

# AMENT\_185

## **42-185 REDUCED LOT SIZE Compensating open space Suburban and urban areas Single family residential**

### **OPEN SPACE AMENITIES PLAN (185)**

The following areas may be considered as compensating open space if they are developed as part of an Open Space Amenities Plan.

These areas are:

- 1) detention ponds, drainageways,
- 2) water areas including flood plains and flood ways, or ravines

An OSAP must be submitted at the time of the plat submittal. The Commission will act on the OSAP at the same time as it takes action on the plat. The OSAP shall include:

- 1) A scaled drawing identifying and showing the locations of existing and proposed sidewalks, street lights, trees, shrubs, groundcovers, natural features, landscaping features, playground equipment, public furniture and any other existing or proposed amenities.
- 2) The drawing shall include planting or construction details.
- 3) The drawing shall include elevation(s) of the plan.
- 4) An inventory of the proposed amenities shall be provided.
- 5) Photographs or copies of catalogued amenities may be added.

### **GROUND FLOOR OF A RECREATIONAL BUILDING PLAN (185)**

The ground floor of a recreational building may be considered as compensating open space if the space is developed as part of a Recreational Building Plan.

A RBP must be submitted at the time of the plat submittal. The Commission will act on the RBP at the same time as it takes action on the plat. The RBP shall include:

- 1) A scaled floor plan of the first floor identifying and showing the existing and proposed rooms, fixtures, recreational equipment, exterior sidewalks or pathways, public furniture and any other existing or proposed amenities.
- 2) The ground floor area(s) designed for recreational use must be identified and dimensioned with the square footage provided.
- 3) A written description of the recreational uses to be provided area shall accompany the plan.
- 4) Photographs or copies of catalogued equipment may be added.