

Chapter 14.31 Parks and Open Space (PO) Zoning District

14.31.010	Purpose
14.31.020	Permitted uses
14.31.030	Accessory uses
14.31.040	Conditional uses
14.31.050	Development standards

14.31.010 Purpose.

The purpose of the Parks and Open Space (PO) zone is to provide public and private open, natural and improved areas for passive and active recreation. These areas are intended to provide recreation opportunities for all ages and interest groups; protect and preserve environmentally sensitive, cultural, historic, and significant natural resources; provide multipurpose trail connections to natural features, public facilities, schools, neighborhoods and business districts; support effective stormwater management, and improve citizens' health and quality of life.

14.31.020 Permitted uses.

Each building in the PO zoning district shall be limited to 65,000 square feet unless a conditional use permit in accordance with DMC 14.68 has been granted.

Permitted uses in the PO zoning district are:

- A. Community center
- B. Cultural facilities
- C. Open space, public or private
- D. Park, public or private
- E. Recreational trails, non-motorized
- F. Wireless communications facility, attached to an existing building or structure, camouflaged.

14.31.030 Accessory uses.

Accessory uses in the PO zoning district are:

- A. Antennae or satellite dish for private telecommunication services
- B. Café or cafeteria operated in conjunction with a principally permitted use
- C. Property Care taker
- D. Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the Director

14.31.040 Conditional uses.

Each building shall be limited to 65,000 square feet unless a conditional use permit in accordance with DMC 14.68 has been granted. Conditional uses in the PO zoning district are subject to review in accordance with the criteria set out in DMC 14.68, Conditional Use Permit Criteria and other applicable criteria.

Conditional uses in the PO zone are:

- A. Community center

14.31.050 Development standards.

A. The following density and dimension requirements apply to the PO zone:

Table 14.31.050.A Density and Dimension Requirements

Minimum density	N/A
Maximum density	N/A
Minimum lot area in square feet	2,500 square feet
Minimum street setback	See DMC 14.34, Design Guidelines
Minimum interior setback	5 feet
Minimum setback from residential	20
Minimum lot width	25 feet
Maximum impervious surface	60% ⁽²⁾
Maximum building coverage	50%
Maximum height	45 feet ⁽¹⁾

(1) Four floors are allowed on the uphill and downhill side.

(2) Maximum impervious surface (Gross area minus sensitive areas).

B. See DMC 14.34 Design Guidelines, DMC 14.64 Additional Development Standards and Public Works Design Standards for additional development standards that apply to the PO zone.

C. All development within the PO zone district shall be developed in accordance with a master development plan through the site plan review process established in DMC 14.08. The plan must demonstrate that the site is being developed in an integrated and cohesive manner.