

1 **Sec. 6.6.6. - Open space.**

2 A. The provision of Natural Open Space shall comply with the following design standards:

3 (1) The preservation of environmentally sensitive lands and locally significant resources shall  
4 be given priority when determining the location of natural open space.

5 (2) Natural open space shall be arranged in a contiguous manner which supports the  
6 preservation and connectivity of the space, with particular attention to providing connectivity  
7 to wildlife [corridors](#), agricultural, and/or passive recreational uses, as appropriate for the  
8 characteristics of the space.

9 (3) Natural open space shall be arranged in a manner which supports compatibility with  
10 surrounding areas which are not part of the proposed development.

11 (4) The buildable area resulting from the identification of natural open space shall be  
12 compact and contiguous with the natural open space providing a buffering [and potential](#)  
13 [connectivity](#) effect to surrounding areas.

14 (5) Natural open space shall be designated accordingly on a plan and conveyed for  
15 ownership and maintenance [and/or management](#) which will include identifying one or more  
16 entities responsible for ownership and maintenance of the open space, and conveyed  
17 accordingly.

18 (6) The Board may also require that a Developer's Agreement and/or a Conservation  
19 Easement conveyed to Marion County be established for the natural open space as part of  
20 the plan review process.

21 (7) The natural open space shall be maintained [and/or managed](#) in a healthy state consistent  
22 with the habitat and use of the space and current applicable best management practices  
23 acceptable to Marion County, if any, consistent with characteristics of the space.

24 (8) Constructed stormwater facilities of any kind are prohibited within areas designated as  
25 natural open space.

26 (9) Structures are prohibited within natural open space; however limited minimal structural  
27 improvements may be provided for passive access and agricultural or environmental control  
28 such as boardwalks, trails, and fencing. Agricultural structures which are for bona fide  
29 agricultural purposes and not for human occupancy for residential or non-residential  
30 purposes (e.g., residence, apartment, office) may be placed within natural open space in  
31 compliance with the following design requirements:

32 (a) The area where the agricultural structures may be located, either on individual lots  
33 and/or on common property, as appropriate, shall be clearly designated as a separate  
34 agricultural structure buildable area on the development project's primary  
35 development plan and presented for approval by the Board.

1 (b) The cumulative acreage of the agricultural structure buildable areas shall not  
2 exceed 10 percent of the natural open space.

3 (c) The stormwater design for the development project shall provide for and reflect  
4 projected impervious surface coverage calculations for the identified agricultural  
5 structure buildable areas.

6 For hamlet subdivisions platted and recorded on or before October 12, 2012,  
7 agricultural structures may be located within the natural open space but items (a)  
8 through (c) above will not apply; however, if all or part of the recorded hamlet  
9 subdivision is re-platted, the re-plat must comply with items (a) through (c) above.

10 (10) The location, scope, and intent of any proposed limited structural improvements to be  
11 placed within the natural open space shall be clearly indicated by the corresponding project  
12 application and its accompanying plan.

13 (11) Natural open space is not eligible to be awarded TDCs as provided in Division 3.4  
14 Transfer of Rights Programs.

15

1 B. The provision of Improved Open Space shall comply with the following design standards:

2 (1) All residential projects shall provide IOS at a minimum ratio of 350 square feet per  
3 dwelling unit, consistent with the Comprehensive Plan.

4 **Table 6.6.6.1 - Required Improved Open Space (IOS)**

<u># Residential Dwelling Units</u>	<u>Required IOS (Acres) **</u>
<u>50</u>	<u>0.40</u>
<u>100</u>	<u>0.80</u>
<u>200</u>	<u>1.61</u>
<u>500</u>	<u>4.02</u>
<u>1,000</u>	<u>8.03</u>

5 \*\* Calculate required IOS for developments based on 350 sf/dwelling unit

6 (2) IOS shall consist of active or passive recreational spaces in single or linked multiple  
7 tracts within the residential development, and such spaces shall be accessible to all  
8 residents within the development.

9 (3) IOS must be located in common tracts or properties and may not be located within any  
10 residential lots or tracts.

11 (4) Roads, streets, and/or parking lots shall not qualify as IOS.

12 (5) The following features qualify as IOS, provided they are accessible to all residents of the  
13 associated community, and are designed for active or passive recreational use:

14 a. Neighborhood parks designed for passive or active recreation.

15 1. Neighborhood Parks must include at least three of the following  
16 elements:

- 17 • Age-appropriate play equipment
- 18 • Sports/game areas (e.g., soccer field, basketball court, racquet  
19 sports such as tennis, pickleball , padel, etc., cornhole, horseshoes,  
20 etc.)
- 21 • Open turf areas suitable for informal play or gathering
- 22 • Multi-purpose fields
- 23 • Outdoor fitness stations
- 24 • Picnic area with tables and grills

1                   • Gazebos, pergolas or pavilions for group activities and events

2                   2. Neighborhood Parks shall include a minimum of two of the following  
3                   elements: benches, picnic tables, or other seating areas.

