

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

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SECTION 5.1

DEVELOPMENT PARCEL STANDARDS.

5.1.1 Definition of Development Parcel.

Development Parcel is defined in Article 9 (Definitions).

5.1.2 Applicability.

This Article applies to all Development Parcels located or proposed within the City, except as otherwise provided in Section 1.21 with respect to Nonconformities.

5.1.3 Plans Applicable to Development Parcel.

Except as otherwise provided in Section 1.21 with respect to Nonconformities, none of the following shall occur with respect to any project or proposal involving a Development Parcel, except in compliance with this Article 5, the Official Zoning Map, and pursuant to a Site Plan that conforms with and has been prepared, submitted, reviewed and approved in accordance with Section 8.4.5, this Article 5, and all other standards and requirements applicable thereto:

A. Construction Activities.

Construction, re-construction, Alteration, modification, raising, moving, Extending, reducing, or Enlarging any Structure;

B. Development Activities.

Development, redevelopment, Improvement, subdivision, or re-subdivision of any Lot, Building Site, or other parcel of land;

C. Use.

Use of any Structure, Lot, Building Site, or other parcel of land;

D. Applications and Actions.

1. Filing, issuing, applying for, or approving any permit or approval relating to commencing Construction on, or Developing, or improving any part of a Development Parcel.
2. Approving any Zoning Map or Zoning Map amendment, other than any Zoning Map or Zoning Map Amendment prepared by or on behalf of the City.

5.1.4 Pedestrian Sheds.

A. Parcel to be Based on Pedestrian Shed.

Each Development Parcel shall be based upon one or several proposed or existing Standard or Linear Pedestrian Sheds, as applicable, located according to existing conditions, such as traffic intersections, Adjacent Development, and natural features.

B. Common Destination.

Each Pedestrian Shed shall have a Common Destination near its center. See Illustration 5.1.4.B-1 (Standard Pedestrian Shed) and Illustration 5.1.4.B-2 (Linear Pedestrian Shed).

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ILLUSTRATION 5.1.4.B-1 STANDARD PEDESTRIAN SHED



ILLUSTRATION 5.1.4.B-2 LINEAR PEDESTRIAN SHED



C. Parcel / Site Size Relative to Pedestrian Shed Size.

A Development Parcel and the overall plan site may be smaller or larger than the Pedestrian Shed within which it is situated.

5.1.5 Civic Districts.

Civic Districts shall be assigned according to and as required by Sections 2.4.2.

5.1.6 Community Districts.

Community Districts shall be assigned as required by Section 2.4.1.

5.1.7 Special Districts.

Special Districts, if any, shall be assigned according to Section 2.4.3.

5.1.8 Street Network

The street network shall be laid out according to City of Norwalk Department of Public Works Roadway Standards.

5.1.9 Building Types.

Within each District of a Development Parcel of 7.5 acres or more there shall be a mix of Building Types in compliance with Table 5.1.9 (Building Type Mix).

TABLE 5.1.9 BUILDING TYPE MIX

District	Building Types	Permitted Min/Max Building Type Mix Frontage Width of Total Building Frontage Width
CD-1L	-----	NR
CD-1M	-----	NR
CD-1S	-----	NR
CD-2	-----	NR
CD-3	Total of Cottage, House, Duplex, Townhouse, Small Multifamily & Large Multifamily	85% max, with Large Multifamily ≤ 20% of Total CD-3 Frontage width
	Total of Live/Work, Jewel Box, Commercial, Mixed Use & Flex	15% min
CD-3W	Total of Cottage, House, Duplex, Townhouse, & Small Multifamily	85% max, with Small Multifamily ≤ 20% of Total CD-3W Frontage width
	Total of Live/Work, Jewel Box, & Mixed Use	15% min
CD-3C	Total of Cottage, House, Duplex, Townhouse, Small Multifamily, & Large Multifamily	85% max, with Large Multifamily ≤ 20% of Total CD-3C Frontage width
	Total of Live/Work, Commercial, Mixed Use, Flex, & Large Scale Commercial	15% min
CD-4	Total of Townhouse, Small Multifamily & Large Multifamily	70% max, with Large Multifamily ≤ 40% of Total CD-4 Frontage width
	Total of Live/Work, Commercial, Mixed Use, Flex & Mid-Rise	30% min
CD-4W	Total of Townhouse, Small Multifamily & Large Multifamily	70% max, with Large Multifamily ≤ 40% of Total CD-4W Frontage width
	Total of Live/Work, Jewel Box, Commercial, Mixed Use, Flex & Mid-Rise	30% min.
SD-H	-----	NR
SD-IC	-----	NR
SD-LI	-----	NR
SD-HI	-----	NR
SD-MC	-----	NR
CV	-----	NR

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

SECTION 5.2 CIVIC DISTRICTS.

