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Special Recreation District

Statement of Purpose/Intent

The Special Recreation District is designed for flexible use and high-quality facilities for recreation, spectator sport, or entertainment that serve a regional demographic and may draw larger crowds during special events. These uses have the ability to attract large groups of people which can impact traffic, residents, and sensitive environments nearby. Therefore careful planning is required to ensure developments embrace and enhance the city's character. This district is intended to provide for the orderly development of sites, mitigation of potential negative impacts, and provision of adequate facilities and services. Facilities should achieve compatibility with existing surrounding residential neighborhoods and natural areas through exceptional site design, quality materials and equipment, and proper maintenance. Proposed development must also be consistent with the Comprehensive Plan and other adopted plans for the area.

Permitted Uses:

- Amphitheater / Outdoor Theatre
- Trails and other passive recreation
- Indoor/Outdoor Sports/Athletic Facilities
- Golf Course or driving range
- Country Club
- Fairground
- Parks and other public recreation uses
- Retreat Center/Camp
- Amusement Park
- Motorsports Park
- Zoo

Accessory Uses

An accessory use in the district must be incidental and subordinate to the permitted principal use.

- Parking
- Campgrounds, including travel trailer parks intended for temporary/recreational use, not long-term or permanent occupancy
- Retail
- Food and beverage facilities
- Research and development
- Hotels, Motels, and other visitor accommodations
- Dwelling unit as quarters for watchman, care taker, custodian
- All other accessory uses typically associated with the primary use

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Special Exceptions: Additional uses that may be compatible within the SRD District but are not included in the list of permitted uses may require special approval. The Planning Commission may approve a new use proposed on a specific site as part of the Site Review process. Where Site Review is not required, an applicant may propose a new use in the Special Recreation District by requesting special exception approval from the Board of Zoning Appeals. Both the Planning Commission and Board of Zoning Appeals shall use the following criteria when considering a proposed new use in the SRD District:

- The proposed use is consistent with the intended character of the district
- The design or operation of the use does not cause substantial adverse impact to surrounding uses related to parking, traffic, noise, hours of operation, or other potential conflict
- The Board or Commission may impose conditions and restrictions deemed necessary to preserve and promote the character of the district and serve the public interest.

Dimensional Regulations:

Minimum Size of District: 25 acres, except where contiguous to lands already zoned SRD.

Maximum height for buildings: 60', though the Planning Commission may allow increased or require decreased building height during the Site Review process in cases where the change is compatible with the surrounding area or where a structure or feature is integral to the operation of a permitted use.

Setbacks Requirements:

- Front Setbacks: 10 feet, except as provided below
- Side Setback: 10 feet, except as provided below
- Rear Setback: 10 feet, except as provided below
- District Setback: All buildings and structures shall be setback a minimum of 30 feet from the boundaries of the SRD District, except when adjacent to a residential or Greenbelt zoned district. When adjacent to a residential or Greenbelt zoned district, the setback shall be 100 feet.

Buffer Requirements:

Landscape buffers in conformance with Section 13.02(g) are required, except that when the SRD District abuts a residential or Greenbelt zoned district, the landscape buffer must be a minimum of 50' wide.

The Planning Commission may allow existing site vegetation to constitute part or all of the required landscape buffer if the existing vegetation meets or exceeds the required standard. In addition, the Planning Commission may allow exemptions for roads, utilities, or other site features such as fences to cross through buffer areas.

Consideration should be given to the impact of all proposed uses on surrounding properties. Uses or certain parts of facilities that create a significant amount of light, noise, vibration, or other potential nuisances may require additional buffering or other mitigation measures.

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Parking:

Parking requirements shall be determined by Article 11. However, because of the unique nature of developments in the Special Recreation District, the Planning Commission may approve alternative requirements for parking, provided the applicant presents a parking study prepared by a qualified parking or traffic consultant or civil engineer, which substantiates the basis for granting alternative parking measures.

Intermittent use of unpaved overflow parking areas may be permitted with the issuance of a temporary use permit as outlined in Section 3.18(i). Such areas should be identified on the approved Site Plan.

Site Plan Approval Requirements:

All new development and some redevelopment proposals require Site Review approval. The Site Review process for the Special Recreation District shall be guided by Sections 16.11-16.18. However, because of the unique nature of large scale recreation and its potential impact on its surroundings, in addition to submittal requirements listed in Sec. 16.11 and on the Site Plan application, Site Plans for the SRD District shall include, when applicable:

- A list of all anticipated uses. Insofar as is practical, a list of uses should also include operation information including seasons for each activity, hours of operation, special events, anticipated number of users and spectators, and parking demand.
- Proposed means of ingress of egress, pedestrian and vehicular circulation within the development, and parking facilities, including areas for overflow parking.
- Proposed phasing, if any.
- A list of any requested variances with justification provided for each.
- Plans for protection of the development site and abutting properties from noise, light, pollution, and other potential impacts. The applicant may be asked for additional information or studies if the proposed use has the potential to have significant traffic or environmental impacts, or may violate the provisions of Article 12. Previously completed studies may be used to satisfy this requirement or supplement new study. City staff shall be responsible for determining which additional studies, if any, are required, and whether any previously completed studies adequately address the requirements of this section.

Examples of studies include, but are not limited to:

- A Traffic Impact Study or assessment of expected traffic and safety implications for projects that have the potential to generate 1000+ trips on a regular basis or during individual events.
- Emissions Impact Study to demonstrate the impact of proposed uses on surrounding areas with respect to noise, light, and other operational emissions regulated in Article 12. An impact study must provide thorough measurements and analysis, recommendations for the mitigation of negative impacts, and demonstrate that the uses can achieve compliance with applicable local, state and federal requirements.

