

RECREATION FACILITY AND OPEN SPACE STANDARDS



FOR RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD), DWELLING GROUP, CLUSTERED SUBDIVISION, AND MEDIUM / HIGH DENSITY RESIDENTIAL DEVELOPMENT

These standards are official policies adopted by the Salt Lake County Planning Commission on May 28, 1996 and amended on May 9, 2000. The information and minimum standards provided herein will be used to insure the standards are met for all development projects within the unincorporated areas of Salt Lake County.

Objective: To establish a minimum standard for open space and on-site recreation facilities to improve opportunities for a wide range of activities within a project for residents of all ages.



The information requested below is required as part of your application and must be displayed on the site plan before approval is granted.

General Information

AP #: _____ Project Name: _____

Property Address: _____

New Project: Amendment: New Phase:

Units will be: Owned: Rented:

Property Size and Project Density

Total number of acres or square footage: _____

Total Units: _____ Density: _____

Building Information

(for this part, buildings are structures used as dwellings only)

Percentage of the site in buildings (this is the footprint of the buildings): _____

Total number of buildings: _____

List each building type & provide square footage:

- 1. _____
- 2. _____
- 3. _____
- 4. _____

List number of floors in each building type:

- 1. _____
- 2. _____
- 3. _____
- 4. _____

Parking and Driveway Information

Percentage of the site in driveways and parking: _____

Bedrooms

Number of bedrooms in project: _____ Number of one bedroom units: _____
 Number of two bedroom units: _____ Number of three bedroom units: _____

Open Space Information

Definition: An area of land or water set aside, or reserved for use by residents of the development. An expanse of lawn, trees, plants, and other natural areas. Any landscaped area of the site including: required yards, setbacks, walkways, and limited common areas. It does not include parking, driveways, or buildings used for dwelling purposes.

Every development must provide a minimum of 50 percent open space as defined above. However, for each additional recreation facility that exceeds the minimum number required by the Recreation Facility Standards Table (see pg. 4) the total amount of open space may be reduced by 2 percent. In no case, shall the total amount of open space be reduced to less than 42 percent. If a development is phased, each phase must meet this requirement.

Total Open Space Provided: Percentage: _____ Square Footage: _____

Total Square Footage of Walkways: _____

Recreation Facility Standards

Definitions:

Recreation Facility: A centrally located place designed and equipped for the conduct of sports, informal recreation and/or leisure-time activities. It provides areas for aerobic exercises, game courts, swimming, etc. The number and type of facilities should be chosen to anticipate tenant mix.

Active Recreation: Activities of a formal nature and often performed with others, requiring equipment and taking place at prescribed places and sites.

Passive Recreation: Activities that involve inactive or less energetic activities, such as walking, sitting and picnicking, etc. These activities have less potential impact on surrounding land uses.

Active and passive areas should be equally distributed throughout the site.

Minimum Requirements and Adjustments

Any development containing 10 or more bedrooms shall comply with the Recreation Facility and Open Space Standards. There are three parts to the recreation facility standards that must be met by every development. They are:

1. A playground of not less than 1,000 sq. ft. (See Recreation Facility List)
2. An additional number of recreation facilities are based on number of bedrooms. The total number is determined by using the Recreation Facility Table.
3. Each recreation facility shall meet the minimum size requirement shown below.

When a proposed recreation facility exceeds the required minimum square footage related any of the above standards by 1.5, 2, 2.5 times, etc. It may be counted as that number of facilities.

Recreation facilities may be reduced by one for every additional 4 percent of open space provided on the site that exceeds 55 percent. In no case, shall the total number of recreation facilities be reduced by more than 50 percent.

Recreation Facility List

Below is a list of possible recreation facilities. The figures shown represent the minimum size a facility must be to receive credit as a recreation facility.

Basketball Court - 1,600 sq. ft.

Volleyball Court- 3,500 sq. ft.

Sports Court - 1,600 sq. ft.

Tennis Court - 7,000 sq. ft / court

Swimming Pool - 800 sq. ft., does not include surrounding decks, etc.

Package of leisure activity areas - putting green, horseshoes, shuffle board, etc.

Picnic Area - 500 sq. ft., equipped with a pavilion/gazebo and tables, benches, grills and trash receptacles for people to gather, cook, eat, and relax.

Community Center - 1,200 sq. ft., includes at least one recreation facility such as table tennis, billiards, weight room, handball courts, or social area with television, etc.

Lawn area for non-organized sports - 12,000 sq. ft. and at least 60 feet wide. Landscaping must be done in a manner that preserves the openness of the area for such activities.

Path - 1,000 sq. ft., A cleared way for pedestrians (other than sidewalks) that may or may not be paved, and is used for bicycling, walking, skating, jogging, etc. (6 ft. wide with continuous length of 1500 linear feet.)

Playground - An active recreational area with a variety of facilities, including equipment for younger children. When adjacent to any parking area, road, or other hazardous place the playground must be fenced with a transparent material.

Other - Any facility not listed that is determined by the Planning Commission to be appropriate.

Recreation Facility Calculation Table

Total Number of Bedrooms	Total Number of Facilities
10-75	1
76-150	2
151-225	3
226-300	4
301-400	5
401-500	6
501-600	7
601-700	8
701-800	9
801-900	10
901-1000	11
1001-1150	12
1151-1300	13
1301-1450	14
1451-1625	15
1626-1800	16
1801-1975	17
1976-2150	18
2151-2325	19
2326-2500	20

Developments with more than 2,500 bedrooms must provide one additional recreation facility for every 200 bedrooms.

Recreation Facility Information

Total number of recreation facilities required to meet minimum standards: _____
(See Recreation Facility Calculation Table to determine the number and minimum size required.)

Type of Facility	Square Footage		Credit Used Toward Reducing Open Space
	Provided	Required	

Planners Comments