5.2.1 Civic Space Requirement; Civic District Designation.

A. Percentage of Civic Space.

Any Development Parcel of 7.5 acres or more shall include at least 5% of its Net Site Area assigned as Civic Space(s). The Civic Space provided pursuant to this Section 5.2.1.A shall be in addition to all Setback, Public Realm, access and Impervious Surface area.

B. Designation on Zoning Map and Site Plan.

Civic District(s) shall be designated on the applicable Zoning Map and Site Plan as Civic Space (CS). Civic Districts shall be assigned in accordance with Section 2.4.2.

C. Compliance with Civic District Standards.

All Lots, Building Sites, Development, Buildings, Structures and Improvements within Civic Districts shall comply with Table 4.3.1-O (District Standards - Civic).

5.2.2 Civic Spaces - Design.

Civic Spaces shall be designed as generally described in Table 5.2.3-A (Civic Space Types - Summary) and Table 5.2.3-B (Civic Space - Specific Standards) as indicated for any Adjacent Community District, or Special District, or if not Adjacent to any such District, as indicated for the closest non-Adjacent District.

5.2.3 Civic Spaces Required.

Each Development Parcel shall provide the following:

A. Main Civic Space.

Each Pedestrian Shed within such Development Parcel shall contain at least one Main Civic Space of the Green, Square, or Plaza type, as permitted within the applicable District and conforming to Table 5.2.3-A (Civic Space Types - Summary) and Table 5.2.3-B (Civic Spaces - Specific Standards), within 800 feet of the geographic center of such Pedestrian Shed, unless the Planning and Zoning commission determines topographic conditions, pre-existing Streets alignments or other circumstances prevent such location;

B. Playground.

Except within Districts SD-MC and SD-HI, within 800 feet of every Lot or Building Site in Residential Use, a Civic Space designed and equipped as a Playground conforming to Table 5.2.3-B (Civic Spaces - Playground).

5.2.4 Additional Civic Space.

Civic Space in addition to that required by Section 5.2.1.A and 5.2.3 shall be permitted.

5.2.5 Civic Buildings (CB) Required.

The owner shall construct a meeting hall or a Third Place within each Development Parcel in proximity to the Main Civic Space of each Pedestrian Shed, which shall have a corresponding Public Frontage equipped with a shelter and bench for a transit stop if along a transit route.

5.2.6 Civic Building Standards.

Any Civic Building provided or required pursuant to these Regulations shall be located within or Adjacent to a Civic Space, or at the axial termination of a significant Streets.

5.2.7 Maintenance of Civic Buildings & Civic Space.



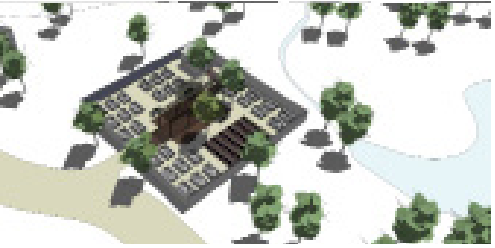

Civic Buildings and Civic Space shall be owned and maintained by the property owners unless specifically dedicated to and accepted by the City. The deed shall include covenants running with the land that permanently reserve it for Civic purposes and require the property owner to maintain and pay all expenses associated with such Civic Building or Civic Space.

