

33.634 Required Recreation Area

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33.634.010 Purpose

Providing area for recreation ensures that the recreational needs of those who will live on the site will be accommodated. Large land divisions — those that will create a minimum of 40 new dwelling units — create a neighborhood that is big enough to warrant a recreation area that is accessible to all in the new community. Creating the space for recreation at the time of the land division is the most efficient way to ensure that the space is created. The land division process provides the opportunity to design the recreation area so that it relates to the lot and street pattern of the land division.

33.634.100 Where These Regulations Apply

The regulations of this chapter apply to land divisions in residential zones when the proposed density is 40 or more dwelling units. In multi-dwelling zones, where no development is specifically proposed with the land division, the regulations of this chapter apply when the minimum required density for the site is 40 or more units.

33.634.200 Required Recreation Area Standards

The following standards must be met:

- A. Size.** At least 10 percent of the total site area of the land division site must be devoted to recreation area.
- B. RF-RM1 and RMP zones.** In the RF-RM1 and RMP zones, the recreation area must be in one or more recreation area tracts. Recreation area tracts must meet the requirements of Subsection D., below.
- C. RM2-RX and IR zones.** In the RM2-RX and IR zones, the recreation area may be in one or more recreation area tracts, in a roof-top garden, or in floor area improved for the purpose of passive or active recreation. Recreation area tracts must meet the requirements of Subsection D., below.
- D. Recreation area tracts.** Recreation area tracts required by this chapter must meet the following standards:
 - 1. **Size.** Each tract must be at least 100 feet wide by 100 feet deep;
 - 2. **Location.** No more than 50 percent of each recreation area tract may be in an Environmental Overlay Zone or in a special flood hazard area;
 - 3. **Accessibility.** Each recreation area tract must have at least 30 feet of street frontage;

4. **Ownership.** The tracts must be owned in common by all of the owners of the land division site, owned by a Homeowners' Association, or owned by a public agency; and
5. **Improvements.** The applicant must submit a surety and construction timing agreement prior to final plat approval. The construction timing agreement will specify the installation schedule of all improvements.

33.634.300 Required Recreation Area Approval Criteria.

All of the following approval criteria must be met:

- A. Location.** Each recreation area must be located on a part of the site that can be reasonably developed for recreational use;
- B. Accessibility.** Each recreation area must be reasonably accessible to all those who will live on the land division site; and
- C. Improvements.** Each recreation area must be improved in order to meet the recreational needs of those who will live on the land division site. Provision for both active and passive recreation must be included. Where there is more than one recreation area, not all areas must be improved for both active and passive recreation. Recreation areas may include improvements such as children's play equipment, picnic areas, open lawn, benches, paved walkways or trails, gardens, or organized sport fields or courts. Surety may be required which specifies the timing of recreation area improvements. The recreation area improvements should be installed before any of the dwelling units on the site have received final inspection.

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