

Summary of Proposed Development Standards
Centennial North PUD
November 21, 2011 Submittal
Community Development Department | City of Westfield

Maximum Dwellings.

The proposed total maximum number of dwellings allowed (236 units) and the maximum gross density (2.0 dwelling units per acre) are the same as what is allowed in the Current PUD. The proposed amendment excludes acreage used for institutional purposes when calculating the density. It also encourages a variety in residential lot types.

Maximum Building Height and Setbacks

The proposed amendment allows for churches to be a maximum of forty-five (45) feet in height. The maximum building height in the SF-3 District is thirty-five (35) feet. The proposed amendment also creates a minimum setback line of one hundred (100) feet from any road right-of-way or fifty (50) feet from any side or rear yard.

Street Tree Standards

The Current PUD standard requires at least one (1) shade tree or evergreen tree shall be planted every thirty (30) linear feet of right-of-way. The proposed amendment defaults to the Westfield-Washington Zoning Ordinance (the “Zoning Ordinance”), which requires one (1) shade tree every thirty (30) linear feet.

Buffer Yard Requirements

The buffer yard standards found in the Current PUD are unchanged in the proposed amendment. The proposed amendment outlines new standards for institutional uses, which include: buffering between institutional uses and adjacent residential uses; and buffering not being required between institutional uses and common area/open space.

Parking Area Landscaping

The proposed amendment defaults to the Westfield-Washington Zoning Ordinance (the “zoning ordinance”) for non-residential parking areas. The Current PUD and the proposed amendment do not require parking area landscaping for accessory parking lots for residential uses.

Open Space Standards

The Current PUD requires a minimum of thirty (30) percent of the district to be open space. The proposed amendment adds the clause “exclusive of any institutional uses” to this requirement.

Sign Standards

The proposed amendment defaults to the Zoning Ordinance for non-residential signage. The sign standards for residential signage found in the Current PUD are unchanged in the proposed amendment. It should be noted that the residential sign standards found in the Current PUD and in the proposed amendment are the same as those in the Zoning Ordinance, except that the Centennial North PUD ordinance allows sixty-four (64) square feet of sign area and the Zoning Ordinance allows thirty-two (32) square feet.