PART 3.24.00 – Wimauma Village Residential Neighborhood

Section 3.24.01 – Purpose

The purpose of this Part is to establish development standards for the Wimauma Village Residential Neighborhood. The design standards implement the vision, principles and strategies of the Wimauma Community Plan, as found in the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. The intent of the Wimauma Village Residential Neighborhood is to improve and encourage connectivity with Wimauma’s center and Main Street, and establish a residential district with a sustainable growth pattern. All development shall be in accordance with the standards for development as described in this Part and as appropriate.

Section 3.23.02. – Applicability

A. Except as provided herein, these standards shall apply to all new development on parcels within and any other parcels aggregated for development with a parcel within the area subject to the Wimauma Village Residential Neighborhood. The Wimauma Village Residential Neighborhood is as shown in Figure 2-1.

1. These provisions shall not apply to public schools and previously approved planned developments, previously approved subdivisions, projects with unexpired building permits, unexpired preliminary site development approval, or unexpired construction plan approval at the time the effective date of this Part. Existing lawful uses, lots, structures, characteristics of land and densities shall not be required to be removed or otherwise modified as a result of the standards or requirements set forth in this Part.
2. In addition to the standards provided herein, development within the Wimauma Village Residential Neighborhood shall be required to meet all other applicable sections of the Land Development Code. Where any provision of the Wimauma Village Residential Neighborhood regulations is in conflict with any other standards or regulations of the Land Development Code, the Wimauma Village Residential Neighborhood regulations shall prevail.
3. In the event the provisions of this Part conflict with the conditions of approval and/or certified site plan of a PD district, the provisions of this Part shall, to the extent they impose a greater restriction or requirement or implement a prescribed front building setback, supersede the conditions and/or site plan, although the developer may seek a modification of the PD district to seek relief from these provisions to the minimum degree necessary to maintain the existing development entitlements of the PD district. In such case the developer shall apply for the modification in accordance with the requirements of this Code, however, the application fee shall be waived provided the proposed modification seeks only those changes necessary to maintain the existing development entitlements of the PD district while implementing the provisions of this Part to the greatest extent feasible. If the proposed modification seeks other changes that are not necessary to implement the provisions of this Part or maintain the existing development entitlements of the PD district, the developer shall pay all application fees. Previously approved PDs are not subject to this requirement.
4. In applications where only a portion of a planned development zoning is proposed for major and/or minor modification, this Part shall only be applicable to the portion of the project subject to the modification. The application shall include a justification statement
with the application submittal with sufficient data and analysis to demonstrate compliance with the review standards herein. The applicant shall be required to demonstrate that the project furthers the intent of the Wimauma Village Residential Neighborhood, is innovative, creative and not simply a deviation from the Neighborhood Standards for the purposes of maximizing entitlements. The application shall demonstrate that deviation from the Neighborhood Standards will allow flexibility in design that in turn will be used to further the intent of the Wimauma Village Residential Neighborhood and the Vision, Goals and Strategies of the Wimauma Community Plan as a whole, to an equivalent or greater degree than would otherwise be achieved by compliance with applicable policies, codes and technical manuals at minimum levels.

5. The following requirements shall apply to all building activity within the Wimauma Village Residential Neighborhood, subject to the applicability provisions in Section 3.24.02.A above. The applicant shall be responsible for providing the necessary information to determine the applicable sections of this Part, as listed below.

![Figure 2-1](image-url)
Section 3.23.03. - Permitted Uses

Uses shall be regulated by the underlying zoning district of the development parcel as provided in this Code.

The Wimauma Light Industrial and Commercial District maintain the same uses as the former “Wimauma Light Industrial Office District” however the form has changed.

Section 3.23.04. - General Development Standards

Except as otherwise provided by this Part, development shall conform to the area, height, bulk and placement standards of the underlying zoning district of the development parcel and all other requirements of this Code. The applicant shall be responsible for providing the necessary information to determine compliance with the applicable sections of this Part.