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- An Existing Resource and Site Analysis (ERSA) Plan may be required when a project is proposed for previously undeveloped property, and/or when there are known significant environmental features on a site. Significant environmental features include but are not limited to water resources such as wetlands or blue line streams, habitats of endangered species, any identified cultural resources, etc. At a minimum the ERSA plan must identify environmental and/or cultural resources on a site and provide recommendations for mitigation of any negative impacts resulting from the development.
- A Parking Study may be required for the Planning Commission to approve parking standards other than those contained in Article 11.
- All required studies must be completed by qualified professionals with credentials in the applicable field of study. Staff shall review all such studies during the Site Review process and determine if any alteration to the proposed Site Plan are required based on the recommendations of said studies.

Where actions, designs or solutions proposed by the applicant are not literally in accordance with applicable zoning standards, but the Planning Commission makes a finding in the particular case that public purposes are satisfied to an equivalent or greater degree, the Planning Commission may make specific modification of the regulations in the particular case.

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Coinciding Amendments

(Amendments to other section of the Zoning Ordinance that relate to the PRD District)

Article II: Add a Definition for Road/Race Course

Motorsports Park: A facility with an engineered and paved course or track intended for recreational and other uses, including vehicle testing, driving skills activities, competitions; and including improvements normally associated with such facilities such as parking, loading or unloading areas, viewing areas, concessions, restroom facilities, administrative structures, and maintenance storage areas.

Update Section 3.18 to require a Temp Use Permit for SRD Overflow Parking

Section 3.18 Temporary Use Permits

- (i) Overflow Parking in the Special Recreation District: A temporary use permit is required for any event requiring overflow parking in the Special Recreation District (SRD), as outlined in **Section XX.XX**, subject to the following criteria:
1. The location of overflow parking is identified on the approved site plan, or the approved site plan shall be amended to include overflow parking areas.
 2. Overflow parking permitted by a temporary use permit shall not exceed seven (7) consecutive days for any individual event. However, a regular or reoccurring event may be permitted under a single permit within a one-year period.
 3. Overflow parking on any site is limited to a maximum of ninety (90) total days per calendar year. More frequent or permanent use of overflow parking areas shall require compliance with parking lot standards in Article XI of this ordinance.
 4. Overflow parking areas shall remain pervious and be maintained in good condition and appearance when not in use. A temporary use permit may not be issued or reissued if the overflow parking area has the potential to create excess runoff or be in violation of the City's storm water ordinance or fire codes.

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Section 14.03/14.12 Sign Requirements

Section 14.03: Add SRD to Sign Matrix under 'Community Business'

Section 14.12

- 14.12(h): "h. Development Entry Signs: For developments that include five or more buildings, five or more lots, or are within a Special Recreation District, one (1) ground entry sign with either two (2) sides or two (2) one-sided signs on each side of the entrance shall be allowed at each principal entrance. Such sign(s) shall be permanent and can be either indirectly illuminated or non-illuminated with the exception of Light Emitting Diodes (LED) lit channel letters or halo lit LED letters. Each sign face shall not exceed thirty-two (32) square feet of surface display area and the top of the sign shall be no higher than eight (8) feet above ground level."
- Add a new 14.12(i) to read: "Sign Standards for Recreation Facilities: Sponsored scoreboards shall be allowed for outdoor recreational facilities with permanent seating for more than three hundred (300) persons provided the scoreboard does not exceed one (1) square foot per linear foot of distance between the scoreboard and the most distant grandstand/seating area with the advertising area not to exceed thirty percent (30%) of the surface display area of the scoreboard."

Temporary signs for recreation and sporting events shall be allowed provided that the following criteria is met: temporary non-illuminated signs shall be allowed to remain for the length of the athletic season/event for which they are the primary users and/or scheduled times for use of the facility/fields but not to exceed four (4) consecutive months; a maximum of twenty (20) signs per athletic field shall be allowed; and a sign permit is required for each athletic field. Outdoor athletic fields with permanent seating for more than 5,000 persons shall be allowed a maximum of thirty (30) temporary signs per field. All signs covered for each sign permit shall be uniform in general design (size, color, and lettering). Individual temporary signs shall not exceed thirty-two (32) square feet of surface display area. Such temporary signs shall be installed inside of the park so not to be visible from public rights-of-way and must be maintained by the owner(s) of such signs."

Section 16.12: Site Review

- Amend 16.12(a) to add SRD to list of districts that require Site Plan approval by the Planning Commission.

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Article XIII, Figure 13.04: Amend the Transitional Screening chart to include the SRD District (entire table shown, changes highlighted)

Zone District	Adjacent Zoning District									
	Single Family and Duplex	Multi-Family	Neighborhood Business (B-1)	Community Business (B-3, UB-2, B-2, D-1)	Office Institutional (O-1, O-2)	Business Park (IND-1)	General Industrial (IND-2, IND-3)	Public	Park / Public Open Space	School
Multi-Family	B	X	B	C	B	C	F	A	A	A
Neighborhood Business (B-1)	C	B	X	X	A	C	D	A	B	C
Community Business (B-3, UB-2, B-2, D-1)	D	C	X	X	B	B	C	B	D	D
Office Institutional (O-1, O-2)	C	B	A	B	X	C	D	X	B	C
Business Park (IND-1)	D	C	C	B	C	X	X	C	D	E
General Industrial (IND-2, IND-3)	F	F	D	C	D	X	X	C	D	F
Special Recreation District	F	F	D	C	D	B	B	C	D	F
Public	B	A	A	B	X	C	C	X	B	C
Park / Public Open Space	©	B	X	X	X	X	X	X	X	X
School	C	B	C	D	C	E	F	C	X	X

X = No Transitional Screening Required

© = For Active Recreation Areas (e.g. ballfields)