K. Common Amenity Space

1) Intent

Commercial development in the North Corridor zoning district shall provide a variety of useable common amenity space that is integrated into the overall site design and plan that enhances the character of U.S. Route 13.

2) Standards

a) Each development site having 20,000 square feet or more shall provide at least one common amenity space area with a size of at least 2.5% of its parcel size. This requirement may be reduced in the instance where a development locates its parking area completely behind the primary building(s) and locates the building(s) as close as is practical to the public sidewalk and street frontage. Any reduction in the amount or waiver of common amenity space must be approved by the Planning and Zoning Commission.

b) Development sites with less than 20,000 square feet, though not required, are encouraged to provide common amenity space.

c) Common amenity space shall be visible and accessible from a public sidewalk and should be contiguous and concentrated in one or two locations rather than scattered in small, unusable spaces. It is preferred that such space be in close proximity to the main entrance of a building to take advantage of pedestrian traffic, but other locations may be considered if they are visible and accessible.

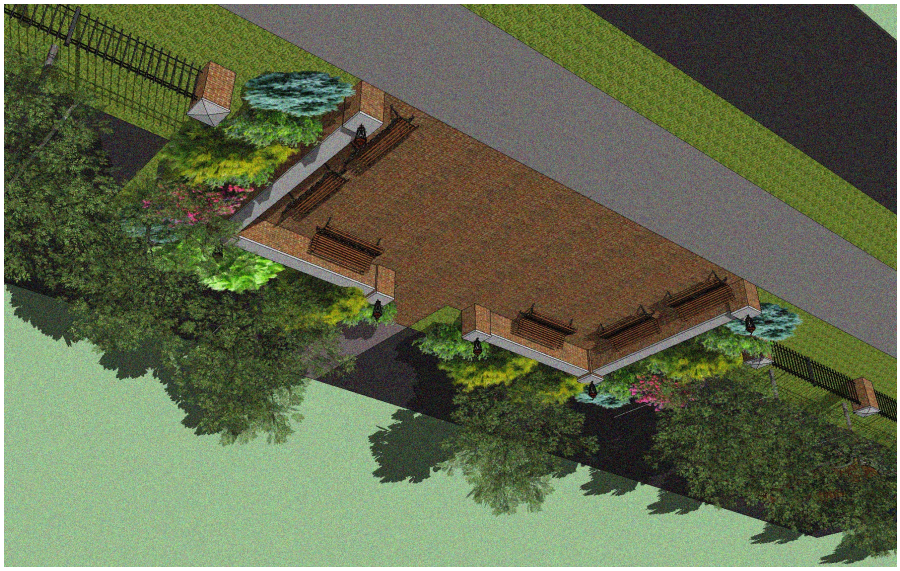
d) Common amenity space shall be provided in one or more of the following forms:

i. Pocket Parks

Pocket Parks shall be incorporated into the site design at building entrances, street corners, and/or sidewalks and shall range in size from 500 square feet to 1,000 square feet.

To enhance the attractiveness of the overall site design and to encourage pedestrian connectivity between buildings, parking lots and adjacent commercial uses; Pocket Parks shall feature at least two (2) of the following elements :

a) Sitting areas (such as benches, low seating walls)
b) Covered structure (such as a gazebo, pergola or pavilion)
c) Decorative paving (such as colored/stained concrete, brick or other type of paver)
d) Decorative planters
e) Decorative flowering or evergreen shrubs
f) Decorative, pedestrian-scale lighting
g) Public art (such as monuments, sculptures, statuary)
h) Decorative water feature (such as a fountain, rain garden)



This 800 sq. ft. Pocket Park breaks up long stretches of sidewalks. It also serves to connect sidewalks and crosswalks within larger parking lots to the public sidewalk

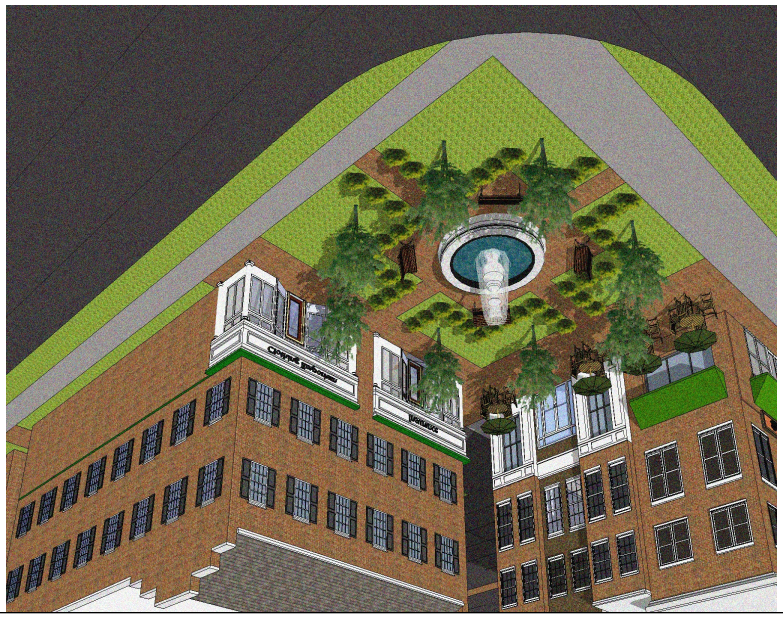
This Pocket Park is located at the edge of a large parking lot to connect the crosswalk with the adjoining sidewalk. The covered structure provides shel ter from the elements and compliments the overall attractiveness of the site.

ii. Public Squares or Plazas

Public Squares and Plazas shall be incorporated into the overall site design so that primary building façade(s) front the respective public square or plaza and shall range in size from 1,000 square feet to 5,000 square feet.

