

## DRAFT OPEN SPACE ZONE

### MICC 19.05.XXX – Open Space Zone. [New Section]

- A. *Purpose.* The purpose of the Open Space Zone is to preserve, protect, restore, and enhance Open Space Lands, which provide habitat for native plants and animals and ecological services including stormwater management and carbon sequestration. Open Space Lands provide access to nature for passive recreation and relaxation and educational and stewardship opportunities.
- B. *Open Space Zone Designation Requirements.* In addition to the requirements established in Section [19.15.240 MICC](#), Open Space Lands must be owned, leased, or managed by the City of Mercer Island and fulfill the purpose provided in subsection (A) above to qualify for classification as Open Space Zone.
- C. *Uses Permitted.* The following land uses are permitted in the Open Space Zone. A use not permitted by this section is prohibited.
1. Trails.
  2. Passive recreational uses.
  3. Passive recreational amenities.
  4. Habitat restoration.
  5. Limited public parking.
  6. Temporary uses compatible with the purpose of the Open Space Zone, as authorized by the City Manager or designee.
  7. Public art.
  8. Wireless communications facilities. (Only if otherwise permitted by [MICC 19.06.040](#) and/or [MICC 19.06.070](#) and as subject to design and concealment standards as otherwise provided in the MICC).
  9. Utilities, only where necessary for public safety or protection of the natural environment and no reasonable alternative location exists. Utilities should be underground, if feasible.

**MICC 19.05.XXX – Open space zone development standards. [New Section]**

- A. *Applicability.* The provisions of this section shall apply to all development proposals in the Open Space zoning designation.
- B. *Setbacks.*
1. The following minimum setbacks apply:
    - a. Zero (0) feet if adjacent property is zoned PI, TC, PBZ, CO, or B; and
    - b. Twenty (20) feet if adjacent property is zoned R-8.4, R-9.6, R-12, R-15, MF-2L, MF-2, or MF-3.
  2. Setbacks are measured from the adjacent property line or the edge of adjacent public rights-of-way.
  3. The following developments are exempt from setback requirements: fences, gates, culverts, trails, landscaping, furnishings, and parking areas.
- C. *Restrooms.*
1. Restrooms are only permitted on properties larger than 100 acres. Restrooms shall not be larger than 200 square feet and have a height not to exceed 17 feet tall.
- D. *Parking.* The following parking requirements apply to all land uses in the Open Space Zone.
1. *Minimum/Maximum parking requirements.* Parking shall be prohibited for open space land(s) smaller than 15 acres in size. For open space land(s) exceeding 15 acres in size, parking shall be limited to no more than 1 space per 10 acres. There shall be no minimum number of parking spaces required. Use of such parking shall be restricted to accommodate users of the open space land(s). ADA compliant parking shall have priority over other types of parking where parking is allowed and shall meet applicable ADA requirements for accessible parking spaces.
  2. *Design.* Parking lot design must be approved by the city engineer.
  3. *Ingress and egress.* The city engineer shall have the authority to condition future development permit approvals to fix the location and width of vehicular ingress or egress to and from the subject property and alter existing ingress and egress as may be required to control street traffic in the interest of public safety and general welfare.
  4. *Screening.* A landscaped area at least ten feet wide must provide a visual barrier between parking areas and adjacent properties zoned R8.4, R-9.6, R-12, R-15, MF-2L, MF-2, or MF-3. The screening shall be composed of a combination of trees, bushes, and groundcover that will produce an eight-foot-tall visual barrier in all seasons within three years of planting. A minimum of one tree for every 20 feet of landscape perimeter length must be provided.

E. *Signs and kiosks.*

1. Signs shall be governed by [MICC 19.12.080](#).
2. Kiosks shall not exceed ten square feet and shall not exceed ten feet in height.

F. *Trail Standards.*

1. Trails shall not exceed eight feet in width.

G. *Public Art.*

1. Public Art shall be limited to placement at Open Space Lands larger than 15 acres. No more than one art piece is allowed.
2. Art pieces must be placed at the entrance or edge of Open Space Lands.
3. Public art must be culturally or historically relevant to the Open Space Land.
4. Natural colors and materials shall be required.
5. Public art shall not exceed seven square feet and shall not exceed twelve feet in height.

