

Common Open Space, Buffer Yards and Landscaping shall meet the requirements of Article 12 of this Ordinance. The following minimum Common Open Space, Buffer Yards and Landscaping requirements shall be required.

	Residential Districts R-1 and R-2	Multi-Family Apartments and Townhouses	Planned Residential Development & MPC	Commercial Districts GC, VC and VM	Highway and Industrial LI, HC, HI
Common Open Space	<p>15% OF THE GROSS SITE AREA WHEN SUBDIVISION INVOLVES ALL DETACHED SINGLE FAMILY DWELLINGS.</p> <p>20% INVOLVING ANY OTHER TYPE OF DWELLING UNIT.</p>	<p>COMMON OPEN SPACE SHALL BE PROVIDED AS STATED BELOW AND SHALL NOT INCLUDE ROADS, PARKING AREAS OR ACCESSORY STRUCTURES AND SHALL BE IMPROVED BY THE DEVELOPER WITH RECREATIONAL AMENITIES AS REQUIRED BY THE PLANNING COMMISSION.</p> <p>15% OF THE GROSS SITE AREA WHEN SUBDIVISION INVOLVES ALL DETACHED SINGLE FAMILY DWELLINGS.</p> <p>20% INVOLVING ANY OTHER TYPE OF DWELLING UNIT.</p>	<p>25% OF THE GROSS SITE AREA</p>		
Buffer Yards Requirement	<p>BUFFER YARD FROM COLLECTOR OR ARTERIAL ROADWAYS – ROW OF STREET TREES.</p> <p>BUFFER YARD ALONG INTERNAL STREETS – ROW OF STREET TREES.</p> <p>BUFFER YARD FROM AGRICULTURAL USES SHALL BE BUFFER YARD STANDARD A APPEARING IN APPENDIX A FOUND AT THE END OF ARTICLE 12. THIS MAY BE WAIVED BY PLANNING COMMISSION IF PRINCIPAL STRUCTURES ARE SETBACK 300 FEET FROM THE BOUNDARY LINE.</p>	<p>A MINIMUM 25 FOOT BUFFER YARD MEETING STANDARD C APPEARING IN APPENDIX A FOUND AT THE END OF ARTICLE 12 SHALL BE PROVIDED AROUND THE PERIMETER OF THE DEVELOPMENT TRACT.</p> <p>NO PARKING AREAS, ROADWAYS OR ACCESSORY STRUCTURES SHALL BE PERMITTED IN THE 25 FOOT PLANTED BUFFER.</p>	<p>BUFFER YARD FROM COLLECTOR OR ARTERIAL ROADWAYS – ROW OF STREET TREES.</p> <p>BUFFER YARD ALONG INTERNAL STREETS – ROW OF STREET TREES</p>	<p>BUFFER YARD FROM COLLECTOR OR ARTERIAL ROADWAYS SHALL BE BUFFER YARD STANDARD “D” IN “GC” AND “VC” and “VM” APPEARING IN APPENDIX A FOUND AT THE END OF ARTICLE 12.</p> <p>BUFFER YARD ALONG INTERNAL STREETS AND ROADWAYS – ROW OF STREET TREES.</p>	<p>BUFFER YARD FROM COLLECTOR ROAD OR ARTERIAL ROADWAYS SHALL BE BUFFER YARD STANDARD D IN “HC” and “LI” AND STANDARD E IN “H-I” APPEARING IN APPENDIX A FOUND AT THE END OF ARTICLE 12.</p> <p>BUFFER YARD ALONG INTERNAL STREET OF INDUSTRIAL PARKS – ROW OF STREET TREES.</p> <p>BUFFER YARDS BETWEEN THE HIGHWAY AND INDUSTRIAL USE AND ANY RESIDENTIAL ZONE SHALL BE BUFFER YARD STANDARD D APPEARING IN APPENDIX A FOUND AT THE END OF ARTICLE 12.</p>
Landscaping Requirement	<p>A MINIMUM OF 20% OF THE DEVELOPMENT ENVELOPE SHALL BE LANDSCAPED. (SEE NOTE 1 BELOW)</p>	<p>A MINIMUM OF 25% OF THE DEVELOPMENT ENVELOPE SHALL BE LANDSCAPED. (SEE NOTE 1 BELOW)</p>	<p>A MINIMUM OF 20% OF THE DEVELOPMENT ENVELOPE SHALL BE LANDSCAPED. (SEE NOTE 1 BELOW)</p>	<p>“V-C” and “VM” - A MINIMUM OF 20% OF THE DEVELOPMENT ENVELOPE SHALL BE LANDSCAPED.</p> <p>“G-C” – A MINIMUM OF 25% OF THE DEVELOPMENT ENVELOPE SHALL BE LANDSCAPED.</p>	<p>“HC” AND “LI” – A MINIMUM OF 20% OF THE DEVELOPMENT ENVELOPE SHALL BE LANDSCAPED.</p> <p>“HI” – MINIMUM OF 25% OF THE DEVELOPMENT ENVELOPE SHALL BE LANDSCAPED</p>

NOTE 1: THE LANDSCAPE PLANS FOR THE PROPOSED DEVELOPMENT SHALL PROVIDE A VISUALLY HARMONIOUS AND COMPATIBLE SETTING FOR STRUCTURES ON THE SAME LOT AND ON ADJOINING OR NEARBY LOTS AND SHALL BLEND WITH THE SURROUNDING LANDSCAPE. NATURAL-APPEARING LANDSCAPE FORMS ARE STRONGLY ENCOURAGED; FORMAL PLANS AND THE APPEARANCE OF STRAIGHT HEDGES ARE DISCOURAGED. THE SCALE OF THE PROPOSED LANDSCAPING SHALL BE IN PROPORTION TO THE BUILDING. IF IS DEEMED APPROPRIATE THE PLANNING COMMISSION MAY REQUIRE ADDITIONAL LANDSCAPING THAN IS PROPOSED.