifamily Development
4. Cottage Housing in Single-Family Zones



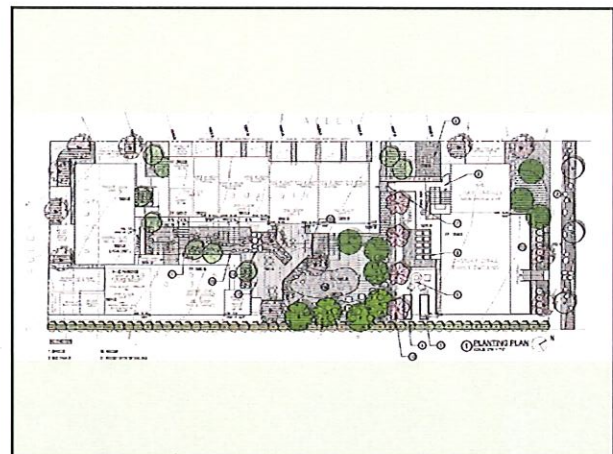
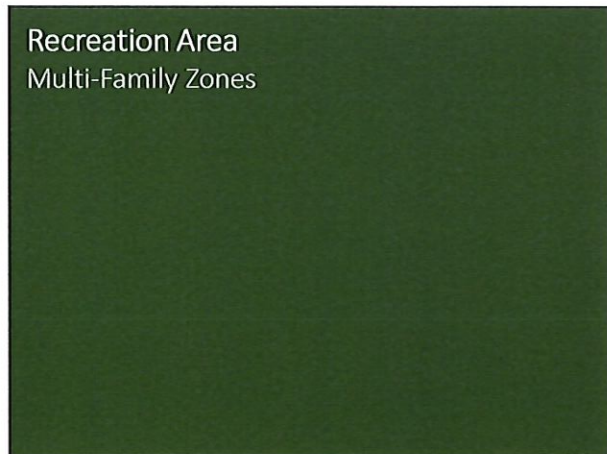
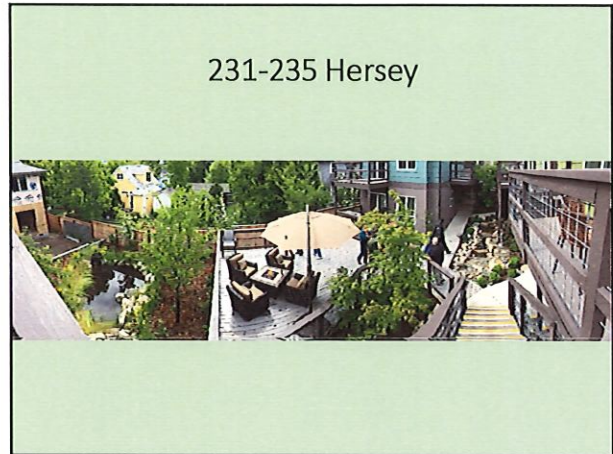
Recreation Area/Open Space  
Subdivision in Multi-Family Zone



472 Scenic

1068 E. Main





## Site Design Review Standards Open Space Revisions

- Clarify that required minimum area may be met through a combination of common and private open space
- Clarify that 8% open space provided also counts towards minimum 5% required for subdivision

## Site Design Review Standards Private Open Space Revisions

- Private Open Space accessible by a door from interior of unit it serves
- Minimum dimension of 6 feet deep and 48 square feet for decks, patios, porches or yards for ground floor units
  - Locate at least 12 feet from recycle/refuse
- Minimum dimension of 4 feet deep and 48 square feet for upper-floor units
- Minimum area shall not include ingress/egress to a ground floor unit or storage areas

## Site Design Review Standards Common Open Space Revisions

- 50% of open space required to be common open space for developments of 10 or more units
- Common open space can be reduced if within ¼ mile walk of a public park
- Minimum dimension of 20 feet and 400 square feet, except for path
- Locate outside of required buffer and perimeter setbacks and not next to higher order street
- Locate on slopes less than 5%
- Fences on perimeter limited to 4 feet in height

## Performance Standards Option Subdivision Common Open Space Revisions

- Clarify requirement of 8% applies if subdivision also requires Site Design Review
- Minimum dimension of 20 feet and 400 square feet, except for paths and natural areas
- Density bonus after 8% minimum required for subdivisions subject to Site Design Review
- Major recreational facilities can be located on common open space required, additional area not required



## Definitions

### Open Space Revisions

- Common Area
- Major Recreational Facilities
- Common Open Space
- Private Open Space
- Buildable Area
- Unbuildable Area
- Yard