

ZONING INTERPRETATION RECORD

Subject of Interpretation:

Setback requirement for sport courts with lighting

Zoning Ordinance Section Number:

Sec. 7.200, G.1

Title of Section:

General Provisions

Cause for Interpretation:

The Zoning Ordinance states that "Tennis courts with lighting shall be setback twenty (20) feet from all side & rear property lines (measured from the edge of the playing surface and the base of the lighting standard). This requirement implies that all courts, regardless of the location of the proposed lighting, are required to setback a minimum distance of 20' to the edge of the playing surface. There are scenarios where a lighted sport court can be located within the 20' setback without compromising the intent of the ordinance. This interpretation seeks to address those scenarios and clarify the requirements of the ordinance.

Interpretation:

A lighted sport/tennis court may be located closer than 20' from side & rear property lines subject to the following requirements: a) The light source itself must be located a minimum of 20' from side & rear property lines (see attached graphic). As long as this is the case, the sport court can encroach into the 20' setback, provided the minimum setback of 5' is still provided as required by the Zoning Ordinance. b) All requests for lighted courts are subject to a site review by the Planning staff to determine compliance with City design guidelines & ordinances. Items that may be requested, depending on the location, include a basic plot plan showing the location of the sport court, a cut sheet of the proposed lighting fixture, a photometric analysis to determine light impact on adjacent properties, and an elevation of the light pole. A separate Staff Approval may be required for lighted courts in a high-density residential area, or for parcels that are regulated by the Environmentally Sensitive Lands Ordinance (ESLO) or the Foothills Overlay (FO). This interpretation applies only to side & rear property lines, and property lines adjacent to side street frontages on corner lots. No sport courts of any kind, regardless of whether they are lit or unlit, are permitted in the legal required front yard.

Interpretation By

Greg Bloemberg
Associate Planner

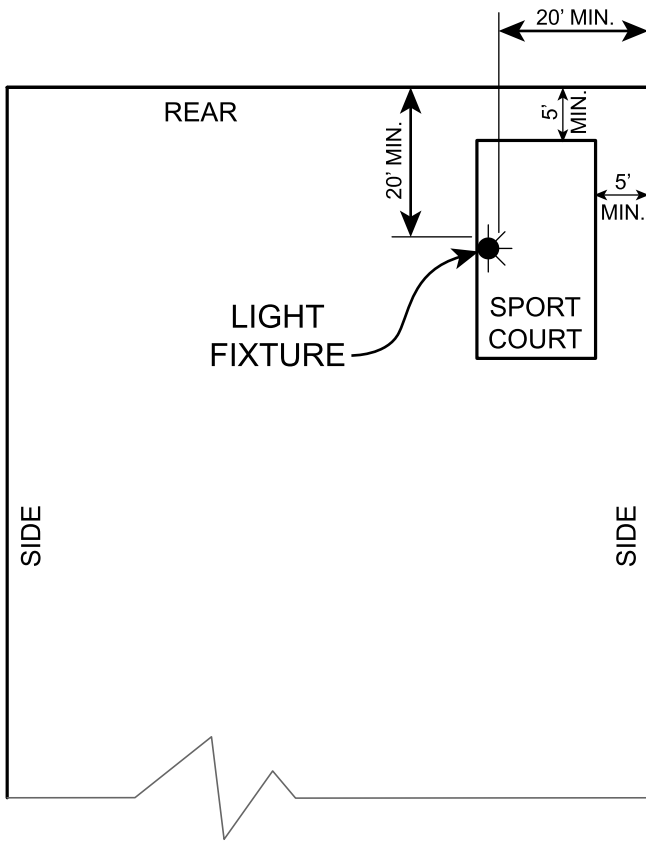
Date

February
22, 2005

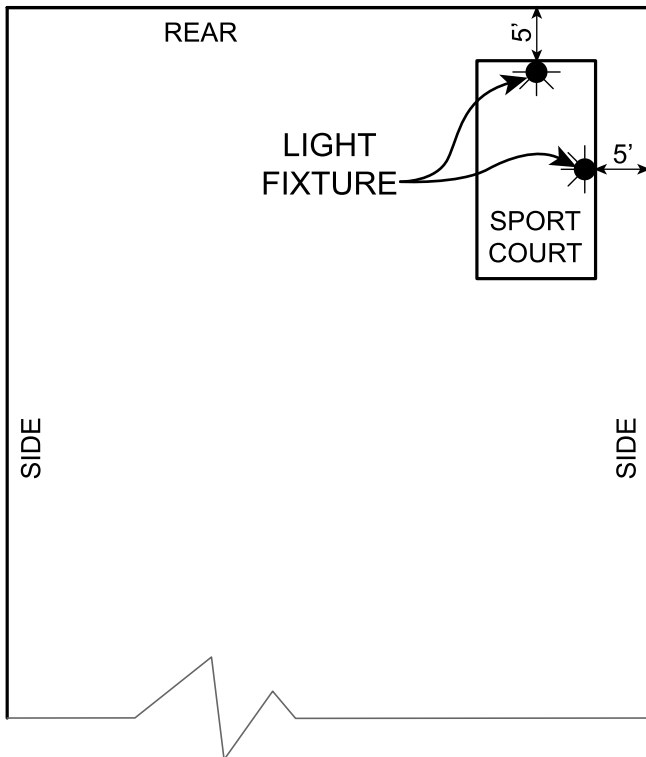
Approved By

Randy Grant,
Chief Planning Officer

**SPORT COURT
LIGHTING
SETBACKS**



ACCEPTABLE



NOT ACCEPTABLE