28-20 - RECREATION SPACE AND PLANTING AREAS

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28-20 - RECREATION SPACE AND PLANTING AREAS

LAST AMENDED
3/22/2016

28-21 - Required Recreation Space

LAST AMENDED
3/22/2016

All developments with nine or more dwelling units, and enlargements, extensions or conversions, that result in nine or more dwelling units, shall provide at least the minimum amount of recreation space as set forth in the table in this Section.

The amount of recreation space required is expressed as a percentage of the total residential floor area or community facility floor area allocated to long-term care facilities or philanthropic or non-profit institutions with sleeping accommodations, as applicable, of the development, enlargement, extension or conversion, and may be aggregated in one type, indoors or outdoors.

The floor space of indoor recreation space provided in accordance with the standards set forth in Section 28-22 (Standards for Recreation Space), not exceeding the amount required in the table, shall be excluded from the definition of floor area.

<table>
<thead>
<tr>
<th>District</th>
<th>Minimum Required Recreation Space (as a percentage of the residential floor area or applicable community facility floor area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R6 R7</td>
<td>3.3</td>
</tr>
<tr>
<td>R8 R9 R10</td>
<td>2.8</td>
</tr>
</tbody>
</table>

28-22 - Standards for Recreation Space

LAST AMENDED
3/22/2016

(a) All recreation space shall be accessible to the residents of the building. In a mixed use building, the recreation space shall be accessible only from the residential portion of the building, or the community facility portion of a building allocated to long-term care facilities or philanthropic or non-profit institutions with sleeping accommodations, as applicable.

(b) The minimum dimension of any recreation space shall be 15 feet. The minimum size of any outdoor recreation space shall be 225 square feet, and the minimum size of any indoor recreation space shall be 300 square feet.

(c) Outdoor recreation space shall be open to the sky except that building projections, not to exceed seven feet in depth, may cover up to 10 percent of the outdoor recreation space, provided that the lowest level of the projection is at least 10 feet above the level of the outdoor recreation space.

(d) Any indoor recreation room located in a story shall have at least one exterior wall with windows, or ceiling with skylights, that measures not less than 9.5 percent of the total floor space of the room. Where windows are provided to
meet such requirement, they shall face a #street#, #yard# or #court# that meets the applicable regulations set forth in Article II, Chapter 3. Where skylights are provided to meet such requirement, they shall be located in a #yard# or #court# that meets the applicable regulations set forth in Article II, Chapter 3 and shall be unobstructed from their lowest level to the sky, except for permitted obstructions set forth in Section 23-87 (Permitted Obstructions in Courts).

28-23 - Planting Areas

LAST AMENDED
3/22/2016

The area of the #zoning lot# between the #street line# and all #street walls# of the #building# and their prolongations shall be planted at ground level, or in raised planting beds that are permanently affixed to the ground, except that such plantings shall not be required at the entrances to and exits from the #building#, within driveways accessing off-street parking spaces located within, to the side, or rear of such #building#, or between non-#residential uses#, other than philanthropic or non-profit institutions with sleeping accommodations and #long-term care facilities#, and the #street line#. No #zoning lot# shall be altered in any way that will either create a new #non-compliance# or increase the degree of #non-compliance# with the provisions of this Section.