4                   3. Neighborhood Parks shall include a minimum of one ~~S~~Shade ~~t~~Tree per  
5                   3,000 square feet of park area shall be provided within the park boundary.  
6                   Existing Shade Trees may be counted towards this requirement.

7                   4. Neighborhood Parks must include a sign or monument marker that  
8                   establishes it as a common open space.

9                   b. Golf Courses may satisfy up to 50% of the total IOS requirement.

10                  c. Nature preserves, with public access that include an improved recreation trail  
11                  around the perimeter of the preserve and other elements such as information  
12                  stations, seating areas or other publicly accessible improvements.

13                  d. Improved multi-use recreation trails a minimum of eight (8) feet in width,  
14                  excluding on street sidewalks. A multi-use recreation trail is a designated path or  
15                  route designed to accommodate a variety of non-motorized recreational  
16                  activities, such as walking, running, cycling, inline skating, etc. These trails must  
17                  be accessible and open to people of all ages and abilities and are intended to  
18                  promote safe, shared use by different types of users. Recreation trails must be  
19                  constructed of asphalt, concrete, or other hard, permanent surfaces. For area  
20                  calculations, the IOS contribution includes the width of the recreation trail plus  
21                  five (5) feet, or the width of the trail plus adjacent landscaped or preserved natural  
22                  area within the dedicated IOS tract, ~~—~~whichever is greater

23                  e. ~~Publicly accessible e~~Common squares, plazas and gathering spaces improved  
24                  with seating, paving, landscaping, or other features that encourage active or  
25                  passive recreation and social interaction.

26                  f. Recreation courts and active sports areas including facilities such as tennis,  
27                  basketball, pickleball, or other similar features intended for organized or informal  
28                  sport activity.

29                  g. Dog Parks or pet-friendly play areas fenced with pet amenities, at least 0.5 acres  
30                  in size and shall be subdivided for large and small dog breeds.

31                  ~~a.~~h. Central Rrecreation and Aamenity Aareas that include multi-use recreational  
32                  buildings, neighborhood pools, neighborhood centers, passive recreational  
33                  areas, or other indoor/outdoor amenities.

34                  ~~(2)—Stormwater facilities and golf courses may be located within designated IOS.~~

35                  ~~(3)—No more than 25 percent of stormwater facilities may be counted to satisfy area/acreage requirements~~  
36                  ~~for required IOS. A higher percentage may be approved by DRC, depending on the design and lay of the~~  
37                  ~~facility.~~

1 ~~(4) IOS shall be designated accordingly on any development plan and shall also include identifying the~~  
2 ~~ownership and maintenance entity of the IOS.~~

3 ~~(Ord. No. 13-20, § 2, 7-11-2013)~~

4 i. Where a development provides a central recreation amenity area with the  
5 following minimum components, at the discretion of the Growth Services  
6 Director, the area of the amenity facility and improvements shall count at  
7 a 2:1 ratio for the required IOS acreage. For example, a 1.5 acre amenity  
8 area satisfying this section shall satisfy 3.0 acres of required IOS. The  
9 minimum components must include:

10 1. A 2,500 square foot minimum structured, air-conditioned amenity  
11 center building with meeting and recreation space and indoor  
12 restroom facilities.

13 2. An improved outdoor area including a neighborhood swimming  
14 pool. The swimming pool at the water surface shall be a minimum  
15 of 1,500 square feet.

16 3. A minimum of two improved sport courts such as tennis,  
17 pickleball, basketball, racquetball, or similar sport court subject  
18 to the approval of the Growth Services Director.

19 4. An open play field, playground, or similar.

20  
21 j. Other similar uses that provide recreational opportunities for residents within the  
22 development, subject to the approval of the Growth Services Director.

