

Quick Reference Guide

Current Ordinance	Proposed Ordinance	Reason for proposal
3.2.1 d. 2. Rural Zoning	In order to obtain 1.5X open space credit the open space should align with Town and County's future land use plan.	Developers have questioned how to obtain the 1.5X open space credit. Clarity was needed; therefore future land use plans were referenced.
3.2.1.d.3. Rural Zoning	Identify that the rural district shall include a combination of the following open space typologies— agricultural, common, natural and recreational as defined in Article 7	Instead of having multiple located for the open space types to be defined, staff felt that one location, Article 7 Open Space, was the best place for definitions. Addition of Common Open Space to be a catch all.
3.2.2.d.2 Transitional Residential Zoning	In order to obtain 1.5X open space credit the open space should align with Town and County's future land use plan.	Developers have questioned how to obtain the 1.5X open space credit. Clarity was needed; therefore future land use plans were referenced.
3.2.2.d.3 Transitional Residential Zoning	Identify that the Transitional Residential district shall include a combination of the following open space typologies— urban, agricultural, common, natural and recreational as defined in Article 7	Instead of having multiple located for the open space types to be defined, staff felt that one location, Article 7 Open Space, was the best place for definitions Addition of Common Open Space to be a catch all.
3.2.5 Neighborhood Center, 3.2.6 Town Center, 3.2.7 Highway Commercial, 3.2.8 Campus Institutional, 3.2.9 Corporate Business, 3.2.11 Transitional Neighborhood Development Districts, 3.2.12 Passenger Vehicle Sales, 3.2.13 Transit Oriented Development – Residential, 3.2.14 Transit Oriented Development – Employment	Remove the use of square and add all urban open space types	Found that each of the sections was limiting; to provide more opportunity for good design staff is proposing to open it up to all urban open space types.
7.10 Urban Open Space	Change title of 7.10 to Open Space - Purpose, Intent and Definitions. Provided definitions for each type of open space and a chart stating which types of open space options are available to meet zoning district standards.	There was no introduction. Many people read 7.10 Urban Open Space and never realized there were other qualitative types of open space.
7.11 Natural, Recreational and Agricultural Open Space Purpose	Change title to address all open space types: Urban, Agricultural, Common, Natural and Recreational.	Each type of open space is discussed and expectations

		set for appropriate application.
	<p>Added 7.11.1 Urban Open Space, use Ordinance language that existed in 7.10, as well as adding the following:</p> <ul style="list-style-type: none"> • new typologies (Greenways, Promenades, Pedestrian Passages, Greens, woonerfs and Community Gardens) • Identify that only 25% of the Urban Open Space can be used for BMP's if the nature of the open space is being respected. If more than 25% is used as BMP then Planning Board would have to approve based on qualitative criteria. • Language was also added to some of the existing urban open space typologies to provide clarity, such as parks. Parks were required to be 1 acre, with no options of pocket parks. Now a combination can occur. 	The development community had a desire as well as staff to have more options for urban open space. The 6 existing types, depending upon the variables at hand, could be limiting. This change adds more items (6) to the "menu".
	Added 7.11.2 Agricultural Open Space	Needed to be separated out from the other typologies to understand the goal of this open space.
	Added 7.11.3 Common Open Space	Category was added due to the inability to quantify entrance monumentation, BMPs, and other areas within a subdivision with in the four other types.
	Added 7.11.4 Natural Open Space	Needed to be broken out to provide clarity on the qualitative nature of the open space to applicants
	Added 7.11.5 Recreational Open Space	Needed to be broken out from the other typologies to understand the goal of this type of open space.
7.13 Evaluation Criteria	Add "Open Space" in front of Evaluation Criteria for clarity. Corrected references within the section.	Clarity needed, it was unclear as to what was being evaluated.

		Reference to the subdivision ordinance was added and the approved tree and shrub list.
8.1.4	Add CI, VS, and TOD districts	For buildings within these districts to be able to front urban open space.
12.2 Definitions	Removed references to Urban and Rural open space within the Open Space definition.	The definition was very limited, there was nothing in the Ordinance that is called rural open space (even though we believe the intent was to address the recreational, natural and agricultural). In removing both the urban and rural terminology the definition become more general. Reference has been added for Article 7.10 with defines the five open space types.
	Remove BMP's from the definition of structure	Currently the ordinance doesn't allow for BMPs to be in open space; however consistently staff has allowed them to exist in open space. This is an ordinance clean up from how we have consistently done business for years. BMP's per ordinance changes can exist in common open space or within 25% of urban open space. If more, then design requires Planning Board approval.
	Refine large lot subdivision	The ordinance refers to large lot subdivisions, but clarity those lots to be residential.