Wimauma Village Residential Neighborhood

The Wimauma Village Residential Neighborhood, within the WVR-2, is residential in character with a mix of housing types including single family attached and detached homes and multi-family units. Homes located in the WVR-2 zone are normally set back from the front property line to allow a front yard with a porch or stoop; lots often have private rear yards. These neighborhoods are bounded by the beginnings of rural, natural, agriculture, or open-space features such as pasture, groves, forest, lake, meadow, or wetland. These features provide a physical change that defines the neighborhood, and provide recreational connections to adjacent or adjoining neighborhoods.

Model Regulating Plan

Establishment of the Regulating Plan: lot types, building form and placement, street types, street network including bike and trail networks, transit circulator route, open or green space, schools, and general buildout. The base layer of the Regulating Plan is the Zoning. Each additional layer represents a regulatory mechanism that directly relates to development layout, building form and/or design character, geographical location, and relationships of these development characteristics to the public realm. Wimauma Village Residential Neighborhoods are to recognize the regulating plan in the PD. The Regulating Plan shall be maintained in the County’s geographic information systems (GIS) database. The Regulating Plan is as shown in Figure 4-1.

1. The Model Regulating Plan identifies recommended public school sites, however the areas can be developed with other uses.
2. The Model Regulating Plan establishes an area wide trail network and the possible connection to the TECO easement or adjacent trail alignment.
Section 3.23.05. - Permitted Lot Types in the Wimauma Village Residential Neighborhood:

Each neighborhood or Planned Development must contain a mixture of four (4) different lot types to provide a variety of uses and diverse housing options within the neighborhood. Differing lot types may be placed back-to-back on a single block to provide harmonious transitions between lot types. Lot types should be selected to provide buildings of like scale and massing on opposite sides of streets.

1. Apartment House Lot
2. Rowhouse or Town House Lot
3. Cottage House Lot
4. Sideyard House Lot
5. House Lot
6. Civic Building Lot

1. The following lot types may be assigned within the corresponding zones as shown in the following matrix. An applicant may propose additional lot types during a rezoning process provided the lot types comply with the intent of the Wimauma Village Residential Neighborhood.
2. Development should be clustered closest to the Urban Service Boundary, trails, and civic uses.

<table>
<thead>
<tr>
<th>Lot Types</th>
<th>Main Street Core</th>
<th>Downtown Center</th>
<th>Downtown Residential</th>
<th>Government District</th>
<th>Wimauma Village Residential Neighborhood (WVR-2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed-Use Building Lot</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Retail Building Lot</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Apartment Building Lot</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Live/Work Building Lot</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Apartment House Lot</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Courtyard Apartment Lot</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Rowhouse or Town House Lot</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Side House Building Lot</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Cottage House Lot</td>
<td></td>
<td></td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>House Lot</td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Civic Building Lot</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

Table 5-1
Section 3.23.06. - Development Standards for Building Form and Placement on Lots for WVR-2:

1. Table 6-1 provides percentage of coverage requirements that apply to all lots of each designated type.
2. If additional lot types are proposed by an applicant, comparable dimensional requirements must also be proposed. An applicant may also propose changes to the coverage requirements in Table 6-1 for a particular lot type.
3. Each building on a Civic Building Lot must have an entrance facing a street or public open space.
4. The primary entrance of every building must directly face a street, a square, a park, a plaza, or a green. The proper building placement is illustrated below for each lot type.
5. Front loaded garages must be setback 10 feet from the front façade of the main structure. Alley access garages are strongly encouraged.
6. Accessory Dwellings will be regulated per the Land Development Code.
7. Accessory Structures will be regulated per the Land Development Code.

