

Requirement	Subdivision Regulations	Single-Family Residential PUD Development Standards (per Code)	*Conservation Design Resolution Principles *As Determined to be Appropriate by Location	Single-Family Residential PUD Neighborhood Design Guidelines
	Least Strict → Most Strict			
Open Space Dedication Amount	2% of Total Gross Site Area, plus .03 Acres per D.U. Proposed Shall be Dedicated as Open Space Suitable for Public Parks and Playgrounds Not to Exceed 25% of Total Gross Site Area. If the Resulting Open Space is Determined to be of Insufficient Size or Inappropriately Located, or if Public Ownership and Operation of Such Park Areas is not Feasible, the Municipality may Request Applicant Provide Privately Financed and Owned Park Areas. Such Areas Shall be not less than 65% of the Land Area Otherwise Required, Provided the Areas Shall be Privately Developed for Recreational Uses.	Adequate Open Spaces Shall be Integrated Throughout PUD and Shall Comply with Open Space Requirements of Subdivision Regulations.	50% of Gross Site Acreage	Per Conservation Design Resolution, where determined applicable
	In Addition to the Land Dedicated for Parks and Playground Facilities Outlined Above, .025 Acres per D.U. Proposed Shall be Dedicated as a Site for Parks, Playgrounds, or Other Recreational or Public Purposes, Not to Exceed a Site Greater Than 25% of the Total Gross Site Area.			
% of D.U. Adjacent to Open Space	Not Addressed	Not Addressed	75% of Dwelling Units Directly Adjacent to O.S.	Per Conservation Design Resolution, where determined applicable
Open Space Limitations—% of Undevelopable Areas Eligible	Not Addressed	Not Addressed	Total O.S. Area Should Contain no more than 75% in Flood Hazard Districts, Wetland Areas, or Steep Slopes	Per Conservation Design Resolution, where determined applicable
Open Space Width, Area, and Ratio Limitations	Not Addressed	Open Space shall be Sufficiently Aggregated to Create Large Useable Areas of Planned Open Space	All O.S. Areas Must Be At Least One Acre and 75 feet in Width, or have a Ratio Not Exceeding 4 to 1	Per Conservation Design Resolution, where determined applicable

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Location and Quality of Open Space	For Residential PUDs, per Neighborhood Design Guidelines	All Open Space Shall Be Easily Accessible to Residents and Connected to Open Space Areas on Abutting Parcels and Open Space Corridors, Wherever Possible	The Most Important Elements of the Project Should be Given Prominence in Resulting Lines of Sight.	Preservation Areas Should be Focal Points of Neighborhood. New Open Space Should be Sited with Homes Fronting the Space or with Frontage Along a Public ROW.
Stormwater Detention (Dry) Basins as Open Space	Not Addressed	Shall Not Count Unless They Achieve a Superior, Interactive Design as Outlined in the Neighborhood Design Guidelines.	Detention or Retention Areas May Be Included as part of Common Open Space.	Must be Flat-Bottomed and Useable When Not Inundated with Stormwater
Stormwater Retention (Wet) Basins as Open Space	Not Addressed			Amenities Shall be Included. At a Minimum, Perimeter Landscaping, Shared-Use Paths and Seating Areas are Required. Ponds Should be Prominently Sited, with Homes Facing.
Unusable Easements and Perimeter Setbacks as Open Space	Not Addressed	May Count When Integrated into the Overall Open Space Framework per the Neighborhood Design Guidelines	Utility Easements May Be Included as part of Common Open Space.	Eligible if Integrated into Overall Open Space Network.
Site Perimeter Roadway Setbacks as Open Space	Not Addressed	Open Space Shall Provide Large Building Setbacks Along Existing Public Streets to Preserve Natural Features and Create a Scenic Environment.	Projects Incorporating or Fronting Special Corridors Should Include Features Such as Buffers, Ponds, Landscaping, Mounding, Setbacks, and Screening Techniques in Keeping with Characteristics of Area or Adopted Plans/Policies.	Homes Shall be Oriented to Front onto Setback where Possible, with Landscaping and Shared-Use Paths to Create a Park-like Environment. Homes Backing Up to Setback Shall be Screened with Earthen Berms and Landscaping. Shared-use Paths shall Meander through the Setback Area.

