

Sec. 106-99. PD park district.

- (a) *Intent.* The PD park district is intended to provide for areas where the open space and recreational needs, both public and private, of the citizens of the city can be met without undue disturbance of natural resources and adjacent uses.
- (b) *Permitted uses.* Permitted uses in the PD district are as follows:
 - (1) Botanical gardens and arboretums.
 - (2) Exhibition halls.
 - (3) Fairgrounds.
 - (4) Golf courses without country club facilities.
 - (5) Historic monuments or sites.
 - (6) Hiking, biking and nature trails.
 - (7) Neighborhood tot lots.
 - (8) Outdoor skating rinks.
 - (9) Park and playgrounds.
 - (10) Picnicking areas.
 - (11) Playfields or athletic fields.
 - (12) Public art galleries.
 - (13) Sledding [areas].
 - (14) Swimming pools.
 - (15) Tennis courts.
 - (16) Other similar usage.
- (c) *Permitted accessory uses.* Permitted accessory uses in the PD district are as follows:
 - (1) Buildings accessory to the permitted use.
 - (2) Roof-mounted solar collectors which do not detract from the appearance of the structure, provided that the location of the collector is approved by the plan commission.
- (d) *Conditional uses.* For conditional uses in the PD district see sections 106-122, 106-125 and 106-126.
- (e) *Building height.* No building or part of a building in the PD district shall exceed 35 feet in height. No accessory building shall exceed 15 feet in height.
- (f) *Yards.* No building or structure in the PD district shall be erected, altered or moved closer than 40 feet to a lot line.
- (g) *Erosion control.*

- (1) Topsoil removal and the sale of topsoil removed from a parcel is a conditional use in all districts except the CD conservancy district. The plan commission shall require the use of adequate soil erosion control measures to prevent pollution of surface waters caused by runoff.
- (2) See article XII of this chapter for additional provisions about erosion control.
- (h) *Plans and specifications to be submitted to the plan commission.* To encourage a recreational use environment that is compatible with the residential character of the city, building permits for permitted uses in the PD district shall not be issued without review and approval of the city plan commission and park and recreation commission in accordance with the guidelines set forth in sections 1003--1007 [106-242--106-246]. Such review and approval shall be concerned with general layout, building plans, ingress, egress, parking, loading and unloading, and landscape plans. Municipally owned facilities shall be exempt from site plan review.

(Ord. No. OR98-24, § I(106.0416), 10-26-1998)