

3.4.1.4. In order to fulfill the goals set forth above, in conjunction with (i) any application to increase non-residential square footage greater than 10 percent of the existing Gross Floor Area within the zone as of the effective date of these MDD regulations; or (ii) a subdivision application, a master plan governing the future development of the zone shall be submitted to the Commission. Such plan should address the development framework for the entire zone, including principal and accessory uses; street and open space layout; parking and loading areas; landscaping; and general illustrations for building layout, height, and bulk.