- Apartment House
- Courtyard Apartment
- Rowhouse or Town House
- Cottage House
- Side Yard
- House
- Civic Building
# Table 6-1

<table>
<thead>
<tr>
<th>LOT TYPE</th>
<th>LOT SIZE (min/max SF)</th>
<th>LOT WIDTH (min/max)</th>
<th>BUILDING FRONTAGE (min/max)</th>
<th>LOT COVERAGE BY BLDG (max)</th>
<th>FRONT (#1)</th>
<th>REAR (#2)</th>
<th>SIDE</th>
<th>HEIGHT (*3)(min/max in stories; max in feet)</th>
<th>FIRST STORY ELEVATION (min)</th>
<th>ACCESSORY DWELLING (*4) (max bldg footprint in sf)</th>
<th>MULTI-FAMILY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed-Use Building Lot</td>
<td>2,400/no max</td>
<td>24/no max</td>
<td>80/100%</td>
<td>80%</td>
<td>0/5</td>
<td>15</td>
<td>0</td>
<td>2/4; 56'</td>
<td>n/a</td>
<td>not permitted</td>
<td>Y</td>
</tr>
<tr>
<td>Retail Building Lot</td>
<td>2,400/7,200</td>
<td>24/60</td>
<td>80/100%</td>
<td>80%</td>
<td>0/5</td>
<td>15</td>
<td>0</td>
<td>1/4; 50'</td>
<td>n/a</td>
<td>not permitted</td>
<td>N</td>
</tr>
<tr>
<td>Apartment Building Lot</td>
<td>2,400/no max</td>
<td>24/no max</td>
<td>80/100%</td>
<td>80%</td>
<td>0/10</td>
<td>15</td>
<td>0</td>
<td>2/4; 50'</td>
<td>30&quot; (*6)</td>
<td>not permitted</td>
<td>Y</td>
</tr>
<tr>
<td>Live/Work Building Lot</td>
<td>1,800/7,200</td>
<td>16/60</td>
<td>80/100%</td>
<td>80%</td>
<td>0/10</td>
<td>15</td>
<td>0</td>
<td>2/3; 45'</td>
<td>n/a</td>
<td>625</td>
<td>Y</td>
</tr>
<tr>
<td>House Lot Courtyard</td>
<td>4,800/18,000</td>
<td>48/120</td>
<td>70/90%</td>
<td>80%</td>
<td>5/10</td>
<td>15</td>
<td>0</td>
<td>1/4; 50'</td>
<td>30&quot; (*6)</td>
<td>not permitted</td>
<td>Y</td>
</tr>
<tr>
<td>Apartment Lot</td>
<td>4,800/18,000</td>
<td>60/no max</td>
<td>50/80% (*7)</td>
<td>70%</td>
<td>5/10</td>
<td>10</td>
<td>0</td>
<td>1/2.5; 35'</td>
<td>30&quot; (*6)</td>
<td>not permitted</td>
<td>Y</td>
</tr>
<tr>
<td>Rowhouse Lot</td>
<td>1,800/3,840</td>
<td>16/32</td>
<td>90/100%</td>
<td>80%</td>
<td>0/10</td>
<td>15</td>
<td>0</td>
<td>2/3; 35'</td>
<td>30&quot;</td>
<td>625</td>
<td>Y</td>
</tr>
<tr>
<td>Cottage House Lot</td>
<td>2,400/4,800</td>
<td>24/40</td>
<td>70/90%</td>
<td>60%</td>
<td>5/25</td>
<td>10</td>
<td>2</td>
<td>1/2; 35'</td>
<td>30&quot;</td>
<td>800</td>
<td>Y</td>
</tr>
<tr>
<td>Sideyard House Lot</td>
<td>3,000/6,000</td>
<td>30/60</td>
<td>60/90%</td>
<td>50%</td>
<td>5/10</td>
<td>10</td>
<td>0/10 (*5)</td>
<td>1/3; 35'</td>
<td>30&quot;</td>
<td>800</td>
<td>N</td>
</tr>
<tr>
<td>House Lot Civic Building Lot</td>
<td>4,000/8,400</td>
<td>40/70</td>
<td>60/80%</td>
<td>50%</td>
<td>20/30</td>
<td>10</td>
<td>5</td>
<td>1/3; 35'</td>
<td>30&quot;</td>
<td>800</td>
<td>N</td>
</tr>
<tr>
<td>Lot</td>
<td>5,000/no max</td>
<td>50/no max</td>
<td>n/a</td>
<td>80%</td>
<td>n/a</td>
<td>15</td>
<td>0</td>
<td>1/4; 50'</td>
<td>n/a</td>
<td>1250</td>
<td>N</td>
</tr>
</tbody>
</table>

