

**SUMMARY OF PROPOSED SAP DISTRICT CODE RECOMMENDATIONS**

<p align="center"><b>Existing Garden City Code – Title 8</b></p>	<p align="center"><b>Submitted River Club SAP District Code – Title 11</b></p>	<p align="center"><b>Recommendations to SAP District Code (as of 3/15/23) Design Review Consultants and Staff</b></p>
<p>Chapter 1 General Regulations</p> <p>Article A. Purpose, Applicability, and Interpretation</p> <p>Section:</p> <p>8-1A-1: Title</p> <p>8-1A-2: Purpose</p> <p>8-1A-3: Compliance With Comprehensive Plan</p> <p>8-1A-4: Applicability</p> <p>8-1A-5: Interpretation</p>	<p>11-1A: Retained this Article A with modified language to reflect the River Club SAP District and to correct some provisions. For example, the list of documents incorporated by reference in Garden City Code Section 8-1A-5.E. has been corrected with guidance from Staff.</p> <p>This Article A identifies Title 11 as the Development Code of the River Club SAP District.</p> <p>This Article A indicates which Chapters of Garden City Code are incorporated by reference, which includes:</p> <ul style="list-style-type: none"> <li>• Chapter 4, Article H (Flood Hazard);</li> <li>• Chapter 5 (Land Division Regulations);</li> <li>• Chapter 6 (Administration); and</li> <li>• Chapter 7, Article B (Description of Application Requirements).</li> </ul>	
<p>Article B. Existing Nonconforming Properties, Structures, and Uses</p> <p>Section:</p> <p>8-1B-1: Nonconforming Properties</p> <p>8-1B-2: Nonconforming Structures</p> <p>8-1B-3: Nonconforming Uses</p>	<p>Deleted this Article B as not applicable.</p>	

**SUMMARY OF PROPOSED SAP DISTRICT CODE RECOMMENDATIONS**

<p align="center"><b>Existing Garden City Code – Title 8</b></p>	<p align="center"><b>Submitted River Club SAP District Code – Title 11</b></p>	<p align="center"><b>Recommendations to SAP District Code (as of 3/15/23) Design Review Consultants and Staff</b></p>
<p>Article C. Property Maintenance Provisions</p> <p>Section:</p> <p>8-1C-1: Purpose</p> <p>8-1C-2: Applicability</p> <p>8-1C-3: Property Maintenance Standards</p>	<p>11-1B: Retained this Article C (re-lettered as Article B) with slightly modified language to reflect the River Club SAP District.</p>	
<p>Chapter 2 Base Zoning District Regulations</p> <p>Article A. General Provisions</p> <p>Section:</p> <p>8-2A-1: Base Zoning Districts Established</p> <p>8-2A-2: Official Zoning Map</p> <p>8-2A-3: Zoning of Annexed Land</p>	<p>Deleted this Section.</p> <p>11-2A-1: Modified to identify the 3 Sub-Districts (West, Central and East) in the River Club SAP District.</p> <p>Deleted this Section as not applicable; property already annexed into the City.</p>	
<p>Article B. Base Zoning District Provisions</p> <p>Section:</p> <p>8-2B-1: Purpose</p>	<p>11-2B-1: Identifies the purpose of the 3 Sub-Districts (West, Central and East) in the River Club SAP. Deletes references to Garden City districts not found in the SAP District.</p>	<p>DRC recommended the deletion of language referencing the possibility that housing may be age restricted or age targeted, and also the deletion of any undefined terms related to design standards. Applicant agrees and will remove this language.</p>



**SUMMARY OF PROPOSED SAP DISTRICT CODE RECOMMENDATIONS**

Existing Garden City Code – Title 8	Submitted River Club SAP District Code – Title 11	Recommendations to SAP District Code (as of 3/15/23) Design Review Consultants and Staff
8-2C-7: Building Material, Garden Equipment and Supplies	Deleted.	
8-2C-8: Church or Place of Religious Worship	Deleted.	
8-2C-9: Club	11-2C-5: Club	
8-2C-10: Commercial Entertainment Facilities	Deleted.	
8-2C-11: Daycare Facility	11-2C-6: Daycare Facility	
8-2C-12: Drinking Establishment	11-2C-7: Drinking Establishment	
8-2C-13: Drive-through Establishment	Deleted.	
8-2C-14: Dwelling Unit, Accessory	Deleted.	DRC advised the Applicant that the City was in process of revising Garden City Code sections related to “Dwelling Unit, Accessory.” The Applicant is aware. However, because this use is not permitted in the SAP District, any changes in Garden City Code for this use will not be referenced in the SAP District Code.
8-2C-15: Dwelling Unit, Multi-family	11-2C-8: Dwelling Unit, Multi-family	DRC recommended a change to Section 11-2C-8.D.1. Applicant agrees and will modify:  D. Additional Standards For Developments With Twenty Units Or More: Developments with twenty (20) dwelling units or more shall provide the following: 1. A property management office <u>centrally located, identifiable, and distinct as office space open to the public during business hours.</u>
8-2C-16: Equipment Rental, Sales and Service	Deleted.	

