

## 7.3 PRIVATE RECREATION AND OPEN SPACE

### 7.3.1 Privately-owned Play Lawns

Privately-owned play lawns are required for any new single-family and townhome subdivision over 50 lots. The amount of land area required for the play lawn shall be 0.006 acre per dwelling unit with a maximum requirement of two (2) acres of play lawns within any one subdivision. Privately-owned play lawns cannot be credited toward the requirement of dedication for public park and recreation purposes.

A) **Standards**

The following minimum design standards shall apply to all privately-owned play lawns.

- 1) The play lawn shall not be located within public park land dedication areas, Resource Conservation Areas, any type of required buffer, SCMs, floodplains, floodways, or wetlands, except that partial credit toward the RCA requirement is allowed per Sec. 8.1.2.B.1.g *Categories of RCA*.
- 2) The minimum dimension in any direction for the play lawn shall be 50 feet.
- 3) The minimum acreage of a play lawn shall be 0.3 acre in size.
- 4) The preferred acreage of a play lawn is 0.5 acre in size. If one (1) acre of play lawns are required, the preference is for two (2) 0.5-acre play lawns. If two (2) acres of play lawns are required, the preference is for four (4) 0.5-acre play lawns.
- 5) If one (1) or more acres of play lawns are required by this Section, the play lawns shall be distributed throughout the subdivision and not clustered in one (1) section of the development.
- 6) The maximum slope of the play lawn shall be two (2%) percent.

- 7) The play lawn shall be landscaped with turf grass; perimeter areas around the play lawn may include items such as, but not limited to, hardscaping, furniture, trash cans, trees, or shrubs.
- 8) The play lawn shall be situated to allow vehicular access for maintenance purposes.
- 9) A public sidewalk or public greenway shall be connected to the play lawn.
- 10) The play lawn shall be maintained by the subdivision's Home Owners Association (HOA) as a grassed play area. Once control of the HOA has been transferred from the developer to the resident members, the play lawn may be used for private recreation other than a play lawn provided an administrative site plan is submitted and approved per Sec. 2.3.6.C.2.f *Exemptions; Minor site elements and features.*