**MICC 19.16.010 – Definitions**

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Kiosk. A small structure in a public area used for providing information.

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Natural Colors. Colors that are consistent with the natural landscape of Open Space lands, including but not limited to forest green and brown.

Open Space Land(s). a parcel of land that is largely undeveloped and is suitable as a natural habitat.

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Passive Recreational Amenities. Structures, furnishings, or developments that are specifically provided for passive recreational uses, such as signs, trails, restrooms, kiosks, benches, bike racks, etc.

Passive Recreational Uses. Passive recreational uses have a low impact on the facilities used, and include activities such as hiking, wildlife viewing, walking, jogging, or picnicking. Passive recreational uses place minimal stress on a site's resources; as a result, passive recreational uses are highly compatible with natural resource protection.

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Temporary Structures, Uses, and Activities. A land use, structure, or activity that will only be in place for a limited period of time not to exceed 180 days in duration.

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Trail. An off-street path for passive recreational uses.

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#### **MICC 19.01.040 – Zone Establishment**

##### A. Zones.

Zone	Symbol
Single-Family	R-8.4
Single-Family	R-9.6
Single-Family	R-12
Single-Family	R-15
Multiple-Family	MF-2L
Multiple-Family	MF-2
Multiple-Family	MF-3
Business	B
Planned Business	PBZ
Commercial Offices	C-O
Public Institution	PI
<u>Open Space</u>	<u>OS</u>
Town Center	TC

- B. The location and boundaries of the various zones of the city are shown and delineated on the city of Mercer Island Zoning Map which is included in appendix D of this development code and is incorporated herein by reference.
- C. The location and boundaries of the various zones as hereafter determined by the city council shall be shown and delineated on zone maps covering portions of the city, each of which shall be a part of this Code either by adoption as a part hereof or by amendment hereto.
- D. Each zone map and all notations and other information shown therein shall become part of this Code.
- E. A zone map may be divided into parts and each part may, for purposes of identification, be subdivided into units. Such parts may be separately and successively adopted by means of an amendment of this Code and, as adopted, such zone map, or its parts, shall become a part of this Code.
- F. Changes in the boundaries of a zone shall be made by ordinance adopting an amended map, or part of said zone map.

G. When uncertainty exists as to the boundaries of any zones shown on any zone map, the following rules shall apply:

1. Boundaries shown on a map as approximately following street lines or lot lines shall be construed as actually following such lines.
2. Where a boundary between zones divides a lot into two or more pieces, the entire lot shall be deemed to be located in the first zone on the following list in which any part of the lot is located: R-15, R-12, R-9.6, R-8.4, MF-2L, MF-3, MF-2, PI, P, PBZ, C-O, TC, and B. The location of the zone boundary shall be determined by use of the scale appearing on the zone map unless the location of the boundary is indicated by dimensions.
3. Where property abuts Lake Washington, the land use classification of the upland property extends waterward across the abutting shorelands and beds to the line of navigability/inner harbor line as established in 1984 by the board of natural resources by Resolution No. 461.
4. In case any uncertainty exists, the planning commission shall recommend and the city council shall determine the location of boundaries.
5. Where a public street is officially vacated or abandoned, the land use classification applicable to the abutting property shall apply to such vacated or abandoned street. If a vacated street forms the boundary between two or more zones, the land use classifications of each abutting zone shall extend to the mid-point of the vacated street unless the planning commission recommends and the city council decides otherwise.

H. Except as hereinafter provided:

1. No land, building, structure or premises shall be used for any purpose or in any manner other than a use listed in this Code, or amendments thereto, for the zone in which such land, building, structure or premises is located.
2. No building or structure shall be erected nor shall any building or structure be moved, altered, enlarged or rebuilt, nor shall any open spaces surrounding any building or structure be encroached upon or reduced in any manner, except in conformity with the requirements of this development code or amendments thereto.
3. No yard or other open spaces provided about any building or structure, for the purpose of complying with the regulations of this Code or amendments thereto shall be considered as providing a yard or open space for any other building or structure.