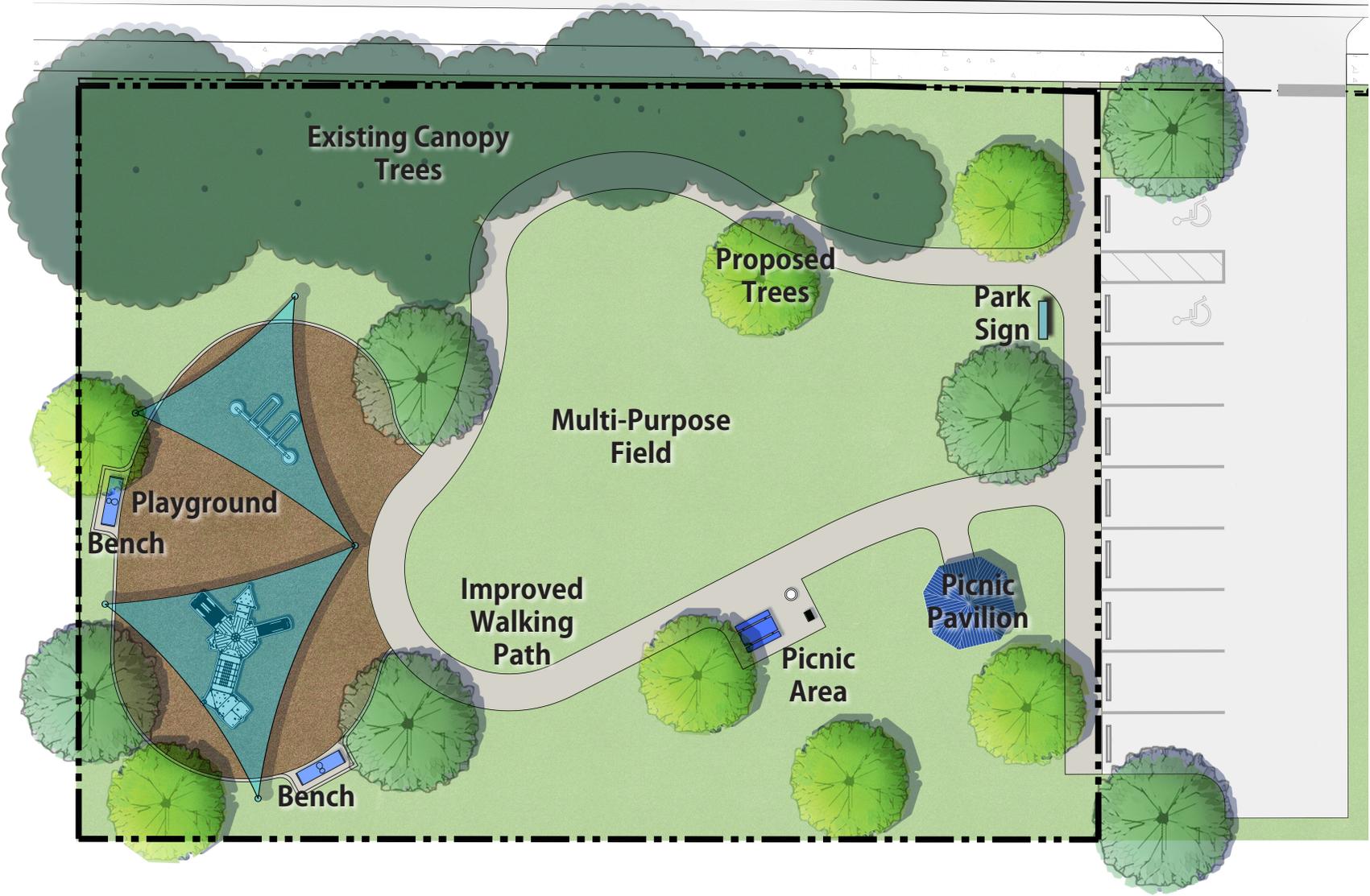
23 (6) The following uses are not considered to satisfy IOS requirements:

24 a. Drainage retention areas.

25 b. Roads, streets, and/or parking lots.

26 c. Recreation activity areas within drainage retention areas (i.e. a play field at the  
27 bottom of a drainage retention area or similar).

28 d. Landscape buffers, unless such buffers include an integrated and paved multi-  
29 use recreational trail at least eight feet in width.



