

Chapter 18.540
PARKS AND RECREATION ZONE

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18.540.010 Purpose

The Parks and Recreation Zone is intended to preserve and enhance publicly owned open space and natural and improved parkland within the city. This zone is intended to serve many functions including:

- A. Providing opportunities for both active and passive recreational facilities to meet neighborhood, community and regional needs;
- B. Providing contrast to the built environment;
- C. Providing opportunities to strengthen community identity, improve public health, and foster interactions between citizens;
- D. Providing economic development by creating a desirable public image and robust quality of life;
- E. Recognizing that publicly owned parks have a special relationship to the community and are an important resource;
- F. Providing flexibility in the use and development of recreational facilities as the city responds to changes in demographics, program needs, and external regulatory requirements; and
- G. Allowing for the efficient implementation of plans and improvements to parks, recreational facilities and open areas with appropriate reviews where compatibility issues may arise. (Ord. 14-03 §1)

18.540.020 Short Name

The short name and map symbol of the Parks and Recreation Zone is PR. (Ord. 14-03 §1)

18.540.030 Where the Zone is Applied

The Parks and Recreation Zone is applicable to all city owned lands intended as parks, open space, and recreational facilities and may be applied within all comprehensive plan designations. City-owned parks, open space, and recreational facilities located in a plan district may retain or receive other than a parks and recreation zone designation if it better furthers the goals of the plan district. In addition, other public agencies may request a parks and recreation designation for areas that meet the purpose of the zone. See Chapter 18.380, Zoning Map and Text Amendments. (Ord. 14-03 §1)

18.540.040 Other Zoning Regulations

The regulations within this chapter state the allowed uses and development standards for the base zone. Sites with overlay zones, plan districts, inventoried hazards, and/or sensitive lands are subject to additional regulations. Specific uses or development types may also be subject to regulations as set forth elsewhere in this title. (Ord. 14-03 §1)

18.540.050 Use Regulations

A. Types of uses. For the purposes of this chapter, there are three types of use:

1. A permitted (P) use is a use which is permitted outright, but subject to all of the applicable provisions of this title.
2. A conditional use (C) is a use the approval of which is at the discretion of the hearings officer. The approval process and criteria are set forth in Chapter 18.330, Conditional Use.
3. A prohibited (N) use is one that is not permitted in a zoning district under any circumstances.

B. Use table. A list of permitted, conditional and prohibited uses in the Parks and Recreation Zone is presented in Table 18.540.1.

**TABLE 18.540.1
USE TABLE: PARKS AND RECREATION ZONE**

Land Use Category	Use Type
RESIDENTIAL	
Household Living	N
Group Living	N
Transitional Housing	N
Home Occupation	N
CIVIC	
Basic Utilities	C ⁶
Colleges	N
Community Recreation	P/C ¹
Cultural Institutions	C
Day Care	N
Emergency Services	N
Medical Centers	N
Postal Service	N
Religious Institutions	N
Schools	C ^{2,3}
Social/Fraternal Clubs/Lodges	N
COMMERCIAL	
Commercial Lodging	N
Custom Arts and Crafts	N
Eating and Drinking Establishments	C ³
Major Event Entertainment	C
Outdoor Entertainment	C
Indoor Entertainment	N

Land Use Category	Use Type
COMMERCIAL (cont'd)	
Adult Entertainment	N
Sales-Oriented	C ³
Personal Services	N
Repair-Oriented	N
Bulk Sales	N
Outdoor Sales	C ³
Animal-Related	N
Motor Vehicle Sales/Rental	N
Motor Vehicle Servicing/Repair	N
Vehicle Fuel Sales	N
Office	C ³
Self-Service Storage	N
Non-Accessory Parking	N
INDUSTRIAL	
Industrial Services	N
Light Industrial	N
General Industrial	N
Heavy Industrial	N
Railroad Yards	N
Research and Development	N
Warehouse/Freight Movement	N
Waste-Related	N
Wholesale Sales	N
OTHER	
Agriculture / Horticulture	P/C ¹
Cemeteries	N
Detention Facilities	N
Heliports	N
Mining	N
Wireless Communication Facilities	P/C ⁴
Transportation / Utility Corridors	C ⁵

P=Permitted C=Conditional Use N=Not Permitted

^[1] See Subsection 18.540.050.C—D for use type determination.

^[2] Restricted to activities and facilities focused on environmental education.

^[3] Permitted only when accessory to a community recreation land use.

^[4] See Chapter 18.798, Wireless Communication Facilities.

^[5] Multi-use trails permitted within this zone, all others are conditional.

