

**SECTION 11.80****DISPOSITION OF OPEN SPACE:**

The required amount of common open space land reserved under a planned unit development shall either be held in corporate ownership by owners of the project area for the use of each owner who buys property within the development or be dedicated to the Township and retained as common open space for parks, recreation, and related uses. All land dedicated to the Township must meet the Planning Commission's requirements as to size, shape, and location. Public utility and similar easements and rights-of-way for water courses and other similar channels are not acceptable for common open space dedication to the Township unless such land or right-of-way is usable as a trail or other similar purpose and approved by the Planning Commission.

The responsibility for the maintenance of all open spaces shall be specified by the developer before approval of the final development plan.

**SECTION 11.90****UTILITY REQUIREMENTS:**

Underground utilities, including telephone and electrical systems, are required within the limits of all planned unit developments. Appurtenances to these systems which can be effectively screened may be exempted from this requirement if the Planning Commission finds that such exemption will not violate the intent or character of the proposed planned unit development.

**SECTION 11.100****BUILDING SITE AREA PER SINGLE FAMILY DWELLING:**

- 11.100.1 In platted area or site condominium projects, the building site area per dwelling unit may be reduced by not more than forty (40) percent of the minimum building site area required in the Schedule of Regulations.
- 11.100.2. Building site widths may be varied to allow for a variety of structural designs. It is also recommended that setbacks be varied.
- 11.100.3. Densities may not exceed 150% of that which is permitted in the existing zoning district.

**SECTION 11.110****BUILDINGS SITES TO ABUT UPON COMMON OPEN SPACE:**

Every property developed under the planned unit development approach should be designed to abut upon common open space or similar areas. A clustering of dwellings is encouraged. In areas where town houses are used, there shall be no more than eight (8) town house units in any contiguous group.