



LEGEND

COMMON OPEN SPACE

LAND USE	TOTAL AREA	COMMON OPEN SPACE AREA	% OPEN SPACE
SINGLE FAMILY DETACHED <sup>1</sup>	60.5 AC.	20.8 AC.	34.4%
SINGLE FAMILY ATTACHED <sup>2,3</sup>	36.1 AC.	14.3 AC.	39.6%
POLO CLUB DRIVE ENTRY	1.1 AC.	0.1 AC.	9.1%
BOOK ROAD ROW	3.4 AC.	-	-
119TH STREET 1/2 ROW	4.2 AC.	-	-
TOTAL	105.3 AC.	35.2 AC.	33.4%

(FOREST PRESERVE CONVEYED LAND (0.97 AC.), H.O.A. PARK (1.25 AC.), AND DEDICATED PARKS (3.0 AC.).

NOTES:  
1) INCLUDES ADJACENT LANDSCAPE BUFFERS, CLUB SITE, AND POND AREAS #1 AND #2.  
2) INCLUDES POND #3.  
3) 0.2 ACRES ARE ANTICIPATED FOR FUTURE FACP ROOMS (115 S.F. PER SINGLE FAMILY ATTACHED BUILDING). THIS AREA HAS BEEN SUBTRACTED FROM THE COMMON OPEN SPACE ACREAGE.

NAPERVILLE DEFINITIONS:

NAPERVILLE CODE OF ORDINANCES: CHAPTER 1: ZONING TITLE, PURPOSE, DEFINITIONS

OPEN SPACE, COMMON: Land within or related to a development, not in individually owned lots or dedicated for public use, but which is improved, designed, and intended for the common use or enjoyment of the residents or occupants of the development. Common open space does not include the following: areas reserved for the exclusive use or benefit of an individual occupant; dedicated streets, alleys, or other public rights-of-way; or vehicular drives, private streets, parking, loading and storage areas. However, areas of recreational activities including, but not limited to, playgrounds, swimming pools, tennis courts, and walking or jogging trails may be included as common open space.

NAPERVILLE CODE OF ORDINANCES: CHAPTER 4 - PLANNED UNIT DEVELOPMENTS

OPEN SPACE, COMMON: 6-4-3: - DESIGN STANDARDS AND CRITERIA:

Outdoor Common Area And Site Amenities Requirements:

- 3.1. Outdoor common areas and site amenities shall be provided in planned unit developments as a means of passive or active recreation, site amenity, environmental protection or beautification. Except as provided in Subsection 6-4-3.3.5 of this Section pertaining to downtown planned unit developments, the following amount of the total lot coverage of a planned unit development not included as public right-of-way shall be devoted to outdoor common area:
- 3.1.1. Multi-family residential: Thirty-five percent (35%).
  - 3.1.2. Single-family attached residential: Thirty percent (30%).
  - 3.1.3. Single-family detached residential: Twenty-five percent (25%).
  - 3.1.4. Mixed use or nonresidential: Twenty percent (20%).

- 3.2 Permitted Uses: The following items may be included in the outdoor common area requirement:
- 3.2.1. Recreational open space, including, but not limited to:
- 3.2.1.1. Swimming pools.
  - 3.2.1.2. Tennis courts.
  - 3.2.1.3. Recreation buildings.
  - 3.2.1.4. Jogging trails/fitness courses.
  - 3.2.1.5. Tot lots.
  - 3.2.1.6. Other recreational uses requiring permanent structures on the land other than the buildings.
  - 3.2.1.7. Interior walkways separate from public sidewalks that connect parking lots to buildings, connect one building to another, and connect open spaces to buildings or parking lots.
- 3.2.2. Greenbelts linking open space areas with residential areas, nonresidential areas, or other open space areas.
- 3.2.3. Open landscaped areas not including land within five (5) feet of any structure or parking area excluding interior walkways separate from public sidewalks or any right-of-way excluding boulevards or traffic circles.
- 3.2.4. Natural water features, wetlands, and conservation areas, or retention areas that incorporate active recreational purposes listed in this Section.
- 3.2.5. Boulevards and traffic circles.
- 3.2.6. As determined by the Zoning Administrator, the incorporation of innovative and creative site areas for reduction of stormwater runoff, conservation of energy, or similar exterior sustainable design features may be applied toward fulfillment of up to ten percent (10%) of minimum outdoor common area requirement, if consistent with the intent of this Section and the objectives described in Subsection 6-4-3.1 of this Section.

- 3.3. Exclusions: Outdoor common areas shall not include the following:
- 3.3.1. Areas reserved for the exclusive use or benefit of an individual occupant.
  - 3.3.2. Dedicated streets, alleys, or other public rights-of-way.
  - 3.3.3. Vehicular drives, private streets, and parking, loading and storage areas.
  - 3.3.4. Stormwater management areas without the recreational purposes listed in this Section.