



Department of Planning & Community & Economic Development  
**Planning Division**

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**Date:** January 24th, 2012  
**To:** Zoning Code Rewrite Advisory Committee  
**From:** Planning Division and Zoning Staff  
**Subject:** Zoning of Parks and Open Space.

The purpose of this memorandum is to present staff's recommendation to the Zoning Code Rewrite Advisory Committee (ZCRAC) regarding a recommended approach to zoning of parks and open space. This issue was discussed in detail at the November 14, 2011 ZCRAC meeting. In a memorandum from staff to ZCRAC dated November 14<sup>th</sup>, 2011, staff proposed an approach to zoning parks that would zone most smaller (under 5 acres) neighborhood parks consistent with surrounding zoning, typically one of the residential zoning districts. Larger parks were zoned into the Conservancy zoning district.

At the November 14<sup>th</sup>, 2011 meeting, ZCRAC discussed the staff-recommended approach and raised several questions. The first concern was use of the Conservancy zoning district for parks that are not entirely in open space use. For example, Warner Park is a combination of active recreation and "conservancy" uses. Some ZCRAC members felt that a true "conservancy" zoning district should not allow major recreational facilities, such as stadiums, for example.

After discussion, ZCRAC recommended that three approaches be considered for zoning parks and open space:

1. Rename the Conservancy zoning district and follow the mapping approach proposed by staff in its November 14<sup>th</sup>, 2011 memo. This approach is described above;
2. Create three zoning districts, conservancy, "big" parks, "small parks";
3. Create a parks zoning district and have a master plan requirement for each park.

Planning, Zoning and Parks staff met to discuss options for zoning park and open space lands and recommends the following approach:

1. Create a new Conservancy zoning district that will apply to conservancy areas, the Arboretum for example. Active recreation uses would not be permitted in this new zoning district.
2. Create a new Parks and Recreation zoning district that would apply to larger parks that include significant active recreation facilities. The permitted and conditional uses would need to be drafted to accommodate the potential park uses. This district would also include a provision that requires parks in this district to comply with master plans adopted by the Board of Park Commissioners.

3. Continue to zone neighborhood parks into adjacent residential zoning districts, following the same process as is currently in place.

Staff will draft new district text and work with the Plan Commission to finalize the text and proposed map.