

Chapter 20.37

CIVIC AND OPEN SPACE DISTRICTS

Sections:

20.37.010	Civic and Institutional (CI)
20.37.020	Parks and Recreation (PR)
20.37.030	Public Facilities (PF)
20.37.010	Civic and Institutional (CI)

(1) Intent.

The Civic and Institutional district is intended to protect for civic uses that serve the surrounding neighborhoods or produce intense civic activities that do not readily assimilate into other zoning districts. Activities may include, but are not limited to, religious facilities, fraternal organizations, and schools. The Civic and Institutional district intends to provide for compliance with the Religious Land Use and Institutionalized Persons Act (RLUIPA). The Civic and Institutional district may be applied in any area of the City regardless of Comprehensive Plan designation.

(2) Building Types Allowed. Building types are not applicable in the Civic and Institutional district.

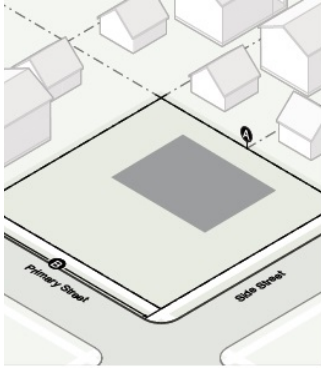


Civic and Institutional Buildings

(3) Lot Dimensions:

- (a) Minimum Lot Size by building type: 7,000 square ft
- (b) Minimum Lot Width: 70 ft

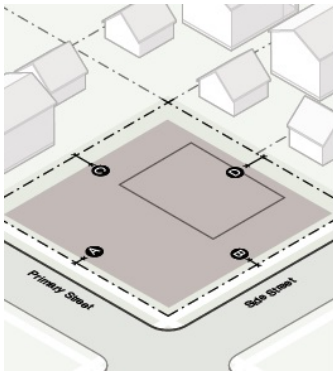
(4) Maximum hard surface coverage is 70%.



Civic and Institutional Lot Dimensions

(5) Principal Building Setbacks:

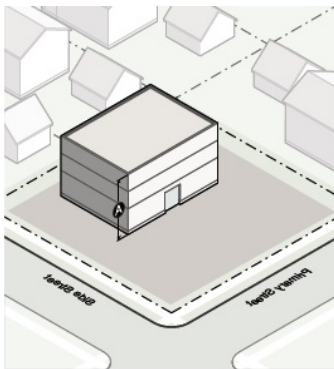
- (a) Primary Street: 15 ft minimum (may be reduced on designated storefront and mixed designation streets POMC 20.127)
- (b) Side Street: 10 ft minimum (may be reduced on designated storefront and mixed designation streets POMC 20.127)
- (c) Side Interior: 10 ft minimum
- (d) Rear: 10 ft minimum



Civic and Institutional Building Placement

(6) Building Height:

- (a) All buildings and structures: 3 stories/ 55 ft maximum



Civic and Institutional Building Height

20.37.020 Parks and Recreation (PR)

(1) Intent. The Parks and Recreation district is intended to create, preserve and enhance park land to meet the active and recreational needs of residents. The Parks and Recreation district is intended to provide for both improved and unimproved park land. Activities may include, but are not limited to, structures or other active, player-oriented facilities such as playgrounds, recreational fields, ballfield, sport courts, dog parks, and associated accessory facilities such as parking areas and restrooms. The Parks and Recreation district is also intended to accommodate buildings of a public nature such as community and recreation centers. The Parks and Recreation District may be applied in any area of the City regardless of Comprehensive Plan designation.

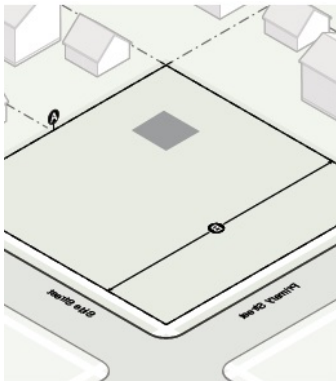
(2) Building Types Allowed. Building types are not applicable in the Parks and Recreation district.