**SUMMARY OF PROPOSED SAP DISTRICT CODE RECOMMENDATIONS**

<p align="center"><b>Existing Garden City Code – Title 8</b></p>	<p align="center"><b>Submitted River Club SAP District Code – Title 11</b></p>	<p align="center"><b>Recommendations to SAP District Code (as of 3/15/23) Design Review Consultants and Staff</b></p>
8-2C-17: Financial Institutions	11-2C-9: Financial Institutions	
8-2C-18: Food Products Processing	11-2C-10: Food Products Processing	
8-2C-19: Food Stores	11-2C-11: Food Stores	
8-2C-20: Fuel Sales	Deleted.	
8-2C-21: Health Club	11-2C-12: Health Club	
8-2C-22: Home Occupations	11-2C-13: Home Occupations	
8-2C-23: Hospital	Deleted.	
8-2C-24: Industry, Flex or Light	Deleted.	
8-2C-25: Reserved	Deleted.	
8-2C-26: Kennel, Hobby	Deleted.	
8-2C-27: Laundromat, Self-service Cleaning	11-2C-14: Laundromat, Self-service Cleaning	
	11-2C-15: Mobile Service [moved to reflect alphabetical order]	
8-2C-28: Lodging	Deleted.	
8-2C-29: Mortuary	Deleted.	
8-2C-30: Nursery	Deleted.	
8-2C-31: Nursing and Residential Care Facilities	Deleted.	
8-2C-32: Personal and Professional Services	11-2C-16: Personal and Professional Services	
	11-2C-17: Small Cell Facility	
	11-2C-18: Special Event [moved to reflect alphabetical order]	

**SUMMARY OF PROPOSED SAP DISTRICT CODE RECOMMENDATIONS**

<p align="center"><b>Existing Garden City Code – Title 8</b></p>	<p align="center"><b>Submitted River Club SAP District Code – Title 11</b></p>	<p align="center"><b>Recommendations to SAP District Code (as of 3/15/23) Design Review Consultants and Staff</b></p>
8-2C-33: Recreational Vehicle Park	Deleted.	
8-2C-34: School	Deleted.	
8-2C-35: Sexually Oriented Businesses	Deleted.	
8-2C-36: Service Provider	Deleted.	
8-2C-37: Storage Facility or Yard	Deleted.	
8-2C-38: Temporary Uses	11-2C-19: Temporary Uses	
8-2C-39: Terminal Yard, Trucking	Deleted.	
8-2C-40: Tobacco Entertainment Establishment	Deleted.	
8-2C-41: Vehicle Service	Deleted.	
8-2C-42: Vehicle Rental	Deleted.	
8-2C-43: Vehicle Sales	Deleted.	
8-2C-44: Vehicle Washing Facility	Deleted.	
8-2C-45: Warehouse, Storage and Wholesale	Deleted.	
8-2C-46: Wireless Communication Facility	Deleted.	
8-2C-47: Mobile Service	Retained and moved to reflect alphabetical order.	
8-2C-48: Special Event	Retained and moved to reflect alphabetical order.	
<p>Chapter 3 Overlay Zoning District Regulations</p> <p>Article A. General Provisions</p>	Deleted this Article A as not applicable.	