1. Corner lots must meet front yard requirements on both streets.
2. Minimum rear yards in this column apply to principal buildings. Buildings for all accessory uses (including garages and accessory dwellings) must maintain a 5-foot minimum rear yard, except when the rear yard adjoins an alley (see Section ---); no separation is required from an alley. Fences are regulated by Section ---.
3. See definition of `story' for further details on height measurements. The building spacing formula in Section -- does not apply in PTV districts.
4. See additional requirements in Section ---.
5. See Section --- for further details.
6. Non-elevator apartments three stories in height or less may be built at grade and shall provide a minimum front yard of 5 feet.
7. Courtyard minimum dimensions shall be set at 1.5 x building height or 50% of lot width.
1. Apartment House (AH)

* Accessory unit is not permitted.
* Detached garage may be 1 story max.
* Stoop & avg. finished floor elevation: 30" min.

**BUILDING PLACEMENT**

* Primary entrance should be in front, oriented toward pedestrian traffic & on-street parking.

**HEIGHT**

* Setback
* Street sidewalk
* Parking
2. Courtyard Apartment (CA)

- Accessory unit is not permitted.
- Detached garage may be 1 story max.
- Stoop & Ave. finished floor elevation: 32" min.
3. Rowhouse (RH) or Town House

- Accessory unit is permitted.
- Detached garage accessory building may be 2 stories max.
- Stoop & avg. finished floor elevation: 30" min.

**Building Placement**

- Primary entrance should be in front, oriented toward pedestrian traffic & off-street parking.

**Height**
4. Cottage House (CH)

- Accessory unit is permitted.
- Detached garage/accessory building may be 2 stories max.
- Each cottage house shall be permitted 1 main structure and 1 accessory building.
- Stoop & avg. finished floor elevation: 30” min.

**HEIGHT**

**BUILDING PLACEMENT**
5. Sideyard House (SH)

- Accessory Unit is permitted.
- Detached Garage/Accessory building may be 2 stories max.
- Each Cottage House shall be permitted 1 main structure and 1 accessory building.
- First floor elevation 30” min.

- Side yards may be 0’ on one side property line if the adjacent lot is a sideyard house lot or if the adjacent lot type can accommodate a 6’ min. maintenance easement. Side yard requirements shall be 3’ min. in all other instances.

**Building Placement**
6. House (HO)

- Accessory unit is permitted.
- Detached garage/Accessory building may be 2 stories max.
- Each cottage house shall be permitted 1 main structure and 1 accessory building.
- First floor elevation: 30" min.
7. Civic Building (CB)

* Civic buildings include, but are not limited to, municipal buildings, churches, libraries, schools, daycare centers, recreation facilities, and places of assembly.

* Building placement requirements for civic buildings vary by site. In general, civic buildings should be sited in locations of particular geometric importance, such as anchoring a major public space, or terminating a street vista.

* The civic building terminates the view of this street.

* The civic building anchors the green at a prominent corner.

* The civic building anchors the space from within the green.
Section 3.23.07. – Allowable Street Types in the Wimauma Village Residential Neighborhood

- Boulevard
- Main Street Boulevard
- Multimodal Avenue
- Neighborhood Street
- Greenway

<table>
<thead>
<tr>
<th>Street Types</th>
<th>Main Street Core</th>
<th>Downtown Center</th>
<th>Downtown Residential</th>
<th>Government District</th>
<th>Wimauma Village Residential Neighborhood (WVR-2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boulevard</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Main Street Boulevard</td>
<td></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Multimodal Avenue</td>
<td>✓</td>
<td></td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Neighborhood Street</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Greenway</td>
<td></td>
<td></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>

Table 7-1

Section 3.23.08 – Streetscape Standards for the Wimauma Village Residential Neighborhood

Definition of zones within cross sections.