^[6] Except water, and storm, and sanitary sewers, and other underground infrastructure facilities, which are allowed by right.

C. Development permitted outright. When associated with a community recreation land use, the following types of development are allowed outright if they comply with the development standards and other regulations of this title. Site development review is not required for the uses listed below. All other applicable land use reviews apply.

1. Park furnishings such as play equipment, picnic tables, benches, bicycle racks, public art, trash receptacles and other improvements of a similar nature.
 2. Fences.
 3. Off-street, multi-use trails.
 4. Structures up to 600 square feet in size, and no more than 15 feet high.
 5. Picnic areas designed to accommodate groups of less than 25.
 6. Outdoor recreational fields, courts, arenas and other structures when not illuminated and not designed or intended for organized sports and competitions.
 7. Community gardens up to 5,000 square feet in size.
 8. Routine maintenance or replacement of existing facilities.
- D. Development subject to conditional use review. The following types of development are allowed subject to conditional use permit approval, as set forth in Chapter 18.330, Conditional Use.
1. Pools and aquatic centers, both indoor and outdoor.
 2. Community and senior centers providing a focus for recreational, social, education and cultural activities. These may include gymnasiums, indoor tracks and fitness areas, meeting rooms, office and kitchen space and other amenities designed for community use.
 3. Picnic areas designed to accommodate groups of 25 or more.
 4. Boat ramps.
 5. Off-street parking areas.
 6. Recreational fields, courts, arenas and associated structures for organized sports and competitions.
 7. Stages and amphitheaters.
 8. Dog parks.
 9. Community gardens in excess 5,000 square feet.
 10. Structures in excess of 600 square feet, and/or more than 15 feet high.
 11. Outdoor amplified sound systems.
 12. Illuminated athletic fields, courts, and other outdoor recreational facilities intended to be used after sunset.
 13. Camping, unless associated with an approved temporary or seasonal event as set forth in Chapter 18.785, Temporary Uses.

14. Golf courses, including club houses and driving ranges.
15. Development within a high voltage transmission line right-of-way. (Ord. 15-05 §2; Ord. 14-03 §1)

18.540.060 Development Standards

Development within the zone must comply with the following development standards, except where the applicant has obtained variances or adjustments in accordance with Chapter 18.370.

- A. Minimum lot size. None.
- B. Minimum lot width. None.
- C. Maximum structure height. None, except structures within 100 feet of a residential zone are subject to the maximum height limit for the abutting residential zone.
- D. Minimum structure setbacks. None, except where abutting a residential zone. In such cases structures must be set back a minimum distance of one foot for each foot of building height.
- E. Outdoor recreation facility setbacks. Non-illuminated playgrounds must be set back a minimum of 25 feet from adjoining residentially zoned properties. Illuminated playgrounds and other constructed recreational facilities such as swimming pools, skate parks, basketball courts, soccer fields, and group picnic areas must be set back 50 feet from adjoining residentially zoned properties. Where the outdoor facility abuts a school use, the setback is reduced to zero. Outdoor recreation facilities not meeting minimum setbacks set forth in this subsection may be considered through conditional use review as set forth in Chapter 18.330.
- F. Bathrooms and concessions. Bathrooms and concession stands shall be set back a minimum distance of 50 feet from adjoining residential zones. Where a bathroom or concession stand abuts a school use on a residentially zoned property, the setback is reduced to zero.
- G. Parking. Development shall comply with Chapter 18.765, Off Street Parking and Loading Requirements, with the following exceptions:
 1. Minimum parking requirements shall only apply to conditional uses in this zone. Outright permitted uses are exempt from minimum parking requirements.
 2. Dog parks shall provide the following:
 - a. Dog parks or off-leash areas with a fenced area of one acre or more shall provide a minimum of five vehicle parking spaces, and a parking plan for anticipated peak use periods.
 - b. Dog parks or off-leash areas with a fenced area of less than one acre shall provide a minimum of three off-street parking spaces, and a parking plan for anticipated peak use periods.
 - c. Dog parks or off-leash areas with a fenced area of less than one-half acre are exempt from minimum parking requirements.

- H. Signs. Signs in the Parks and Recreation Zone shall comply with the regulations applicable to nonresidential land uses in residential zones, as set forth in subsections 18.780.130.A and B of this title.
- I. Lights and amplified sound systems. Lights and amplified sounds systems shall comply with Chapter 18.725, Environmental Performance Standards. In addition, glare sources shall be hooded, shielded, or otherwise located to avoid direct or reflected illumination in excess of 0.5 foot candles, as measured at the site boundary or at the furthest boundary of adjacent industrially-zoned properties. (Ord. 14-03 §1)