

(f) The internal street system shall not be a dominant feature in the overall design, but shall be designed for the efficient and safe flow of vehicles without having a disruptive influence on the activities and functions of the common areas and facilities.

(g) Park and recreational areas and facilities shall be located adjacent to all dwelling units, or easily accessible thereto.

(h) The location of community facilities shall be well related to open spaces, and easily accessible to pedestrians. Such facilities shall be the focal points for the overall design of the development.

(i) Architectural unity and harmony shall be attained, insofar as possible, within the development and with the surrounding community.

Section 13-351.21F—Parking

Parking requirements shall be in accordance with the provisions of Article VII of this said title.

Section 13-351.21G—Recreation Space

(1) Passive and active recreation space, areas and facilities shall be provided to meet the needs of the residents, with respect to the type, size and location of residential structures. For purposes of this Article, "recreation space" means open space for both passive and active recreation available for general use.

(a) Passive recreation facilities include COMMUNAL outdoor sitting areas such as sundecks, balconies, roof gardens, shaded areas along walkways, or portions of walkways overlooking pleasant views.

(b) Active recreation areas include pedestrian ways ~~located~~ DESIGNATED and landscaped to invite strolling, tennis courts, swimming and boating areas, shuffleboard courts, bridle paths, playlots, playgrounds and playfields.

(2) Insofar as reasonably practicable:

(a) Recreational areas intended for general use and for pedestrian access shall be accessible from dwellings without crossing streets, USING OVER OR UNDERPASSES or with a minimum of street crossings.

(b) Walkways and recreational areas shall form an inter-connected system, serving also as routes to schools, churches and other areas of assembly.

(c) Recreational and walkway systems shall be located in block interiors, and oriented away from exposure to automotive traffic.

(d) Not less than ninety percent (90%) of all dwelling units shall be within one thousand two hundred feet (1,200') (by normal pedestrian routes) of recreation space.

Section 13-351.21H—Communal Open Space

(1) Communal open space shall be regulated in accordance with the provisions of Section 13-125.2.

(2) The final plat of the Planned Unit Development filed with the Office of Planning and Zoning shall be accompanied by a detailed statement or proposal for a conveyance in which the developer shall deed the open lands to a trustee by a metes and bounds description (or reference to a