1. Frontage Zone. The area adjacent to properties, such as building entrances, front yards, stoops, window shopping area, vending, café seating, and building-related utilities. This area may be part of the public right-of-way, or private, if a building setback is present.
2. Pedestrian Clearway Zone. The most important area of the street for safe, accessible, and efficient movement of pedestrians. The width depends on the street context. The minimum will be higher on streets with greater pedestrian activities. An adequate pedestrian clearway is most important in sidewalk design.
3. Furnishing and Planting Zone. This zone in the boulevard provides space for a wide range of street elements such as trees, other plantings, litter and recycling bins, benches, street lights, and bicycle racks.
4. Edge Zone. The space behind the curb that acts as a buffer between moving/parked vehicles and the other sidewalk/boulevard functions. May accommodate sign posts, parking machines, decorative pavers, and garbage set out.
5. A PD applicant cannot propose a different section if the adjacent roadway has already been developed or is site specific.

Street Type Cross-Sections
1. Boulevard
2. Multimodal Avenue
3. Neighborhood Street
4. Greenways

WIMAUMA RECREATIONAL CORRIDOR
SHARED TRAIL

BIKE TRACK
BUFFERED BIKE LANE
Section 3.23.09 - Street Network Design

Development of land must accommodate and incorporate appropriate links for the future Street Network. Streets in the future Street Network that connect rural areas to urban areas must provide transitions from higher design speeds in rural areas to lower design speeds for neighborhoods and other developed areas. Lower design speeds can be achieved by reducing the widths of travel lanes, clear zones, and medians. Lower design speeds can also be achieved by adding curbs, regularly spaced street trees, and on-street parking.

1. New development must accommodate the future street network through grid-like patterns as represented in the Plan.
2. Each neighborhood must provide an interconnected network of streets, alleys or lanes, and other public passageways.
   A. Neighborhood streets must be designed to encourage pedestrian and bicycle travel by providing short routes to connect residential uses with downtown Wimauma and nearby commercial services, schools, parks, and other neighborhood facilities within the same or adjoining developments. Sidewalks and rows of street trees must be provided on both sides of all neighborhood streets.
   B. Neighborhood streets should be organized according to a hierarchy based on function, size, and design speed. Rights-of-way must meet the appropriate county standards for safety. There must be a minimum of two street types within each neighborhood.
   C. Neighborhood streets do not have to form an orthogonal grid and are not required to intersect at ninety-degree angles. These streets may be curved or bent but must connect to other streets.
   D. Neighborhoods must accommodate one or more public transit nodes for future service to points beyond the neighborhood.
   E. All streets must be publicly dedicated. Private streets and closed or gated streets are prohibited.
   F. The use of raised intersections, lateral shifts, and traffic circles are encouraged as alternatives to more conventional traffic calming measures such as speed bumps.
   G. Cul-de-sacs are not permitted except where physical conditions such as freeways or environmentally sensitive land provide no practical alternatives for connection for through traffic. Each cul-de-sac must be detailed with landscaping in the center.
   H. Street stubs must be provided to adjacent undeveloped land to ensure an integrated street network is achieved over time, except where the adjacent land is being designated as Open Space, Conservation Area or Agricultural Land through the PD approval. Stub-out streets to connect to future development will not be considered cul-de-sacs if they are less than 300 feet long.

3. The average perimeter of all blocks within a neighborhood may not exceed 1,500 feet. The maximum perimeter of any block may not exceed 2,400 feet. The portion of any block between intersecting streets may not exceed 500 feet without a publicly dedicated pedestrian sidewalk or trail providing access to another street. Smaller block sizes are encouraged to promote walkability. An applicant may propose minor modifications to these block size standards during the PD rezoning process.
4. In addition to its network of streets, each PD shall also include a network of trails or greenways which are publicly accessible connecting urban, recreational, academic, rural locations, and existing trail networks. Trails shall be provided along the Wimauma Greenway Trail, or on the TECO easement with approval.
Section 3.23.10. – Affordable and Workforce Housing Density Bonus

To encourage a broad range of family sizes and incomes, each Planned Development that provides 20% of the proposed number of dwellings as affordable and workforce housing, as generally defined by Hillsborough County or during the process of approving an individual Planned Development will be granted a density bonus of 75% to developments, from 2 dwellings units per gross acre to 3.5 dwelling units per gross acre.