**SUMMARY OF PROPOSED SAP DISTRICT CODE RECOMMENDATIONS**

<p align="center"><b>Existing Garden City Code – Title 8</b></p>	<p align="center"><b>Submitted River Club SAP District Code – Title 11</b></p>	<p align="center"><b>Recommendations to SAP District Code (as of 3/15/23) Design Review Consultants and Staff</b></p>
<p>Article D.<sup>1</sup> Neighborhood Commercial Node</p>	<p>Deleted this Article D as not applicable.</p>	
<p>Chapter 4 Design and Development Regulations</p> <p>Article A. General Provisions</p> <p>Section:</p> <p>8-4A-1: Purpose</p> <p>8-4A-2: Applicability</p> <p>8-4A-3: Fences and Walls</p> <p>8-4A-4: Outdoor Lighting</p> <p>8-4A-5: Outdoor Service and Equipment Areas</p> <p>8-4A-6: Self-Service Uses</p> <p>8-4A-7: Stormwater Systems</p> <p>8-4A-8: Utilities</p> <p>8-4A-9: Waterways</p>	<p>11-3A: Retained this Article A with slightly modified language to reflect the River Club SAP District.</p>	<p>DRC recommended that all new development “shall” be connected to pressurized irrigation. Applicant agrees and will work with staff to ensure that SAP District Code so reflects.</p> <p>DRC had a concern regarding 11-3A-9.B.2.b:                      b. The irrigation ditch, lateral, canal, or drain is located on the property in such a manner that a <u>the</u> proposed use of the property is infeasible; or</p>

<sup>1</sup> Note: Former Chapter 3, Article B (Flood Hazard) was moved by Garden City to Chapter 4, Article H. Former Chapter 3, Article C (Surel-Mitchel Work-Live-Create) was repealed by Garden City.

**SUMMARY OF PROPOSED SAP DISTRICT CODE RECOMMENDATIONS**

<p align="center"><b>Existing Garden City Code – Title 8</b></p>	<p align="center"><b>Submitted River Club SAP District Code – Title 11</b></p>	<p align="center"><b>Recommendations to SAP District Code (as of 3/15/23) Design Review Consultants and Staff</b></p>
		<p>Applicant explained that it does not want to remove the protection of the amenity but wants to ensure that an irrigation ditch can be enclosed when it is appropriate, not just for “a” or “any” use, but in connection with a proposed use. Hence, we struck the word “a” and inserted “the proposed.” As shown in the master plan, a small section of the presently piped ditch will continue to be piped for a short distance until the ditch daylights on The River Club golf course.</p>
<p>Article B. Design Provisions for Residential Structures</p> <p>Section:</p> <p>8-4B-1: Purpose</p> <p>8-4B-2: Applicability</p> <p>8-4B-3: Single-Family and Two-Family Attached and Detached Residential Dwelling Units</p>	<p>11-3B: Retained this Article B with slightly modified language to reflect the River Club SAP District.</p>	<p>DRC was concerned that language 11-3B-3A.2 would allow front entries to lead to a drive aisle:</p> <p style="padding-left: 40px;">a. Shall have a direct and permanent pathway that connects to the public sidewalk <u>or right-of-way</u>; and</p> <p>The Applicant explained the use of the phrase “right-of-way” is intended to reflect the Garden City Code use of this phrase for pathways. For example, all townhomes will be connected to a paved pedestrian walkway and also to the path at the rear of the townhomes.</p> <p>DRC had a similar concern regarding detached sidewalks. Applicant will continue to explore this language with the City to ensure the intention of the Applicant to ensure design separates vehicular circulation from pedestrian circulation.</p>



**SUMMARY OF PROPOSED SAP DISTRICT CODE RECOMMENDATIONS**

<p align="center"><b>Existing Garden City Code – Title 8</b></p>	<p align="center"><b>Submitted River Club SAP District Code – Title 11</b></p>	<p align="center"><b>Recommendations to SAP District Code (as of 3/15/23) Design Review Consultants and Staff</b></p>
<p>8-4B-4: Multi-Family Residential Dwelling Units</p>		
<p>Article C. Design Provisions for Nonresidential Structures</p> <p>Section:</p> <p>8-4C-1: Purpose</p> <p>8-4C-2: Applicability</p> <p>8-4C-3: General Provisions for Nonresidential Development</p> <p>8-4C-4: Special Provisions for Specific Nonresidential Development</p> <p>8-4C-5: Prohibitions</p>	<p>11-3C: Retained this Article C with slightly modified language to reflect the River Club SAP District. Design standards modified to reflect that the standards cover both non-residential <u>and</u> mixed use structures.</p>	<p>DRC recommended unspecified language to address how primary entrances of residential and nonresidential elements of a mixed use structure engage with the public realm at the ground level. Applicant will review and notes that the residential and nonresidential entryways will be separate.</p>
<p>Article D. Parking and Off Street Loading Provisions</p>	<p>11-3D: Retained this Article with slightly modified language to reflect the River Club SAP District. Notable modifications include:</p> <ul style="list-style-type: none"> <li>• Reduction in size of parking stall from 10’x20’ to 8.5’x18’</li> <li>• Provide parking standards for mixed uses</li> <li>• Identified calculation formula for building with both residential and non-residential</li> </ul>	<p>General: DRC recommended that the SAP District Code include the draft Parking Ordinance now under consideration at the City. The Applicant appreciates the City’s work on parking. However, the City’s draft standards are both unadopted and fluctuating. Applicant will continue to monitor the draft parking ordinance.</p> <p>However, as provided in the most current draft of the Garden City parking ordinance, the Applicant will revise the amount of parking to reflect:</p>

