

Chapter 20.100

20.100.130 On-site recreation space for subdivisions.

(1) Purpose. The purpose of this chapter is to ensure that adequate, usable, passive and active recreational opportunities are provided for residents of new subdivisions.

(2) Applicability.

On-site recreation space shall be provided for new residential subdivisions consisting of ten or more new dwellings. The establishment of backyard cottages or accessory dwelling units shall not trigger requirements for additional on-site recreation facilities when those building types are constructed within an existing subdivision.

(3) On-site open space quantity requirements.

(a) On-site recreation space shall be provided in accordance with Table 20.100.130 (3).

Table 20.100.130 (3):

Number of Dwelling Units in Subdivision	Amount of on-site recreation space required per each dwelling unit
10-40	300 sq ft
41-100	250 sq ft
Units over 100	150 sq ft

* To illustrate the implementation of Table 20.100.130 (3), a 110 lot subdivision would require 300 square feet of open space per unit for the first 40 units, 250 square feet of open space for the next 60 units, and 150 square feet of open space for the final 10 units. $(40*300)+(60*250)+(10*150)= 28,500$ square feet of required open space for a 110 lot subdivision.

(b) The requirements in Table 20.100.130 (3) may be reduced by up to fifty percent (50%) for residential development that is located within one-quarter mile walking distance of a public park. The director shall determine the amount of reduction based on the following:

- (i) The availability of safe pedestrian facilities connecting the development to the park;
- (ii) The ability of the park facilities to accommodate additional usage by residents of the development; and
- (iii) The number of park facilities located within one-quarter mile distance.

(4) On-site Open Space Design.

(a) On-site recreation open space shall be designed as follows:

- (i) On-site recreation open space shall be located in a separate tract from the residential dwellings; shall have an undivided ownership interest by the homeowners of the development; and shall have a deed restriction recorded for the tract that restricts the use of the tract to recreational uses;

- (ii) At least forty percent (40%) of the total required on-site recreation open space shall be consolidated in one location within the development;
- (iii) At least seventy-five percent (75%) of the total required on-site recreation open space shall be located outside of critical areas other than buffers identified in POMC 20.162;
- (iv) On-site recreation open space shall be developed for active and passive uses. At least fifty percent (50%) of the on-site recreation open space shall be designed and improved for one or more active uses. When an area of on-site recreation open space is designed and improved for active uses other than improved pedestrian or bicycle paths with hard surfaces, the average width of the area shall be at least equal to half of the average length of the area. Active uses include, but are not limited to:
 - (A) Playgrounds developed with children's play equipment;
 - (B) Improved pedestrian or bicycle paths with hard surfaces;
 - (C) Sports fields (such as soccer or softball fields), with associated improvements;
 - (D) Indoor or outdoor sports courts (such as volleyball, basketball or tennis courts), swimming pools, and similar facilities;
 - (E) Picnic areas with permanent tables, benches or gazebos;
 - (F) Community clubhouse and meeting facilities;
 - (G) Community gardens for use by the residents;
 - (H) Plazas with lighting, artwork, and sitting space for pedestrians at four or more spaces for every required 100 square feet of area; and
 - (I) Other similar uses approved by the director.
- (v) Passive uses include critical areas that cannot be developed, nature interpretive areas, bird watching facilities, unimproved trails, and similar uses approved by the director;
- (vi) The following drainage facilities may be counted as on-site passive recreation space:
 - (A) Unfenced detention, retention and wet ponds, provided that pathways and viewing areas surround the pond;
 - (B) Stormwater treatment wetlands;
 - (C) Stormwater infiltration trenches and bioswales that serve more than one dwelling; and
 - (D) Vegetated areas located above underground detention facilities.
- (vii) No on-site recreation open space tract shall contain less than 700 square feet in area;
- (viii) On-site recreation open space shall have at least 50 feet of frontage on a public right-of-way or private street tract;

(ix) All recreation open space tracts shall be developed, landscaped and maintained so that a high level of visibility is provided from the public right-of-way or private street tract to playgrounds and other areas intended primarily for use by children;

(x) If a single active on-site recreation open space tract is provided, it shall be centrally located within the subdivision, so that it is within one-quarter mile walking distance for at least ninety percent (90%) of the dwelling units. If the subdivision area is too large for this standard to be met with one recreation open space tract, an additional recreation open space tract or tracts shall be required.

(xi) Access for pedestrians shall be provided from all dwellings within the development to the on-site recreation space through trails, sidewalks, pathways and other similar means of access; and

(xii) On-site recreation space shall not include privately owned yards.