This bonus provision has the potential to assist with much needed housing in Wimauma and begin to address the affordability concerns that residents shared. Additionally, there are a number of mobile homes located within Wimauma which are not sustainable long term and vulnerable to natural hazards. Inclusion of market study information is important to add here—

1. Accessory dwellings may not be counted towards the fulfillment of the 20% affordable and workforce housing to achieve the density bonus.
2. Affordable and workforce housing must be made available on approximately the same schedule as the balance of housing in each Planned Development; affordable and workforce housing may not be deferred until the final phases.
   A. A specific schedule for the types, location, and phasing of construction of workforce housing must be proposed with each PD application.
3. Affordable and Workforce housing units must be roughly proportional to the tenure types (fee simple, condominium, rental) of the market rate homes in each Planned Development.
4. The bedroom mix of affordable and workforce housing units must be proportional to the bedroom mix of the market rate homes in each Planned Development.
5. Affordable and Workforce housing units are expected to meet or exceed energy efficiency requirements.
6. Affordable and Workforce units must be complementary in exterior design and materials and must be dispersed throughout each Planned Development.
7. Affordable and Workforce housing must be sold or rented only to qualified households as defined by Hillsborough County.
   A. 30% of the required affordable housing must be affordable to families earning below 50% of the County’s Area Median Income (AMI). 30% of the required affordable housing must be affordable to families earning 50% to 80% of the County’s AML. 30% of the required workforce housing must be affordable to families earning 80% to 100% of the County’s Area Median Income. 10% of the required workforce housing must be affordable to families earning 100% to 120% of the County’s Area Median Income.
   B. Affordable and Workforce housing may be offered for sale or rent through agencies operating affordable housing programs that are specifically approved by the Hillsborough County for this purpose.
8. Affordability must be maintained for a period of at least 25 years. Hillsborough County will establish standards for maintenance of affordability during this 25-year period.
   A. These standards may include documents being recorded in the public records of Hillsborough County describing the affordability requirements for each workforce housing unit.
   B. These standards may include a program that would restrict the resale of individual workforce housing units or the subsequent rental of a purchased unit only to other qualified households as defined by Hillsborough County.
   C. These standards may include a program for setting resale prices for individual workforce housing units to maintain affordability and resetting the 25-year affordability period upon resale, and may provide for appreciation in the value of the unit to accrue to the seller in increasing percentages based on the length of time that the unit is occupied.
by a qualifying household.

Section 3.23.11 - Open Space, Conservation Area, and Agricultural Land

Open space, Conservation Area, and Agricultural Land as defined by the Land Development Code, shall constitute an important component of the Village Residential. To avoid environmental isolation and fragmentation, the plan seeks contiguity and connection to other open space or conservation areas. To ensure that the rural landscape is preserved, large areas of new development must be reserved for Open Space, Conservation Area, or Agricultural Land preferably at edges which are adjacent to rural land areas. Specific percentage standards for Open Space, Conservation Area, and Agricultural Land within the Wimauma Village Residential Neighborhood are established by the overall gross site acreage of each Planned Development.

1. The required Open Space, Conservation Area, or Agricultural Land percentage may be fulfilled by land that is restricted to a combination of the following components:
   A. Agricultural uses and facilities, including farmer's markets, agriculture-based targeted industry, and neighborhood community gardens;
   B. Restored or preserved native habitat and environmentally significant or sensitive land including wetlands and forestry;
   C. Water management facilities, storm water facilities, and Community Open Space;
   D. Community recreation areas such as community or regional parks, recreational fields, picnic areas, greenways, and trails, provided they: a) Link with trails to neighborhoods and adjacent areas; and b) Provide opportunities for shaded seating;
   E. Civic spaces or Community Gathering Spaces including neighborhood parks, greens, squares, plazas, and playgrounds, provided they are publicly accessible in perpetuity.
   F. The plan must demonstrate connection to other open space or conservation areas, both to internal connections and destinations, and external connections and destinations.