Parks and Recreation Buildings

(3) Lot Dimensions:

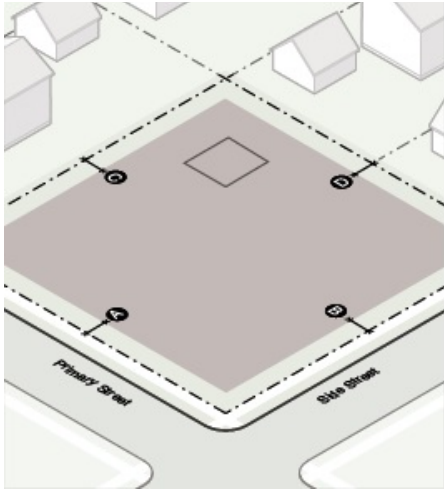
- (a) There shall be no minimum lot size within the Parks and Recreation District.
- (b) There shall be no minimum lot width within the Parks and Recreation District.



Parks and Recreation Lot Dimensions

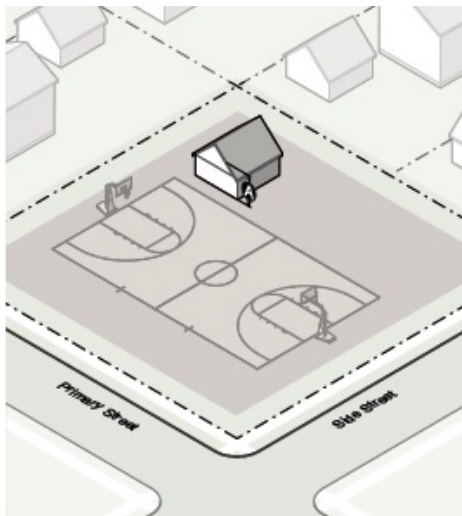
(4) Building Setbacks:

- a. Primary Street: 10 ft minimum
- b. Side street: 10 ft minimum
- c. Side interior: 10 ft minimum
- d. Rear: 10 ft minimum



Parks and Recreation Building Placement

- (5) Building Height:
 - (a) All buildings and structures: 35 ft maximum



Parks and Recreation Building Height

20.37.030 Public Facilities (PF)

(1) Intent.

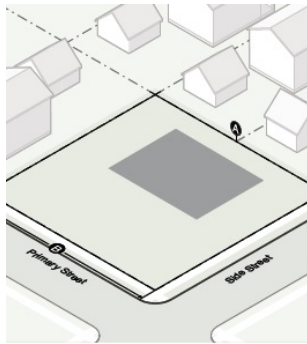
The Public Facilities district is intended to provide for public facility uses that serve the city and which may not readily assimilate into other zoning districts. The Public Facilities district may be applied in any area of the City regardless of Comprehensive Plan designation. The Public Facilities district intends to accommodate buildings of a public nature such as police, fire or EMS stations and government offices.

(2) Building Types Allowed. Building types are not applicable in the Public Facilities district.

(3) Lot Dimensions:

- (a) Minimum Lot Size by building type: 7,000 square ft
- (b) Minimum Lot Width: 70 ft

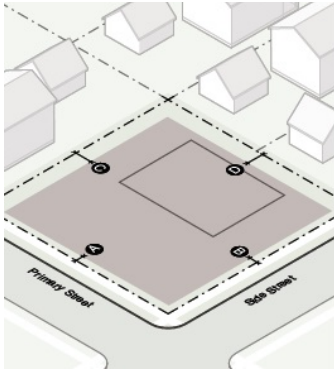
(4) Maximum hard surface coverage is 95%.



Civic and Institutional Lot Dimensions

(5) Principal Building Setbacks (from ground level up to 40 feet):

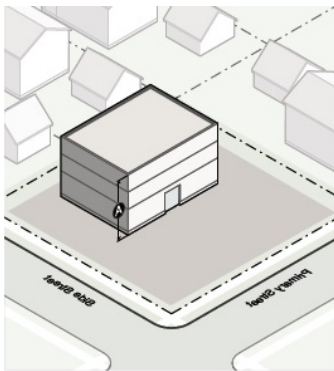
- (a) Primary Street: 10 ft minimum (may be reduced on designated storefront and mixed designation streets POMC 20.127)
- (b) Side Street: 10 ft minimum (may be reduced on designated storefront and mixed designation streets POMC 20.127)
- (c) Side Interior:
 - i. Side Interior abutting non-residential: 5 ft minimum
 - ii. Side Interior abutting residential: 20 ft minimum
- (d) Rear:
 - i. Abutting non-residential: 5 ft minimum
 - ii. Rear abutting residential: 20 ft minimum



Civic and Institutional Building Placement

(6) Building Height:

- (a) All buildings and structures: 5 stories/ 85 ft maximum (it is recognized that public buildings may have higher per story heights than other building types hence the 85-foot height limit).



Civic and Institutional Building Height