

**6.05.00**            **DISTRICT REGULATIONS**

**6.05.01**            **P-1 and P-2 - Public Park District**

A.    Purpose of District: The P-1 and P-2, Park and Recreation Districts, are intended for lands used for passive or active recreational functions. It is also intended that these districts be applied but not necessarily pertaining to lands to be conserved and protected such as open space, estuarine areas, public and quasi-public lands, spoil sites, cemeteries, etc.... These districts are also intended for outdoor sports and recreational activities in which the participants are actively engaged, but which may also provide entertainment for spectators. The activities for which the P-1 Districts are provided are normally and primarily conducted in the open air while related accessory activities may be in the open air or in a building or structure. The functional characteristics of a P-1 District may require its location within, or in close relationship to, residential areas, public recreational areas or scenic areas. Because of the nature of uses involved and the variety of arrangement of uses and facilities, a development site plan shall be required to be furnished to the Community Planning, Zoning and Development Division for approval prior to improvements being installed. These regulations shall apply to public as well as private recreational land and facilities.

B.    Permitted Uses

1. P-1 Passive Park District: On lands to be conserved and protected such as open space, estuarine areas, public and quasi-public lands, spoil sites, and the like, uses shall be limited to walkways, paths, sanitary facilities, refuse containers and similar uses.
2. P-2 Active Park District: Lands to be used for recreational purposes may be used as permitted above plus one or more of the following specified uses, (subject to the requirements provided in subparts (C) and (D) of this Section):

Archery Range	Auditorium
Baseball Fields	Basketball Courts
Bathing Beach	Benches
Bicycle Path	Boat Anchorage
Boat Dock	Boat Launching Ramp
Botanical Garden	Bridle Trails
Cabanas	Cemeteries
Charter Boat Dock	Concession Stands
Cooking Grills	Country Club
Excursion/Charter Boat Dock	Fishing Pier

Football Field	Horseshoe Pitching Courts
Golf Course or Driving Range	Miniature Golf Courses
Handball/Racquetball Courts	Picnic Tables
Lawn Bowling	Recreational Vehicles & RV Parks
Outdoor Rifle and Pistol Range	Shuffleboard Courts
Public Park	Soccer Field
Rifle and Pistol Range	Swimming Pool
Softball Field	Tennis Courts
Stadium & Bleachers	Track and Field Facilities
Social, Athletic, Neighborhood	Zoo or Community Club or Center
Water-Oriented Recreational uses such as: boating, diving, fishing, swimming, surfing, wading, water skiing.	Yacht club

3. Similar and Accessory Uses: Building or structures in which sport, game and recreation activities are carried on including meeting rooms and food service areas. Auditoriums, community theaters, band shells, etc. are permitted subject to the requirements of this Ordinance. Commercial uses such as refreshment stands, pro shops, bait and tackle shops, etc., are allowed only as accessory uses to the permitted uses in Section (B) above.

C. Uses Prohibited: The permissible uses enumerated in Section (B) above shall not be construed to include, as a principal use, any of the following (except where noted):

1. Any business or commercial uses except when meeting requirements of an accessory use;
2. Any industrial or manufacturing use;
3. Residential uses, except for recreational vehicles and RV parks.

D. Site Plan Approval: Site plan approval is required by the County Planning and Zoning Division pursuant to Section 4.04.00 et. seq. of this ordinance. Additionally, the site development plan for land use improvements in a "P" District shall provide for such an arrangement and location of uses and facilities on the land as to give the maximum possible separation from, and protection to, contiguous and nearby residential property.

Where the nature of the activities or facilities on the land present any potential hazard or detriment to contiguous residential properties arising from noise, glare, dust, odors, smoke, vibration, flying objects or traffic or parking, protection to such contiguous residential properties shall be provided in the form of open spaces, fences, walls, hedges, plantings, enclosures and/or

by other such means as may be appropriate and effective to prevent or minimize such hazards. Parks are to be landscaped employing energy conserving landscape methods that are practicable for the particular site.

E. Site Size: There shall be no limit to size of a site.

F. Minimum Required Setbacks:

1. No parking area shall be located within twenty-five (25) feet of any residentially zoned property.
2. No structure, (except benches, tables, sitting areas, fountains, fences, or walls) as herein after provided, shall be located within twenty-five (25) feet of any property line.
3. When structures, (except benches, tables, sitting areas, fountains, fences, or walls) are built within the P-2 Zone, no required open space, yard or setback area shall be used or developed for any purpose other than for landscaping and paths, walkways and/or driveways reasonably necessary to serve the permitted "P" uses.
4. Setbacks Along Collector or Arterial Roads: The minimum required building along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:
  - 1) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
  - 2) Along a collector road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

G. Performance Standards

1. Open Space/Landscaping: Open space/landscaping is permitted / required in accordance with the requirements set forth in Article 7. Additionally:
  - a. A landscape plan shall be prepared as part of the site plan.
  - b. In a P-1 District the landscape plan will identify the natural vegetation to be protected or conserved, etc., plus limited improvements are permitted.
  - c. In a P-2 District all required yards and open spaces adjacent to streets and contiguous to residential property shall be planted and properly maintained with suitable plantings in the form of sod, sprigging, shrubs, hedges and trees to present an attractive appearance appropriate to the neighborhood.
2. Parking: Parking for public parks shall be required in accordance with the requirements set forth in Article 7 when the proposed use or uses will attract a greater number of users

with vehicles than would otherwise frequent the park as pedestrians.

3. Lighting

- a. Exterior lighting is permitted in accordance with the requirements set forth in Article 7.
- b. Exterior lighting on park sites shall be so designed and placed to avoid (to the greatest extent possible) shining into adjacent residential properties and all right-of-ways.

4. Fences and Walls

- a. Fences and walls are permitted or required in accordance with the requirements set forth in Article 7.
- b. No fence or wall shall be erected within twenty-five (25) feet of any street line.
- c. No fence or wall situated within ten (10) feet of any residentially zoned property line shall exceed six (6) feet in height.

5. Signage: Signage is permitted in accordance with the requirements set forth in Article 8 of this Ordinance.

6. Refuse Collection: Facilities for refuse collection and removal of solid wastes shall be provided pursuant to Article 7 of this Ordinance.

*(Modified Ord. No. 08-36, 10/23/08)*