Park and School Regulations

The proposed major revisions to pertinent Sections of County Regulations are as follows but not limited to:

Section 1 of the Zoning Resolution (ZR)

- Eliminated appraisal and land valuation submittal requirements.

Section 4 of the Land Development Regulation (LDR)

- Eliminated appraisal and land valuation submittal requirements.

Section 9 of the LDR

- Added a requirement for payment of school fees for a Rural Cluster process.

Section 15 of the ZR

- Added total landscaping requirements for Mixed Use projects
- Added requirements for minimum amount of communal amenities in conjunction with common useable area for residential developments that exceed 25 units.
    - 250 sf of Usable Open Area per unit
    - 35 sf of Communal Amenity per unit
- Definitions
    - Common Useable Area: Includes permanent areas on the ground, or a roof, balcony, deck, porch, or terrace, which are designed and accessible for the passive or active outdoor use for the residents or guests within a particular development for recreation. This can include plazas, community gardens, parks, permanent outdoor dining areas, courtyards, green roofs and communal amenities. For the purpose of this section, "green roof" means a roof that is partially or completely covered with vegetation. Required sidewalks, buffers or parking lot landscaping shall not qualify as usable open space.
    - Communal Amenity: Recreational components that are provided for the active use of all residents within the development such as permanent outdoor barbeque areas, bicycle paths, children's play areas, putting greens, recreation buildings and/or clubhouses, swimming pools, tennis, baseball or handball courts, or similar improvements as allowed by Planning and Zoning.

Section 32 of LDR

- Restructured Section to make fees the primary focus instead of land dedication
    - Intent is to provide more fees to the Districts and Open Space over the long term and provide predictability to payment of fees at the onset of the development process.
- Established fee schedule.
    - Fees for different types of units in different geographic locations.
- Allow payment of fees at the time of certificate of compliance.
- Focus dedication credits on public parks
- Private dedication may be considered for private parks if it exceeds the minimum communal amenities and common useable area requirements.
- Added provisions for appeal processes for dedication, inclusion and fees.
- Provide method for reduction of fees if there is the dedication of qualifying parkland.

- Revised dedication/fee split to 60% for parks and 40% for schools (previously 72% park and 28% school).
- Established a method to require the inclusion of a property within a park and recreation district, to include an appeal process to the BCC.

Section 33 of the LDR

- As an option to the developer, payment of park and school fees has been added as a part of the performance guarantee process.