

CHAPTER 11.39
PARK DISTRICT (P)

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11.39.010 PURPOSE. The purpose of the Park District (P) is to recognize areas of the County having natural, historic, or scenic qualities such as: attractive natural environments, river corridors, unique wildlife habitats and visually prominent steep slopes and scenic vistas. The uses allowed are recreational opportunities such as: riverside or regional parks, trails, water activities, and historic or cultural activities. A variety of other uses are allowed for short-term economic benefits, such as agricultural and mining uses. These Park District (P) areas are designated to enhance the health, wellness, and quality of life of the County residents and those who visit the area.
[Ord. 611 (2018) § 148]

11.39.020 APPLICABILITY. The provisions of this chapter shall apply to the areas designated as a Park District (P) on the

official zoning maps of Benton County and located in unincorporated Benton County.

[Ord. 611 (2018) § 149]

11.39.030 ALLOWABLE USES. The following uses are allowed within the Park District (P) on a single parcel of record:

- (a) Wildlife preserve or game management area.
- (b) Hiking and non-motorized biking trails.
- (c) Equestrian trails.
- (d) Parks and supporting service infrastructure, and any recreational or recreational related use approved by the Benton County Parks Board and/or the Board of County Commissioners.
- (e) Utility substation facility.
- (f) Agricultural uses.
- (g) Caretaker residential dwelling, office and/or storage facility used in the maintenance and operation of an allowable use.

[Ord. 611 (2018) § 150]

11.39.040 USES SUBJECT TO PLANNING ADMINISTRATOR REVIEW AND APPROVAL. The following uses may be allowed within the Park District (P) on a single parcel of record upon the review and approval of the Planning Administrator:

- (a) Communication facilities subject to the provisions in Chapter 11.47 BCC.

[Ord. 611 (2018) § 151]

11.39.050 USES REQUIRING A CONDITIONAL USE PERMIT. The following uses may be permitted on a single parcel of record within the Park District (P) if a conditional use permit is issued by the Hearings Examiner after notice and public hearing as provided by BCC 11.50.040:

- (a) Sewage treatment plant.
- (b) Sand, gravel pit, stone quarry, mining, crushing, stockpiling of mineral resources and similar uses for the development of natural resources extracted on-site.
- (c) Recreational Vehicle Park.
- (d) Golf course.
- (e) Museum.
- (f) Grain elevator.
- (g) Reception facility.
- (h) Irrigation pumping station.
[Ord. 611 (2018) § 152]

11.39.060 USES PROHIBITED. Any use not authorized or approved pursuant to BCC 11.39.030, BCC 11.39.040 or 11.39.050 is prohibited within the Park District (P).
[Ord. 611 (2018) § 153]

11.39.070 PROPERTY DEVELOPMENT STANDARDS--GENERAL STANDARDS. All lands, structures and uses in the Park District (P) shall conform to the following general standards, and if applicable, to the standards set forth in Chapter 15.02 BCC, Chapter 15.04 BCC, Chapter 15.06 BCC, Chapter 15.08 BCC, Chapter 15.12 BCC, and Chapter 15.14 BCC.

- (a) Frontage. Each parcel shall have a minimum frontage of forty (40) feet on a public road right-of-way or access easement.
[Ord. 611 (2018) § 154]

11.39.080 PROPERTY DEVELOPMENT STANDARDS--SETBACK REQUIREMENTS. All lands, structures, and uses in the Park District (P) shall meet the following setback requirements:

(a) Each structure must be at least fifty-five (55) feet from the centerline of the public road right-of-way.

(b) No structures shall be located within an easement or public road right-of-way.

[Ord. 611 (2018) § 155]

11.39.090 SEVERABILITY. If any provision of this chapter is declared unconstitutional, or the applicability thereof to any person or circumstance is held invalid, the constitutionality of the remainder of the chapter and the applicability thereof to other persons and circumstances shall not be affected thereby.

[Ord. 611 (2018) § 249]

11.39.100 EFFECTIVE DATE. This chapter shall take effect and be in full force upon its passage and adoption.

[Ord. 611 (2018) § 250]