**SUMMARY OF PROPOSED SAP DISTRICT CODE RECOMMENDATIONS**

<p align="center"><b>Existing Garden City Code – Title 8</b></p>	<p align="center"><b>Submitted River Club SAP District Code – Title 11</b></p>	<p align="center"><b>Recommendations to SAP District Code (as of 3/15/23) Design Review Consultants and Staff</b></p>
<p>Section:</p> <p>8-4D-1: Purpose</p> <p>8-4D-2: Applicability</p> <p>8-4D-3: Parking Design and Improvement Standards</p> <p>8-4D-4: Parking Use Standards</p> <p>8-4D-5: Required Number of Off Street Parking Spaces</p> <p>8-4D-6: Standards for Alternatives To On Site Parking</p> <p>8-4D-7: Off Street Loading Standards</p>		<ul style="list-style-type: none"> <li>• One parking space for studio and one-bedroom apartments (projected to be 55 percent of all units); and</li> <li>• Two parking spaces for two- and three-bedroom apartments (and townhomes).</li> </ul> <p>Also, Applicant discovered a typographical error in the draft SAP District Code: The calculation of non-residential parking spaces will be 1 space per 300 square feet, <u>not</u> 1 space per 500 square feet.</p> <p>DRC recommended that the last sentence of Section 11-3D-3.A.3.c be revised to state: Garage spaces shall be measured from the <del>exterior</del> <u>interior</u> dimensions. Applicant agrees and will make this change.</p>
<p>Article E. Transportation and Connectivity Provisions</p> <p>Section:</p>	<p>11-3E: Retained this Article E with slightly modified language to reflect the River Club SAP District. Notable modifications include:</p>	

**SUMMARY OF PROPOSED SAP DISTRICT CODE RECOMMENDATIONS**

<p align="center"><b>Existing Garden City Code – Title 8</b></p>	<p align="center"><b>Submitted River Club SAP District Code – Title 11</b></p>	<p align="center"><b>Recommendations to SAP District Code (as of 3/15/23) Design Review Consultants and Staff</b></p>
<p>8-4E-1: Purpose</p> <p>8-4E-2: Applicability</p> <p>8-4E-3: Public Street Connections</p> <p>8-4E-4: Internal Circulation Standards</p> <p>8-4E-5: Private Street Standards</p> <p>8-4E-6: Sidewalk Standards</p> <p>8-4E-7: Pedestrian and Bicycle Accessibility Standards</p> <p>8-4E-8: Transit Facilities</p>	<ul style="list-style-type: none"> <li>Private street widths may be between a minimum of 20' and a maximum of 26'.</li> </ul>	<p>DRC recommended that pedestrian and bicycle pathways connect to all public sidewalks that abut the SAP property boundary. Applicant agrees and notes that such will connect to State Street and future phases of development within The Residences at River Club.</p>
<p>Article F. Sign Provisions</p> <p>Section:</p> <p>8-4F-1: Purpose</p> <p>8-4F-2: Definitions</p> <p>8-4F-3: Applicability</p> <p>8-4F-4: Permit Required</p> <p>8-4F-5: Sign Districts Established</p> <p>8-4F-6: Official Sign Districts Map</p>	<p>11-3F: Retained this Article F with slightly modified language to reflect the River Club SAP District. Deleted references to signs not allowed in the SAP District (e.g., billboards) and deleted references to sign districts found in other parts of the City.</p>	

