

Open Space Requirements in Single Family Districts Stakeholder Group Recommendations

Open Space Definition

“Open Space” is defined as areas of the lot not covered by the principal building or accessory buildings.

Option 1: Maximum Built Upon Area By Lot Size and District

- ✓ Percentage is based upon lot size and district.
- ✓ Provides the maximum percentage and square feet a lot can be covered with principal and accessory buildings.
- ✓ Calculations do not include driveways and walkways.
- ✓ Requirement applies to all lots in single family districts, regardless of lot size.
- ✓ Changes would not affect existing houses.
- ✓ Existing homes exceeding new coverage requirements would be legally nonconforming.
- ✓ Redevelopment or an addition would be subject to new requirements.

Option 2: Maximum Built Upon Area Based Upon Lot Size Only

- ✓ Percentage is based upon lot size, not district.
- ✓ Provides the maximum percentage and square feet a lot can be covered with principal and accessory buildings.
- ✓ Accommodates varying lot sizes in a single zoning district.
- ✓ Calculations do not include driveways and walkways.
- ✓ Changes would not affect existing houses.
- ✓ Existing homes exceeding new coverage requirements would be legally nonconforming.
- ✓ Redevelopment or an addition would be subject to new requirements.

"Parking Lot" Issues

- ✓ Parking in the front yard
- ✓ Varying neighborhood character
- ✓ Flexibility in required front and rear yard setbacks with side yards are increased
- ✓ Impervious surface limits
- ✓ Inadequate infrastructure
- ✓ Housing affordability and choices
- ✓ Open space as part of quality of life
- ✓ Distribution of common open space within large residential developments
- ✓ Overall environmental health of community
- ✓ "Trends" in housing types, and responding to "trends"
- ✓ Manpower and ability to enforce existing and future regulations
- ✓ Broader issues of growth and bigger picture
- ✓ Loss of tree canopy
- ✓ Overlay districts
- ✓ Desire for "open space" definition to incorporate language pertaining to "green"