

## **Chapter 18.32 PARKS AND OPEN SPACE ZONEZONING<sup>1</sup>**

### **18.32.010 ~~Applicability~~ Purpose.**

The regulations of this chapter apply only to land held in public trust.

(Ord. No. 2667, § IV, 12-17-2012; Ord. No. 2691, § I(Exh. A), 1-21-2014)

### **18.32.020 Permitted uses.**

Uses shall be allowed in accordance with Table 18.07.050 - Park and open space land uses. Park use is also subject to the requirements and limitations of Chapter 12.32 Park Rules and Regulations.

(Ord. No. 2667, § IV, 12-17-2012; Ord. No. 2691, § I(Exh. A), 1-21-2014)

### **18.32.030 Development standards.**

- A. Lot Area. There is no minimum or maximum lot size in the Park zoning districts.
- B. Setbacks. The minimum setbacks are twenty feet.
- C. Building lot coverage. The maximum building lot coverage shall not exceed thirty-five percent of lot area, with the exception of community or recreation centers, where lot coverage shall not exceed sixty percent.
- D. Landscaping. All required yard setbacks shall be landscaped. Any storage areas visible to the right-of-way shall be screened. Parking area landscaping shall be consistent with CMC Chapter 18.13 Landscaping.
- E. Parking. The number and location of off-street parking shall be consistent with CMC Chapter 18.11 Parking.
- F. Signs. Signs shall be permitted according to the provisions of Chapter 18.15 Signs, under the commercial zoning standards.

(Ord. No. 2667, § IV, 12-17-2012)

### **18.32.040 Site plan review and design review.**

- A. Before a clearing, grading or building permit will be issued; Site Plan approval per Chapter 18.18 Site Plan Review is required. A phased site plan may be allowed in order to guide a new park development as funds and resources become available.
- ~~B. When Design Review is applicable; the Parks & Recreation Commission shall conduct design review and find that the development is generally consistent with the design standards of CMC Chapter 18.19 Design Review, guidelines and principles for commercial and mixed uses.~~

(Ord. No. 2667, § IV, 12-17-2012)

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<sup>1</sup>Ord. No. 2691, § I(Exh. A), adopted Jan. 21, 2014, amended the code by retitling Ch. 18.32 to read as herein set out. Ch. 18.32 was formerly titled Park Zoning.