To enhance the attractiveness of the overall site design and to encourage pedestrian connectivity between buildings, parking lots and adjacent commercial uses; Public Squares or Plazas shall feature at least three (3) of the following elements :

a) Sitting areas (such as benches, low seating walls)
b) Covered structure (such as a gazebo, pergola or pavilion)
c) Decorative paving (such as colored/stained concrete, brick or other type of paver)
d) Decorative planters
e) Decorative flowering or evergreen shrubs
f) Decorative, pedestrian-scale lighting
g) Public art (such as monuments, sculptures, statuary)
h) Decorative water feature (such as a fountain, rain garden)



This Public Square features a centrally located water fountain surrounded by benches, shrubbery, and shade trees with primary building facades fronting the square. Note the adjacent on-street dining.

This Public Plaza features a central water fountain surrounded by benches, decorative shade trees and landscaping with storefronts facing the square.

iii. Town Center Greens

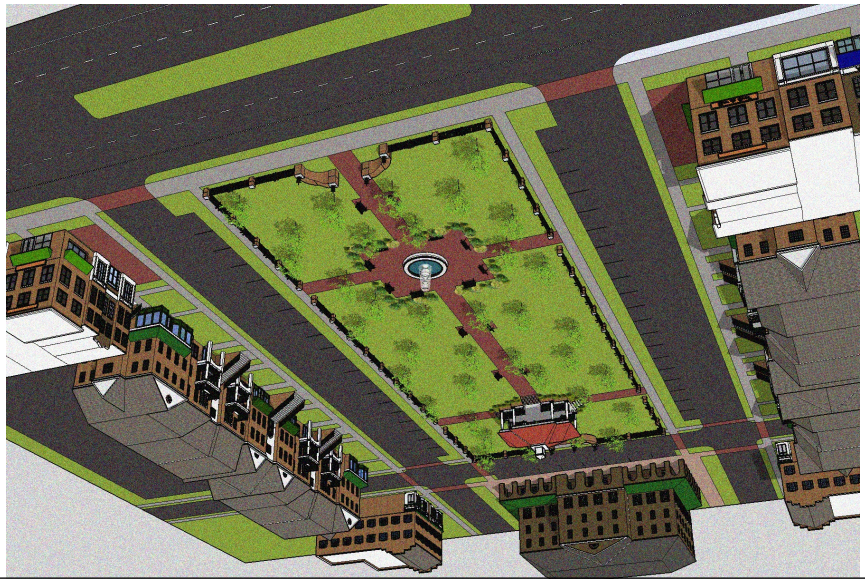
Town Center Greens shall be generally rectangular in shape and shall be allowed on parcels greater than five (5) acres in size; they shall be not be permitted to be located directly on the corner of intersections along U.S. Route 13.

Town Center greens shall range in size from 5,500 square feet to 45,000 square feet. Any design in excess of 45,000 square feet may be approved by the Planning and Zoning Commission if it meets the intent of these standards.

Primary building facades shall directly front onto the Town Center Green on at least three sides and are strongly encouraged to front the green on all four sides.

To enhance the attractiveness of the overall site design and to encourage pedestrian connectivity between buildings, parking lots and adjacent commercial uses; Town Center Greens shall feature at least four (4) of the following elements :

a) Sitting areas (such as benches, low seating walls)
b) Covered structure (such as a gazebo, pergola or pavilion)
c) Decorative paving (such as colored/stained concrete, brick or other type of paver)
d) Decorative planters
e) Decorative flowering or evergreen shrubs
f) Decorative, pedestrian-scale lighting
g) Public art (such as monuments, sculptures, statuary)
h) Decorative water feature (such as a fountain, rain garden)



This 125' x 350' (43,000 sq. ft.) green features a water fountain and gazebo and is fronted by multi-story mixed-use buildings on three sides. It also includes a prominent brick entrance fronting the highway.

iv. Developer's Option

Other forms of common amenity space which meets the standards of this section may be permitted if approved by the Planning and Zoning Commission.

v. Site Furniture Standards

a) Benches

Benches installed in common amenity spaces shall be black, six (6) feet wide, Keystone Ridge Lamplighter (Model L16) as pictured below, or an approved alternative.

b) Trash Receptacles

Trash receptacles installed in common amenity spaces shall be black, thirty-two (32) gallon Keystone Ridge Midtown (Model MT3-32) as pictured below, or an approved alternative.