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TABLE 5.2.3-A CIVIC SPACE TYPES - SUMMARY

Civic Space Type	Illustration	Permitted In / Adjacent to Districts												
<p>Park A natural area available for unstructured recreation. A Park may be independent of surrounding Building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Natural Areas may be lineal, following the trajectories of natural corridors. The minimum size is 8 acres.</p>		<table border="1"> <tr> <td>CD-1L</td> <td>CD-1M</td> <td>CD-1S</td> </tr> <tr> <td>CD-2</td> <td>CD-3</td> <td></td> </tr> <tr> <td>CD-3W</td> <td>CD-3C</td> <td></td> </tr> <tr> <td>CD-4</td> <td>CD-4W</td> <td>CV</td> </tr> </table>	CD-1L	CD-1M	CD-1S	CD-2	CD-3		CD-3W	CD-3C		CD-4	CD-4W	CV
CD-1L	CD-1M	CD-1S												
CD-2	CD-3													
CD-3W	CD-3C													
CD-4	CD-4W	CV												
<p>Green An open area, available for unstructured recreation. A Green may be spatially defined by landscaping rather than Building Frontages. Its landscape shall consist of lawn and Trees, naturalistically disposed. The minimum size is 0.5 acre and the maximum is 8 acres.</p>		<table border="1"> <tr> <td>CD-1L</td> <td>CD-1M</td> <td>CD-1S</td> </tr> <tr> <td>CD-2</td> <td>CD-3</td> <td>CD-3W</td> </tr> <tr> <td>CD-3C</td> <td>CD-4</td> <td></td> </tr> <tr> <td>CD-4W</td> <td>SD-LI</td> <td>CV</td> </tr> </table>	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-3C	CD-4		CD-4W	SD-LI	CV
CD-1L	CD-1M	CD-1S												
CD-2	CD-3	CD-3W												
CD-3C	CD-4													
CD-4W	SD-LI	CV												
<p>Square An open area available for unstructured recreation and Civic purposes. A Square is spatially defined by Building Frontages. Its landscape shall consist of Paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Streets. The minimum size is 0.5 acre and the maximum is 5 acres.</p>		<table border="1"> <tr> <td>CD-3</td> <td>CD-3W</td> <td></td> </tr> <tr> <td>CD-3C</td> <td>CD-4</td> <td></td> </tr> <tr> <td>CD-4W</td> <td>SD-LI</td> <td>CV</td> </tr> </table>	CD-3	CD-3W		CD-3C	CD-4		CD-4W	SD-LI	CV			
CD-3	CD-3W													
CD-3C	CD-4													
CD-4W	SD-LI	CV												
<p>Plaza An open area available for Civic purposes. A Plaza shall be spatially defined by Building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important Streets. The minimum size shall be 0.5 acre and the maximum is 2 acres.</p>		<table border="1"> <tr> <td>CD-3</td> <td>CD-3W</td> <td></td> </tr> <tr> <td>CD-3C</td> <td>CD-4</td> <td></td> </tr> <tr> <td>CD-4W</td> <td>SD-LI</td> <td>CV</td> </tr> </table>	CD-3	CD-3W		CD-3C	CD-4		CD-4W	SD-LI	CV			
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CD-3C	CD-4													
CD-4W	SD-LI	CV												