0.5 Acre Neighborhood Park  
Serves 62 Dwelling Units

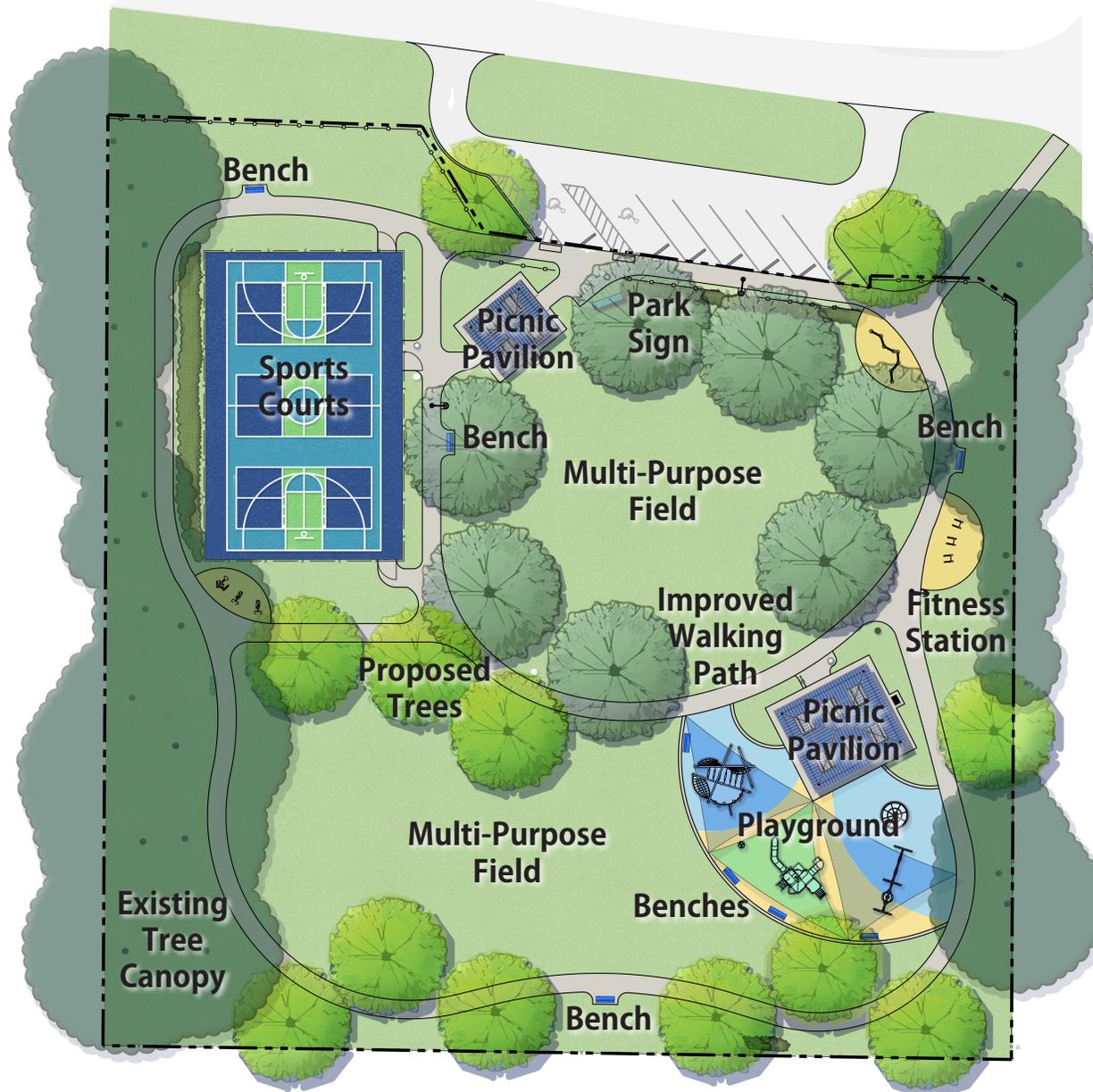
Plan Provides Minimum Three Elements:  
 -Multi Purpose Field  
 -Playground  
 -Picnic Area with Tables and Grills  
 -Pavilion

Plan Provides Minimum of Two Listed Seating Elements  
 -Benches  
 -Picnic Tables

Plan Provides Required Tree Canopy

Plan Provides a Park Sign

**Small Neighborhood Park  
+/- 0.5 Acres**



**1.9 Acre Neighborhood Park  
Serves 236 Dwelling Units**

**Plan Provides Minimum Three  
Elements:**

- Multi Purpose Field
- Playground
- Picnic Area with Tables and Grills
- Pavilion
- Fitness Stations
- Sport Courts

**Plan Provides Minimum of Two  
Listed Seating Elements**

- Benches
- Picnic Tables

**Plan Provides Required Tree Canopy**

**Plan Provides a Park Sign**

**Medium Neighborhood Park  
+/- 1.9 Acres**



**Large Neighborhood Park**  
+/- 6.8 Acres



**LEGEND**

- 1 Entry Drive And Drop-Off
- 2 Parking
- 3 Amenity Building/Clubhouse
- 4 Swimming Pool
- 5 Pool Deck With Seating
- 6 Building Restrooms That Also Serve Pool
- 7 Event Lawn
- 8 Multipurpose Field
- 9 Dog Park
- 10 Existing Trees
- 11 Sport/Game Area (Pickleball)
- 12 Sidewalk
- 13 Shade Trees And Landscape
- 14 Shade Structure

- Plan Provides Minimum Elements:**
- 2500 SF Minimum Amenity Center Building
  - 1500 SF Minimum Swimming Pool
  - Minimum of 2 Improved Sport Court Areas
  - Open Play Multi Purpose Field
  - Plan Provides Required Tree Canopy
  - Plan Provides a Park Sign

4.3 Acre Amenity Area  
 8.6 Acres of Improved Open Space (IOS)  
 Serves 1070 Dwelling Units

**Prototypical Amenity Area**