**SUMMARY OF PROPOSED SAP DISTRICT CODE RECOMMENDATIONS**

<p align="center"><b>Existing Garden City Code – Title 8</b></p>	<p align="center"><b>Submitted River Club SAP District Code – Title 11</b></p>	<p align="center"><b>Recommendations to SAP District Code (as of 3/15/23) Design Review Consultants and Staff</b></p>
<p>8-4F-7: Sign District Base Provisions</p> <p>8-4F-8: Exempt Signs</p> <p>8-4F-9: Prohibited Signs</p> <p>8-4F-10: General Regulations</p> <p>8-4F-11: Regulations for Specific Sign Districts</p> <p>8-4F-12: Regulations for Specific Sign Categories</p> <p>8-4F-13: Master Sign Program</p> <p>8-4F-14: Abandoned Signs</p> <p>8-4F-15: Nonconforming Signs</p> <p>8-4F-16: Abatement Process</p> <p>8-4F-17: Administrative Sign Citations and Procedures</p>		<p>DRC recommended that “Roof Signs”, which are prohibited by Garden City Code, remain prohibited. Applicant agrees and will ensure roof signs are prohibited in the SAP District Code.</p> <p>DRC recommended that “Automated Signs” be prohibited except as currently allowed on State Street. Applicant agrees and will make this change.</p>
<p>Article G. Sustainable Development Provisions</p>	<p>Deleted.</p>	<p>DRC recommended Article G be retained.</p> <p>Applicant agrees and will include the “sustainability checklist” and all of the Sustainable Development Provisions in final version of SAP District Code.</p>

**SUMMARY OF PROPOSED SAP DISTRICT CODE RECOMMENDATIONS**

Existing Garden City Code – Title 8	Submitted River Club SAP District Code – Title 11	Recommendations to SAP District Code (as of 3/15/23) Design Review Consultants and Staff
Article H. Flood Hazard	Incorporated by reference in its entirety.	
<p>Article I. Landscaping and Tree Protection Provisions</p> <p>Section:</p> <p>8-4I-1: Purpose</p> <p>8-4I-2: Applicability</p> <p>8-4I-3: General Landscaping Standards and Irrigation Provisions</p> <p>8-4I-4: Landscaping Provisions for Specific Uses</p> <p>8-4I-5: Perimeter Landscaping Provisions</p> <p>8-4I-6: Parking Lot Landscaping Provisions</p>	<p>11-3G: Retained this Article and re-lettered with slightly modified language to reflect the River Club SAP District. Notable modifications include:</p> <ul style="list-style-type: none"> <li>• Removed references to “Garden City Design and Construction Guide”, which does not exist.</li> <li>• Corrected name of American Nursery &amp; Landscape Association publication.</li> <li>• Provided provisions to allow diamond-shaped tree planters within parking lots.</li> </ul>	<p>DRC recommended and Applicant agreed that, per the existing Garden City Code, mitigation shall be required for all existing trees four (4) inches in caliper or greater. Section 11-3G-7.B.5 of the SAP District Cde will be revised to reflect this.</p> <p>DRC recommended that screening and perimeter fencing not be vinyl. Wrought iron would be acceptable. Applicant agrees to make this change. See, 11-3G-6.D.2</p>

**SUMMARY OF PROPOSED SAP DISTRICT CODE RECOMMENDATIONS**

Existing Garden City Code – Title 8	Submitted River Club SAP District Code – Title 11	Recommendations to SAP District Code (as of 3/15/23) Design Review Consultants and Staff
8-4I-7: Tree Preservation Provisions  8-4I-8: Reserved  8-4I-9: Landscape Maintenance Provisions		
Article J. Manufactured and Mobile Home Provisions	Deleted this Article as these uses are not allowed in the SAP District.	
Article L. <sup>2</sup> Open Space Provisions  Section:        8-4L-1: Purpose  8-4L-2: Applicability  8-4L-3: General Open Space Standards  8-4L-4: Open Space Standards for Single-family, Townhouse, and Two-Family Duplex Developments	11-3H: Retained this Article and re-lettered with slightly modified language to reflect the River Club SAP District. Notable modifications include: <ul style="list-style-type: none"> <li>• Amended some sections to be consistent with other sections.</li> <li>• Modified private open space amount per multi-family unit.</li> </ul>	DRC recommended that Section 11-3H-B.4 state that common open space areas shall not be adjacent to collector or arterial streets unless separated from the street by a constructed barrier at least 4’ in height unless a 2’ high barrier and an additional landscape buffer (that incorporates shrubs, trees and boulder) is provided. Applicant agrees will make this change in the SAP District Code. Applicant also agreed to modify the code to allow an 18” space between a wall and a sidewalk (or path) to ensure pedestrians and

<sup>2</sup> Note: Former Chapter 4, Article K (Property Maintenance) was repealed by Garden City and moved to Chapter 1, Article C.