TABLE 5.2.3-A CIVIC SPACE TYPES - SUMMARY

Civic Space Type	Illustration	Permitted In / Adjacent to Districts												
<p>Playground An open area designed and equipped for the recreation of children. A Playground may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within Natural Areas and Greens. There is no minimum or maximum size.</p>		<table border="1"> <tr> <td>CD-1L</td> <td>CD-1M</td> <td>CD-1S</td> </tr> <tr> <td>CD-2</td> <td>CD-3</td> <td>CD-3W</td> </tr> <tr> <td>CD-3C</td> <td>CD-4</td> <td></td> </tr> <tr> <td>CD-4W</td> <td>SD-LI</td> <td>CV</td> </tr> </table>	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-3C	CD-4		CD-4W	SD-LI	CV
CD-1L	CD-1M	CD-1S												
CD-2	CD-3	CD-3W												
CD-3C	CD-4													
CD-4W	SD-LI	CV												
<p>Sport Field An open area designed and equipped for team sports activities.</p>		<table border="1"> <tr> <td>CD-1L</td> <td>CD-1M</td> <td>CD-1S</td> </tr> <tr> <td>CD-2</td> <td>CD-3</td> <td>CV</td> </tr> </table>	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CV						
CD-1L	CD-1M	CD-1S												
CD-2	CD-3	CV												
<p>Community Garden A grouping of garden plots available for small-scale cultivation, generally to residents without private gardens. Community gardens should be fenced and accommodate individual storage sheds. Running water is required. Community Gardens shall be interspersed within Residential areas and may be placed within a Block or included within Natural Areas and Greens. There is no minimum or maximum size.</p>		<table border="1"> <tr> <td>CD-1L</td> <td>CD-1M</td> <td>CD-1S</td> </tr> <tr> <td>CD-2</td> <td>CD-3</td> <td>CD-3W</td> </tr> <tr> <td>CD-3C</td> <td>CD-4</td> <td></td> </tr> <tr> <td>CD-4W</td> <td>SD-LI</td> <td>CV</td> </tr> </table>	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-3C	CD-4		CD-4W	SD-LI	CV
CD-1L	CD-1M	CD-1S												
CD-2	CD-3	CD-3W												
CD-3C	CD-4													
CD-4W	SD-LI	CV												
<p>Pocket Park A small predominantly green open area available for unstructured passive recreation.</p>		<table border="1"> <tr> <td>CD-1L</td> <td>CD-1M</td> <td>CD-1S</td> </tr> <tr> <td>CD-2</td> <td>CD-3</td> <td>CD-3W</td> </tr> <tr> <td>CD-3C</td> <td>CD-4</td> <td></td> </tr> <tr> <td>CD-4W</td> <td>SD-LI</td> <td>CV</td> </tr> </table>	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-3C	CD-4		CD-4W	SD-LI	CV
CD-1L	CD-1M	CD-1S												
CD-2	CD-3	CD-3W												
CD-3C	CD-4													
CD-4W	SD-LI	CV												

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

TABLE 5.2.3-B CIVIC SPACE - SPECIFIC STANDARDS

Park



Permitted In / Adjacent to:

- CD-1L
- CD-1M
- CD-1S
- CD-2
- CD-3
- CD-3W
- CD-3C
- CD-4
- CD-4W
- CV

Intent

A natural area available for unstructured recreation. A natural area may be independent of surrounding Building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Natural areas may be lineal, following the trajectories of natural corridors. The minimum size is 8 acres.

Specifications

Size	8 ac min.
Frontage	Not Regulated
Character	Natural

Typical Facilities

- Passive and active recreation
- Recreational and community facilities
- Playgrounds and play structures
- Paths and trails
- Accessory Buildings

Green



Permitted In / Adjacent to:

- CD-1L
- CD-1M
- CD-1S
- CD-2
- CD-3
- CD-3W
- CD-3C
- CD-4
- CD-4W
- SD-LI
- CV

Intent

An open area, available for unstructured recreation. A Green may be spatially defined by landscaping rather than Building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size is 0.5 acre and the maximum is 8 acres.

Specifications

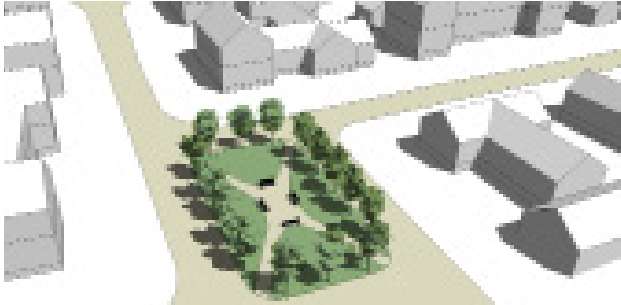
Size	0.5 ac min., 8 ac max.
Frontage	Independent
Character	Informal

Typical Facilities

- Passive and active recreation
- Playgrounds and play structures
- Paths and trails
- Accessory Buildings

TABLE 5.2.3-B CIVIC SPACE - SPECIFIC STANDARDS

Square



Permitted In / Adjacent to:

- CD-3
- CD-3W
- CD-3C
- CD-4
- CD-4W
- SD-LI
- CV

Intent

An open area available for unstructured recreation and Civic purposes. A Square is spatially defined by Building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Streets. The minimum size is 0.5 acre and the maximum is 5 acres.

