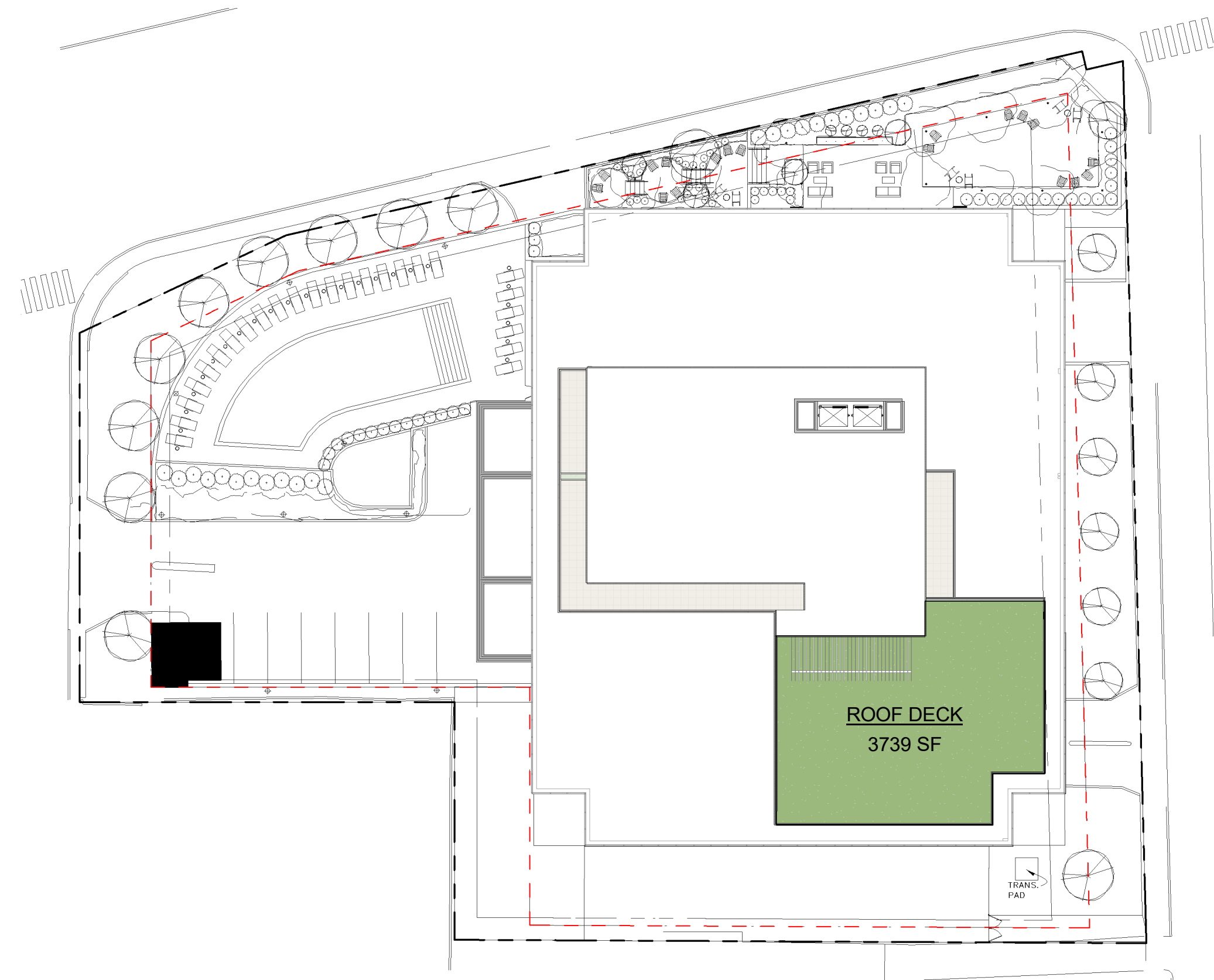


3 PARKING A
SD9.02 1" = 30'-0"



1 PARKING D
SD9.02 1" = 30'-0"



2 ROOF
SD9.02 1" = 30'-0"

Open Space, Usable (71-012, 99-004, 223-08)

Usable Open Space is that portion of a Lot used exclusively for recreational and relaxation activities which are customarily carried out outdoors by the owners or occupants of a property. Usable Open Space shall not be encroached upon by roadways open to vehicular traffic, public sidewalks, off-street Parking Space or Loading berths. Usable Open Space may include private balconies, patios or terraces (if the minimum dimension of each side of the balcony, patio or terrace is at least 54 inches and at least 80% of units have such balconies, patios or terraces), but not to exceed 30% of the Usable Open Space.

The following minimum standards shall apply for Usable Open Space:

1. All Usable Open Space shall be unobstructed to the sky (except for qualifying balconies and terraces) unless provided otherwise below. Tree canopy shall not be considered an obstruction;
2. No more than 20% of the area of the Usable Open Space shall be permanently roofed (except pergolas or other decorative features and retractable or movable covers);
3. No more than 50% of the perimeter of the Usable Open Space, in aggregate, shall be permanently enclosed above a height of six feet (6') (unless required by the Building Code) unless at least 50% of the Usable Open Space is unshaded for at least five (5) consecutive hours on December 21;
4. All Usable Open Space, except for qualifying balconies, patios and terraces, shall have a minimum contiguous area of the lesser of 750sf or the total required Usable Open Space, with a minimum dimension on each side of no less than 20 feet;
5. All Usable Open Space shall be structurally safe, adequately surfaced with high quality materials (asphalt shall not be permitted), protected and suitably maintained by the owner or management;
6. Chain link fencing shall be prohibited; AUGUST 15, 2025 3. DEFINITIONS 3 - 34
7. Usable Open Space shall be screened towards neighbors and designed to minimize noise and light impacts on both residents and neighbors;
8. At least 25% of the area of the Usable Open Space shall be landscaped with living plants or grass;
9. Usable Open Space shall be utilized for managing stormwater, and the Best Management Practices outlined in the Stamford Drainage Manual, as amended, shall be employed;
10. All Usable Open Space shall be ADA compliant and provide safe crossings of Parking Areas and driveways;
11. Except for housing restricted to certain adult populations (e.g., senior housing), the lesser of 1,000sf or 25% of the area of the Usable Open Space shall be provided indoors or outdoors as play area for children up to the age of 12;
12. Usable Open Space shall not be counted as or be substituted for required Publicly Accessible Amenity Space (PAAS);
13. Publicly Accessible Amenity Space (PAAS) shall not be counted as or be substituted for required Usable Open Space;
14. Within 500 feet of a publicly accessible park, up to 75% of Usable Open Space may be substituted with Indoor Amenity Space. In all other areas, up to 50% of Usable Open Space may be substituted with Indoor Amenity Space;
15. Sidewalks, including public sidewalks on private property, shall not be counted as Usable Open Space;

Schedule (OPEN SPACE REQUIREMENTS)

Name	Comments	Percentage	Area
CHILD PLAY AREA	AMENITY	5%	1271 SF
OPEN YARD SPACE	OPEN SPACE	58%	14395 SF
RECREATIONAL AREA	OPEN SPACE	21%	5259 SF
ROOF DECK	OPEN SPACE	15%	3739 SF
		100%	24664 SF

OPEN SPACE REQUIREMENTS: 75 SF x 84 UNITS = 6300 SF TOTAL OPEN SPACE REQUIRED

TOTAL OPEN SPACE PROVIDED: 24,405