**SUMMARY OF PROPOSED SAP DISTRICT CODE RECOMMENDATIONS**

<p align="center"><b>Existing Garden City Code – Title 8</b></p>	<p align="center"><b>Submitted River Club SAP District Code – Title 11</b></p>	<p align="center"><b>Recommendations to SAP District Code (as of 3/15/23) Design Review Consultants and Staff</b></p>
<p>8-4L-5: Open Space Standards for Multi-family Developments</p>		<p>cyclists were not “brushing up” against a hard surface.</p> <p>DRC recommended and Applicant agrees to retain existing Garden City Code that indicates the minimum dimension of private open space will be 6’ in any direction. Language in the SAP District Code will be revised to state that balconies will be provided for most apartments (studios will not have balconies) and that an equivalent amount of open space will be provided in lieu of private open space not provided for some apartments.</p> <p>DRC recommended that Section 11-3H-5.A.3 be revised to reflect existing Garden City Code to the effect that “landscaping” is in addition to the required private open space calculation. Applicant agrees and will retain the existing Garden City Code language.</p> <p>DRC recommended a minimum common open space dimension of 20’ to maintain usability for active and benefit for passive common open space. Applicant agrees and will make this change.</p>
<p>Chapter 5 Land Division Regulations</p> <p>Article A. General Provisions and Standards</p>	<p>Incorporated by reference in its entirety.</p>	
<p>Article B. Subdivision Process</p>	<p>Incorporated by reference in its entirety.</p>	
<p>Article C. Special Development Provisions</p>	<p>Incorporated by reference in its entirety.</p>	
<p>Chapter 6 Administration</p>	<p>Incorporated by reference in its entirety.</p>	

**SUMMARY OF PROPOSED SAP DISTRICT CODE RECOMMENDATIONS**

<p align="center"><b>Existing Garden City Code – Title 8</b></p>	<p align="center"><b>Submitted River Club SAP District Code – Title 11</b></p>	<p align="center"><b>Recommendations to SAP District Code (as of 3/15/23) Design Review Consultants and Staff</b></p>
<p>Article A. General Provisions</p>		
<p>Article B. Specific Provisions</p> <p>Section:</p> <p>8-6B-1: Purpose</p> <p>8-6B-2: Conditional Use</p> <p>8-6B-3: Design Review</p> <p>8-6B-4: Development Agreement</p> <p>8-6B-5: Development Code Amendment</p> <p>8-6B-6: Specific Area Plan</p> <p>8-6B-7: Planned Unit Development</p> <p>8-6B-8: Minor Planned Unit Development</p> <p>8-6B-9: Variance</p> <p>8-6B-10: Zoning Map Amendment and Annexation</p>	<p>Incorporated by reference in its entirety.</p>	
<p>Chapter 7 References</p> <p>Article A. Definitions</p> <p>Section:</p> <p>8-7A-1: Definitions of Uses</p>	<p>11-4A-1: Retained with language slightly modified to reflect the River Club SAP District.</p>	



**SUMMARY OF PROPOSED SAP DISTRICT CODE RECOMMENDATIONS**

<p align="center"><b>Existing Garden City Code – Title 8</b></p>	<p align="center"><b>Submitted River Club SAP District Code – Title 11</b></p>	<p align="center"><b>Recommendations to SAP District Code (as of 3/15/23) Design Review Consultants and Staff</b></p>
<p>8-7A-2: Definitions of Terms</p>	<p>11-4A-2: Retained with language slightly modified to reflect the River Club SAP District.</p>	<p>DRC recommended that “recreational areas” referred to in the definition of “Open Space” not include “interior” recreational areas. Applicant agrees and will delete this reference in the defined term.</p> <p>DRC advised that required sidewalks are not allowed to contribute to “open space” calculations. Applicant agrees.</p> <p>The Open Space definition specifically states that the “term shall not include impervious surface area such as parking and driveways,” and this would include typical sidewalks. Although Garden City Code seems to use the term “pedestrian walkway” interchangeably with “sidewalk” and “path,” Applicant will remove “pedestrian walkway” and insert “path” for clarity.</p> <p>Applicant will also clarify that this would not preclude a private paved path (that is not a required sidewalk) as contributing toward open space.</p> <p>In addition, the SAP district code will be clarified elsewhere to ensure a “path” does not have to be a paved or impervious surface.</p>
<p>Article B. Description of Application Requirements</p>	<p>Incorporated by reference in its entirety.</p>	