Specifications

Size	0.5 acres min., 5 acres max.
Frontage	Buildings
Character	Formal

Typical Facilities

- Passive recreation
- Paths
- Accessory Buildings

Plaza



Permitted In / Adjacent to:

- CD-3
- CD-3W
- CD-3C
- CD-4
- CD-4W
- SD-LI
- CV

Intent

An open area available for Civic purposes. A Plaza shall be spatially defined by Building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important Streets. The minimum size is 0.5 acre and the maximum is 2 acres.

Specifications

Size	0.5 ac min. 2 ac max.
Frontage	Buildings
Character	Formal

Typical Facilities

- Passive recreation
- Paths
- Accessory Buildings
- Water features

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

TABLE 5.2.3-B CIVIC SPACE - SPECIFIC STANDARDS

Playground



Permitted In / Adjacent to:

- CD-1L
- CD-1M
- CD-1S
- CD-2
- CD-3
- CD-3W
- CD-3C
- CD-4
- CD-4W
- SD-LI
- CV

Intent

An open area designed and equipped for the recreation of children. A Playground may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within Natural Areas and Greens. There is no minimum or maximum size.

Specifications

Size	No min. No max.
Frontage	Buildings
Character	Formal or Informal

Typical Facilities

- Active recreation
- Play structures
- Paths
- Water features

Sport Field



Permitted In / Adjacent to:

- CD-1L
- CD-1M
- CD-1S
- CD-2
- CD-3
- CV

Intent

An open area designed and equipped for team sports activities.

Specifications

Size	No min. No max.
Frontage	Buildings
Character	Formal

Typical Facilities

- Active recreation
- Play structures

TABLE 5.2.3-B CIVIC SPACE - SPECIFIC STANDARDS

Community Garden



Permitted In / Adjacent to:

- CD-1L
- CD-1M
- CD-1S
- CD-2
- CD-3
- CD-3W
- CD-3C
- CD-4
- CD-4W
- SD-LI
- CV

Intent

A grouping of garden plots available for small-scale cultivation, generally to residents without private gardens. Community gardens should be fenced and accommodate individual storage sheds. Running water is required. Community Gardens shall be interspersed within Residential areas and may be placed within a Block or included within Natural Areas and Greens. There is no minimum or maximum size.

Specifications

Size	No min. No max.
Frontage	May be Enfronted by Buildings or be located behind Buildings
Character	Formal

Typical Facilities

- Active recreation
- Garden plots
- Accessory Buildings
- Running water

Pocket Park



Permitted In / Adjacent to:

- CD-1L
- CD-1M
- CD-1S
- CD-2
- CD-3
- CD-3W
- CD-3C
- CD-4
- CD-4W
- SD-LI
- CV

Intent

A small predominantly green open area available for unstructured passive recreation.

Specifications

Size	500 sq. ft. min. 0.5 acres max.
Frontage	Independent
Character	Formal

Typical Facilities

- Passive recreation
- Community gardens
- Playgrounds and play Structures
- Paths and trails
- Limited transient commercial concessions

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

SECTION 5.3 DISTRICT DESIGNATION.

All Districts within a Development Parcel shall be designated on the applicable Site Plan.

SECTION 5.4 SPECIAL DISTRICTS.

5.4.1 Requirements for Development Parcels in SD- MC.

Development Parcels within SD-MC shall comply with the following requirements:

1. Each Building Site shall have a minimum of one hundred (100) feet abutting the waterfront and shall maintain ninety percent (90%) of this width for the depth of the Building Site.
2. Each Building Site shall have a minimum of 1 acre.
3. Public access along the waterfront within a Building Site shall be accessible from a Street.

SECTION 5.5 SPECIAL REQUIREMENTS.

Any of the Special Requirements set forth in Section 2.2 may be designated for any Development Parcel on the applicable Site Plan.

SECTION 5.6 PROJECT BUFFERS.

5.6.1 General.

Project Buffers shall be provided for Development Parcels in accordance with this Section 5.6.

5.6.2 Modification of Existing Structures.

Buildings and Structures lawfully existing as of the Effective Date may be modified without providing or modifying or Buffers in conformance with this Section

5.6, provided that the same does not constitute an Alteration and does not increase the degree by which the Building or Structure is Non-conforming

5.6.3 Not Applicable for Certain Uses / Site Work.

The standards and requirements herein set out for Buffers shall not apply to Temporary Uses or to site work on undeveloped sites which does not involve significant ground disturbance.

