

## **3-49: LANDSCAPE PARK RECREATIONAL FACILITIES**

### **A. SCOPE**

The Planning Commission, in accordance with the provisions of zoning section 7-24-D, may approve a conditional use permit in any zone for landscape park recreational facilities to be placed in a landscape park provided the following provisions are met.

### **B. SITE PLAN AND OPERATIONS DISCLOSURE STATEMENT**

#### **1. Site Plan**

Any application to the Planning Commission for landscape park recreational facilities shall be accompanied by a detailed, drawn-to-scale site plan (scale 1 inch to 200 feet or larger) which shall contain:

- a. The location on all proposed structures.
- b. The generalized planting plan and an irrigation plan for the landscaping.
- c. The location of all parking areas and the layout of parking spaces.
- d. The layout of the roads and walkways.
- e. The layout and schematic drawings of all pavilions, swimming pools, tennis courts, ball diamonds and other facilities.

#### **2. Operations Disclosure Statement**

In addition to the site plan, an application for landscape park recreational facilities shall be accompanied by a disclosure statement stating:

- a. The scope and purpose of the park.
- b. The name, address, and telephone number of the property owner, the park developer/designer, and the manager or operator of the park.
- c. The provision for trash removal, water and sewer, and security.
- d. What endowment or other means will be used to construct and maintain the park and facilities.
- e. The management and operations procedures, including any mitigating measures to mesh the park and facilities with the neighborhood.

### **C. STANDARDS**

1. The design and operation of the park shall be consistent with the intent of the zone and will not significantly decrease the quality of the neighborhood environment through the imposition of large

volumes of traffic or produce levels of odor, noise, glare, light, or similar conditions which are incompatible with the character of the area.

2. The primary purpose of the park shall be for beautification and recreation. Accessory uses such as parking lots and roadways shall be designed to accommodate the users of the park itself, not the buildings and uses on adjoining parcels of land.

3. Walkways, roads and off-street parking facilities in the park shall be adequate to accommodate the anticipated use of the park.

4. The size and location of the park, and the type of facilities approved, shall be compatible with the uses of the surrounding neighborhood and the road system in the area.

5. The park shall not reduce the property values of adjacent parcels of land.

6. No overnight camping nor sleeping rooms shall be allowed.

#### D. PERMITS AND BUSINESS LICENSE REQUIRED

1. Before commencing construction of the park, the owner shall obtain a building permit, and, before occupancy and use of the park, obtain a zoning compliance permit from the Zoning Administrator. The zoning compliance permit shall remain valid only if the terms of the site plan, plan of operations, and conditions of approval continue to be met in the park.

2. If the park is one for which charges or donations are to be requested for membership, entrance to the grounds, or for use of any of the facilities, an annual business license must be obtained, which license shall be required in addition to a zoning compliance permit.