CHAPTER 33.279
RECREATIONAL FIELDS FOR ORGANIZED SPORTS

(Added by Ord. No. 183750, effective 6/4/10. Amended by: Ord. No. 185412, effective 6/13/12; Ord. No. 186639, effective 7/11/14.)

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33.279.010 Purpose

The recreational field requirements:

- Allow flexibility in the use and development of recreational fields;
- Recognize that recreational fields used for organized sports have a special relationship to the community and are an important resource;
- Recognize that demographics and program needs change over time, and that alterations and additions to recreational fields respond to those changes; and
- Maintain compatibility with and limit the negative impacts on surrounding residential areas.

33.279.020 Where These Regulations Apply

The regulations of this chapter apply if all the following are met:

A. The recreational field is used for organized sports;

B. The recreational field is in an OS, R, or IR zone; and

C. The recreational field is located on a school, school site, or in a park.

33.279.025 Conditional Use Review

Unless the proposal meets the thresholds of 33.279.030, development or alterations related to a recreational field for organized sports requires a conditional use review. Approval criteria for the review are stated in Chapter 33.815, Conditional Use Reviews.

33.279.030 Alterations Allowed Without Conditional Use Review

Alterations related to a recreational field for organized sports to the site that meet all of the following are allowed without a conditional use review provided the proposal meets all of the following thresholds.

A. Complies with all previous conditions of approval;

B. Complies with the development standards of this Title; or if the proposal does not comply with the development standards of this Title, the proposal has received approval through an adjustment or modification review;

C. Does not increase the floor area by more than 1,500 square feet;

D. Does not increase the exterior improvement area by more than 1,500 square feet. Fences, handicap access ramps, on-site pedestrian circulation systems, Community Gardens, Market Gardens, and increases allowed by Subsections F. through H. below are exempt from this limitation;

E. Will not result in a net gain or loss of site area;

F. Will not result in an individual or cumulative loss or gain in the number of parking spaces, except as follows:

1. On sites with 5 or more parking spaces, up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be removed; however, the removal of more than 5 spaces requires a conditional use review;

2. Up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be added; however, the addition of more than 5 spaces requires a conditional use review; and

3. Any cumulative loss or gain of parking allowed in F.1 or F.2 above is measured from the time the use became a conditional use, or the last conditional use review of the use, whichever is most recent, to the present.

G. Does not result in total spectator seating per field exceeding 210 lineal feet;

H. Does not add more than one new field for organized sports. Up to one new field may be added once per site, after June 4, 2010, without a conditional use review. The new field must:

1. Meet the development standards of Section 33.279.040;

2. Not include lighting, a voice amplification system, or spectator seating in excess of 210 lineal feet;

3. Be located within 300 feet of one or more existing on-site fields approved for organized sports; and

4. Be approved under a Building or Zoning Permit that identifies the existing development and the new field that is being added, per this paragraph.

I. Does not reestablish use of a recreational field that has not been used for organized sports for a period of less than 5 continuous years.

33.279.035 Conditional Use Review Procedure Types
Unless allowed by 33.279.030, all recreational fields for organized sports are reviewed through the review procedures stated below.

A. **Type II.** A Type II review is required for the following individual or cumulative alterations, provided the proposed alterations to the site do not violate any conditions of approval. The alterations in A.3 through A.7 are measured from the time the recreational field became a conditional use or from the last conditional use review of the use, whichever is most recent, to the present:

1. When a voice amplification system is being added to a recreational field that does not currently have an approved voice amplification system;

2. When there will be a net loss in site area that will not take the site out of conformance, or further out of conformance, with a site development standard;

3. When there will be an increase or decrease in the net number of parking spaces by up to 2 spaces or up to 10 percent of the total number of parking spaces, whichever is greater;

4. When the alterations will not increase the floor area on the site by more than 10 percent, up to a maximum of 25,000 square feet;

5. When the alterations will not increase the exterior improvement area on the site by more than 10 percent, up to a maximum of 25,000 square feet. Parking area increases that are allowed by 33.279.030.F are exempt from this limitation;

6. When the alterations will not increase the floor area and the exterior improvement area on the site by more than 10 percent, up to a maximum of 25,000 square feet. Parking area increases that are allowed by 33.279.030.F are exempt from this limitation;

7. When the alterations will not increase the linear footage of spectator seating per field by more than 10 percent; or

8. When the proposal will reestablish use of a recreational field that has not been used for organized sports for more than 5 years, but less than 10 years.

B. Type III. A Type III review is required for the following proposals:

1. New recreational fields, except as allowed by 33.279.030.H above;

2. Lighting for recreational fields that currently do not have approved lighting;

3. All other alterations to development related to recreational fields used for organized sports on the site, that are not otherwise allowed or reviewed through a Type II procedure, as described above; or

4. Resuming use of a recreational field that has not been used for organized sports for 10 years or more.

33.279.040 Development Standards

A. Purpose. Ensure that recreational fields and accessory structures will be compatible with and minimize negative impacts on adjacent uses.

B. Standards. The standards of this subsection apply to new fields, alterations to existing fields, and accessory structures.

1. Recreational fields. Recreational fields must be set back at least 50 feet from adjacent R-zoned sites. Setbacks are measured from property lines to foul line for baseball and softball fields, and to the field end or side lines for all other sports.

2. Accessory structures. Spectator seating such as bleachers or benches must be set back at least 30 feet from adjacent R-zoned sites and at least 15 feet from all other lot lines. All other accessory structures including dugouts, concession stands, and restrooms must be set back at least 15 feet from all lot lines.

33.279.060 Additional Regulations
Other City regulations may apply to recreational fields used for organized sports. See Title 20, Parks and Recreation.