5.6.4 Minimum Standards / Conflicts.

Required Buffers, as specified in these regulations, are minimum standards. In those instances where these Regulations specifies different Buffering requirements, then the more restrictive provisions shall govern.

5.6.5 Additional Measures Permitted.

None of the provisions of these Regulations shall be construed as prohibiting plant material, Screening, and/or Buffer area in addition to that required by these Regulations; or prohibiting the modification of existing Buffers to perform to an equivalent degree as the Buffer required by these Regulations.

5.6.6 Buffer Plan Requirements.

Buffer plans submitted for approval to satisfy the requirements of these Regulations shall clearly indicate the name, location, and size of vegetation to be installed as well as trees to be preserved.

5.6.7 Buffer Not Part of Civic Space.

A Buffer area may not be included as part of the calculation of any required Civic Space.

5.6.8 When Required.

A Project Buffer shall be required for new Development in the Districts indicated in Table 5.6.8 (Project Buffers) along such parts of the project that Abut any land zoned District CD-1L, CD-1M, CD-1S, CD-2, CD-3, CD-3W, CD-3C, CD-4, CD-4W or Civic District.

TABLE 5.6.8 PROJECT BUFFERS

District of New Development	Buffer Depth	Design Plants / 100 Linear Feet
SD-H	100'	15 Canopy Trees ≥ 50% evergreen, 15 Understory Trees ≥ 50% evergreen, & 180 Shrubs ≥ 75% evergreen*
SD-LI	100'	20 Canopy Trees ≥ 50% evergreen, 10 Understory Trees ≥ 50% evergreen, & 240 Shrubs ≥ 75% evergreen
SD-HI	100'	20 Canopy Trees ≥ 50% evergreen, 20 Understory Trees ≥ 50% evergreen, & 2400 Shrubs ≥ 75% evergreen
SD-MC	100'	20 Canopy Trees ≥ 50% evergreen, 20 Understory Trees ≥ 50% evergreen, & 2400 Shrubs ≥ 75% evergreen

5.6.9 Design.

A. Plant Materials.

A Project Buffer shall be designed and comprised of the plant materials indicated in Table 5.6.8 (Project Buffers).

B. Fences & Walls.

Fences and Walls may be used in a Project Buffer in addition to the required plant materials, provided that they comply with the following:

1. Minimum 100% opacity;
2. Minimum 6' high; and
3. Include a brick, natural rock, or authentic stucco masonry column at any end visible from a street or Internal Drive.

C. Opacity.

Plant materials and any fence or wall shall be arranged in a manner that creates a 100% opaque Project Buffer.

D. Retention of Specimen Trees.

With the exception of clearing required for required site development, the retention of Specimen Trees within a Project Buffer area shall be required.

E. Credit for Existing Vegetation.

Existing vegetation within a Project Buffer, which meets the requirements of Table 5.6.8 (Project Buffers) and Section 5.6.9.F shall be credited toward the Project Buffer requirement.

F. Compliance with Landscape Standards.

1. With the exception of permitted existing vegetation, plant materials used in required Project Buffers shall comply with the standards of Section 4.3.16.
2. All Project Buffer areas shall have soils that comply with the standards of Section 4.3.16.
3. Installation of Project Buffer plants shall meet the minimum requirements set forth in Section 4.3.16.

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G. Sign Visibility.

Project Buffers shall be designed to address visibility of any permitted ground Signs.

5.6.10 Location.

A. Common Boundary

Any required Project Buffer shall be located along the common boundary of the abutting District.

B. Certain Locations Restricted.

Project Buffers shall not be located on any portion of an existing, Street, Internal Drive, or easement.

C. Location in Setback.

Project Buffers may be constructed in any required Yard or Setback.

D. Location in Easement.

Plantings in Project Buffers shall be subject to the same limitations regarding location in Easements as are applicable to landscape plantings under Section 4.3.16.E.

