

VI. OPEN SPACE REGULATIONS

DAVIDSON LAND PLAN CODE

Design Standards

Open Space Defined

Open space is defined as all areas not covered by building or parking lots, streets, required setbacks, easements, or golf courses.

Open space shall be planned and improved, accessible and usable by persons living nearby. Improved shall mean cleared of underbrush and debris and may contain one or more of the following improvements: landscaping, walls, fences, walks, fountains, statues, ball fields, and/or playground equipment. Walls and fences shall be made of brick, stone, wrought iron, or wood and shall not exceed 3.5 ft. in height. (Exceptions: Fences used in conjunction with ball fields.) Playground equipment, statues and fountains shall be located toward the perimeter of squares and parks.

Amount of Open Space

Open space shall be provided in accordance with the Davidson Parkland Dedication Ordinance. A minimum ten percent of gross project size should be dedicated to open space.

Open Space as Key Public Space

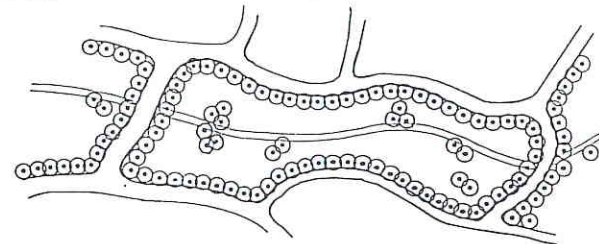
Open space features should provide focal points for the neighborhood. A central square or green, for example, may comprise a majority of the area required for open space. There should be a hierarchy of open space within new neighborhoods to serve the needs of all residents.

Conservation Areas

In the Rural Neighborhood Area this code encourages and provides density incentives for the conservation of rural land and important natural features. Conserved land must remain free of urban development in perpetuity but may be used for rural uses such as farming.

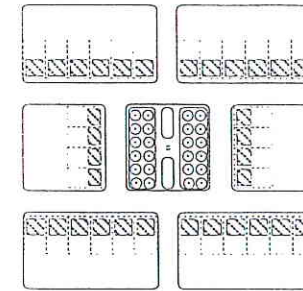
Open Space Types

Parkways



Parkways are open spaces designed to incorporate natural settings such as creeks and significant stands of trees within a neighborhood. Parkway are to be entirely bounded by streets or pedestrian ROW's within developed areas. Parkway differ from parks and squares in that their detailing is natural (i.e. informally planted). Parkway are used for walking, jogging or bicycling. In addition, small scale recreational features such as a playground area or soccer field are appropriate in parkways. Streets bordering the parkway shall match the parkway street standards in the Land Plan Street Regulations.

Squares



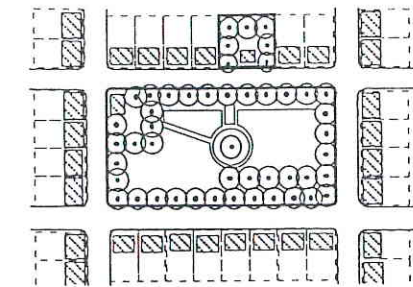
Squares are areas for passive recreational use. Squares shall be bounded by streets on a minimum of three sides or 75% of their perimeter.

Minimum size: 500 sq. ft.
Maximum size: One Acre

Squares may be entirely paved in crushed gravel, brick paver, or similar material, or partially paved with other areas of soft landscape.

Squares are encouraged to be planted parallel to all street ROW's with one tree species a minimum of 10 ft. and a maximum of 30 ft. on center. Geometrical tree planting layouts for internal plantings are encouraged.

Parks

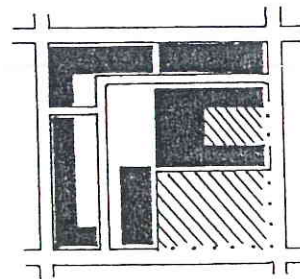


Parks may be designed for passive and/or active recreational use. Parks shall be bounded by streets on a minimum of 50% of their perimeter, and are encouraged to be enclosed by streets on all sides.

Minimum size: 1 Acre
Maximum size: 3 Acres

Maximum park size may exceed 3 acres if through design, the park creates a central open space which services an entire neighborhood or group of neighborhoods; or incorporates physical features which are an asset to the community (i.e. lake, high ground, significant stands of trees).

Plaza



A plaza is an open area adjacent to a civic or commercial building. Plazas function as gathering places and may incorporate a variety of non-permanent activities, such as vendors and display stands. Limited parking is also permitted. Plazas are always paved in brick or other type of paver, or crushed stone. Plazas shall be level, stepped, or gently sloping (less than 3% grade).

The following sizes are recommended but may be smaller or larger depending on the building or facility design. At no time shall a plaza's horizontal length or width be greater than 3 times the height of surrounding buildings.

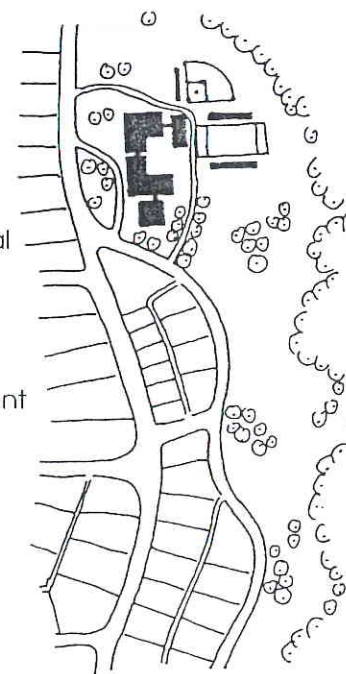
Minimum size: 2,000 sq. ft.
Maximum size: 30,000 sq. ft.

Plazas may be left unplanted. If planted, trees should form the geometric frame to the plaza space or for the structure the plaza services. Spacing shall be a minimum of 10 ft. on center and a maximum of 30 ft. on center.

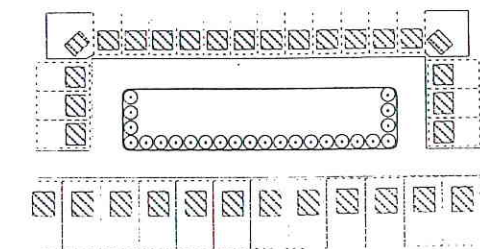
Greenbelt

Greenbelts run along the perimeter of a neighborhood or town, and serve to buffer a neighborhood from surrounding non-compatible uses such as a highway corridor or industrial district, or a town from agricultural areas or adjacent towns.

Greenbelts are left natural, but may include walking trails. In addition, schools located adjacent to Greenbelts can provide all recreational and athletic fields within the Greenbelt).



Forecourt



Forecourts are open space areas which act as buffers between residential buildings and non-residential buildings or streets. Forecourts are entirely bounded by streets. It is recommended that forecourts be planted parallel to all street ROW's with one tree species. Such plantings shall be a minimum of 10 ft. on center and a maximum of 30 ft. on center.