

## Chapter 17.26

### RECREATION AND OPEN SPACE ZONE

#### Sections:

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#### **17.26.010 Purpose.**

It is the purpose and intent of the recreation and open space zone (ROS) to:

- A. Establish areas for commercial recreation, open space, and commercial nursery uses;
- B. Provide greater certainty about the future use and development of properties zoned ROS;
- C. Ensure consistency with the general plan and orderly planning and review procedures that will maintain areas for open space and recreational uses in the city. (Ord. 786 § 3, 2015)

#### **17.26.020 Uses permitted.**

A. Property zoned ROS may be used for the following uses subject to the issuance of a conditional use permit pursuant to Chapter 17.48, Conditional Use Permits/Exceptions:

- 1. Golf courses, driving ranges, course maintenance facilities, golf club houses;
- 2. Parks, public and private;
- 3. Resorts, including spas, dining facilities, restaurants, gyms, pro-shops, conference facilities, recreational amenities, and other similar uses;
- 4. Equestrian facilities;
- 5. Indoor and outdoor recreational facilities;
- 6. Exposition centers;
- 7. Commercial nurseries;
- 8. Interpretive centers;
- 9. Reservoir.

B. Approval of a development plan pursuant to Section 17.36.020, Development plan review required, will be required for any structures and physical improvements deemed significant by the planning director.

C. Trails, bikeways, and similar minor improvements do not require separate planning approvals but, if included, will be reviewed as part of the conditional use permit and/or development plan application process. Stand-alone proposals for trails and bikeways require approval by the city engineer.

D. New hotels are not permitted except as allowed pursuant to Chapter 17.24, Planned Development Overlay Zone (P-D Overlay).

E. Housing units existing as of the effective date of the ordinance codified in this chapter (February 21, 2015) are permitted and considered legal conforming uses. The like-for-like replacement of, enlargement of, and improvements/modifications to existing housing may be permitted with approval of a development plan short-form application. (Ord. 786 § 3, 2015)

#### **17.26.030 Development standards.**

Approval of a development plan is required for new or expanded structures in the ROS zone pursuant to Chapter 17.36, Design Review. Development on a property zoned ROS is subject to the following standards:

<b>Standards</b>	
<b>Lot</b>	
Minimum parcel size	• None.
Minimum parcel frontage	• None.
<b>Building Envelope</b>	
Maximum building square footage	• None.
Front setbacks	• 30 feet from front of curb of any street or highway, whether improved or not, to any habitable structure.
Rear and side setbacks	• None.
Maximum height	• 55 feet.
<b>Parking, Loading, and Access</b>	
Parking	• Parking to be determined on a case-by-case basis depending upon the nature of the proposed use and expected demands using the municipal code standards as a guide.
Parking, drive isles, and driveways	<ul style="list-style-type: none"> <li>• Minimum parking stall size: 9' x 19'.</li> <li>• Compact parking spaces (minimum stall size of 8' x 16') up to 30% of required parking.</li> <li>• Minimum driveway and parking-aisle width: 26 feet.</li> <li>• Only 90° parking allowed.</li> <li>• Driveways must be located in such a manner that: (1) there is an unobstructed view of the street and oncoming traffic; and (2) it does not create a hazard for vehicles entering or exiting a site.</li> </ul>
<b>Grounds</b>	
Landscaping	<ul style="list-style-type: none"> <li>• Minimum landscape area: <ul style="list-style-type: none"> <li>Lots up to 150,000 sf: 12% of lot area.</li> <li>Lots 150,001 sf to 250,000 sf: 11% of lot area or 18,000 sf whichever is greater.</li> <li>Lots 250,001 sf to 350,000 sf: 10% of lot area or 27,500 sf whichever is greater.</li> <li>Lots 350,001 sf to 450,000 sf: 9% of lot area or 35,000 sf whichever is greater.</li> <li>Lots greater than 450,001 sf: 8% of lot area or 40,500 sf whichever is greater.</li> </ul> </li> <li>• The required landscape area must be concentrated along the public street(s) to the greatest extent possible.</li> <li>• Landscaping must be designed to comply with the city's water efficient landscape regulations, Chapter 13.18, and with the city's water efficient landscape guidelines.</li> </ul>
Walls	<ul style="list-style-type: none"> <li>• In front setback: 42 inches maximum height if a solid wall and 8 feet maximum height if wrought-iron or combination decorative masonry and wrought-iron.</li> <li>• A maximum 8-foot tall solid wall may be permitted in the front setback to screen utility facilities, power generation facilities, and electrical substations only if: (1) adequate landscaping is provided between the wall and the street to soften the wall (e.g., vines, trees, tall bushes); and (2) the wall is designed to eliminate a long, monotonous, unbroken plain (e.g., off-sets, pilasters); or (3) decorative wall elements are provided (e.g., split face block, bricks, public art).</li> <li>• A maximum 6-foot tall chain link fence may be permitted in the front setback only if the site is located so that it is not clearly visible to the public (e.g., at end of a cul-de-sac surrounded by industrial uses).</li> </ul>

<b>Standards</b>	
	<ul style="list-style-type: none"> <li>• Side and rear property lines: 10-foot tall maximum height.</li> <li>• All screen walls shall be constructed of masonry, concrete or other similar materials. Chain link is not permitted as a screen wall.</li> <li>• The design and materials used in the construction of fences and walls shall be compatible with the architecture of the buildings on the site and surrounding properties.</li> <li>• Exterior wall surfaces shall at all times be kept free from graffiti or any other marks of vandalism.</li> </ul>
Trash and recycling bin enclosures	<ul style="list-style-type: none"> <li>• As determined necessary depending upon the nature of the proposed use and expected demands using the municipal code standards as a guide and in consultation with the trash provider.</li> </ul>
<b>Miscellaneous</b>	
Outside storage	<ul style="list-style-type: none"> <li>• Outside storage will not be permitted unless screened from view from public streets and adjacent property by a masonry screen wall or structure.</li> <li>• Outdoor storage is prohibited on/within setback areas, parking, drive aisles, landscaping, and emergency aisles.</li> </ul>
Mechanical equipment	<ul style="list-style-type: none"> <li>• With the exception of public utility facilities, power generation facilities, and electrical substations, all mechanical equipment (including roof-mounted equipment) shall be screened from public view by screening that complements in color, materials, and style, the main structure. The planning director may approve exceptions for historical structures.</li> </ul>
Grading and drainage	<ul style="list-style-type: none"> <li>• All site grading and drainage plans shall be approved by the city engineer.</li> <li>• Surface drainage must not result in surface flow onto any adjacent parcel.</li> <li>• Sharing surface drainage gutters among adjacent parcels is not permitted; however, underground storm drains along common property lines serving more than one parcel of land may be permitted.</li> <li>• Each parcel shall provide for the collection and discharge of surface runoff to an improved street, storm drain, or established watercourse independently of adjacent parcels.</li> </ul>
Use permit	<ul style="list-style-type: none"> <li>• Any change of occupants will be required to obtain a use permit per Chapter 17.44, Use Permit.</li> </ul>
Signs	<ul style="list-style-type: none"> <li>• Chapter 15.32, Sign Regulations.</li> </ul>
Special events and banners	<ul style="list-style-type: none"> <li>• Section 17.44.050, Special events, and approval of a special event/temporary banner permit.</li> </ul>

Notes:

sf = square feet

(Ord. 786 § 3, 2015)