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## Chapter 18.32 PARK AND OPEN SPACE ~~ZONING~~<sup>4</sup>ZONE

### 18.32.010 Purpose and Applicability.

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

- A. The purpose of this chapter is to establish regulations that support the preservation, development, and use of parks, open spaces, and natural areas that contribute to community health, environmental protection, recreation, and quality of life.
- B. The regulations of this chapter apply to all lands zoned for park and open space purposes, whether publicly or privately owned, including open space tracts, critical areas, buffers, and recreation areas associated with development.

(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. Privately owned open spaces shall be used and maintained consistent with any applicable approvals, recorded documents, or development agreements.

(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 building setbacks are twenty feet from any property line.
- 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. For public park facilities that are outdoor such as playgrounds, sports courts, and similar amenities, available on-street parking may count towards or satisfy parking requirements.
- 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)

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~~<sup>4</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.~~

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**18.32.040 ~~Site plan review and design review~~ Development 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.~~
- A. Development of privately owned land shall be subject to development review. Where part of a larger development, review shall occur concurrently with the associated application (e.g., preliminary plat, site plan, or civil construction permit). Standalone projects shall require Site Plan Review.
- B. Development of publicly owned land may be exempted from Site Plan Review when the proposal has been identified in the City's adopted Parks, Recreation, and Open Space Comprehensive Plan and is exempt from critical areas review and Shoreline review. When exempted, the proposal must be reviewed by the Director of Parks and Recreation for consistency with this chapter.
- C. Routine maintenance and minor improvements that do not substantially alter site layout or function (e.g., landscaping, benches, play equipment, or trails) are exempt from development review, but must still comply with the requirements of this chapter.

(Ord. No. 2667, § IV, 12-17-2012)