5.6.11 Development / Use within Buffer.

A. Restrictions.

Project Buffers shall not contain any:

1. Development;
2. Parking Area, Parking Lot, Garage, or Parking Structure;
3. Street, Driveway, drive aisle, Internal Drive, or Alley except as permitted under Section 5.6.11.B;
4. Impervious surfaces;
5. Dumpsters or garbage, trash or recycling receptacles; or

6. Site features that do not function to meet the standards of this Section or that require removal of existing vegetation, unless otherwise permitted in these Regulations.

B. Certain Development / Uses Allowed.

Project Buffers may contain the following Uses and Structures, provided that the Screening intent of this Section is met:

1. Passive recreation, Paths, picnic facilities, and bike or equestrian trails;
2. Fences and Walls;
3. Landscape plantings;
4. Stormwater retention or detention facilities, green infrastructure, provided they do not interfere with the performance or maintenance of the Project Buffer area;
5. Utilities, provided that additional width shall be added to the Project Buffer in an amount equal to that occupied by the utility lines and any associated Easements and any path cleared by utility installation or maintenance shall be replaced; and
6. Streets, Driveways, drive aisles, Internal Drives or Alleys, provided they only cross the Project Buffer at a 90-degree angle and do not otherwise Encroach into the Project Buffer;
7. Appurtenances that require high visibility and easy access, such as fire hydrants, public and emergency telephones, mail boxes, and bus or other shelters or benches, none of which shall be Screened.
8. Ingress and egress to such Uses, Structures, Watercourses, utility lines, and appurtenances, may cross the Project Buffer provided they minimize the amount of Project Buffer taken.

9. Signs, as specifically permitted in Article 7 (Signs).

10. Lighting, as specifically permitted in Sections 4.3.17.

11. Any other Uses as specifically permitted elsewhere in these Regulations.

5.6.12 Ownership.

Project Buffers may remain in the ownership of the original developer (and assignees) of a Lot or Building Site; they may be subjected to deed restrictions and subsequently conveyed; or they may be transferred to any consenting grantees, such as a forest preserve, the City, Civic Space held by an association (homeowners, etc.), or conservation group. Any such conveyance shall adequately guarantee the protection and maintenance of the Project Buffer in accordance with the provisions of these Regulations.

5.6.13 Maintenance.

A. Responsible Parties / Responsibilities.

The responsibility for maintenance of a required Project Buffer shall be that of the owner of the property, such owner's successors, heirs, and assignees or any consenting grantee.

B. Plantings.

Dead or diseased plantings shall be removed and replaced with plants meeting all requirements of these Regulations.

C. Watercourses.

Natural Watercourses within a Project Buffer shall be maintained in a natural condition consistent with any applicable regulations.

D. Water Source.

A water source shall be supplied within 100 feet of any planting requiring continuing watering. Where

non-native or non-drought tolerant native vegetation is incorporated in the Project Buffer, an irrigation system shall be required.

E. Structural Features.

Landscape structural features such as walls, fences, or water features shall be maintained in a structurally safe and attractive condition.

F. Other Uses / Structures.

Where other Uses or Structures are allowed within a Project Buffer, they shall be maintained to provide for their safe use.

G. Enforcement.

Failure to maintain a Project Buffer shall be considered a violation of the approval and shall be rectified. Failure to comply may result in the initiation of an enforcement action.

If the Person or Persons responsible for maintaining a Project Buffer fails to maintain same according to these Regulations, that shall be a violation of these Regulations and may be subject to enforcement in accordance with Article 8 of these Regulations.

5.6.14 Modification of Project Buffers.

A. Modification.

The Project Buffer requirement may be reduced or changed by the Planning & Zoning Director upon a finding that a reduction or change would be consistent with the purpose and intent of these Regulations and that such reduction or change would not adversely affect the land use compatibility or public interest, and the reduction or change requested will comply with one or more of the criteria in Section 5.6.14.B.

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

B. Criteria.

The criteria for relief under Section 5.6.14.B are as follows:

1. The affected Project Buffer is parallel and adjacent to an existing utility or drainage easement of at least 100 feet in width;
2. The affected Project Buffer is between Uses that are to be developed under a common Site Plan or series of such Plans;
3. The affected Project Buffer is Adjacent to a property that has a joint use agreement with the subject parcel;
4. The affected Project Buffer is parallel and Adjacent to an existing railroad right-of-way; or
5. The topography of the subject property or the Adjacent property is such that Buffering would not be effective.