

MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 16-052

DATE: March 15, 2016

TO: Planning and Zoning Board

VIA: Robin M. Bird, Director of Development Services *RS*

FROM: Karen Friedman, AICP, Principal Planner *KBF*

RE: Proposed Revisions to §155.4303 and 155.5302.D.1.b.ii: Athletic Courts and related fencing

Staff has prepared text amendments which propose a new accessory use: Athletic Court or Field and propose a revisions to the related "recreational fencing" standards.

The text amendments are proposed to clarify the city's allowance of this accessory use as well as the necessary fencing. The intent of the text amendments are to permit this athletic courts and fields as an accessory use with reasonable standards that ensure that the impacts of these courts on neighboring properties and abutting right-of-way are minimized.

The proposed text amendments, therefore, address the following:

- Create a new accessory use "Athletic Court or Field"
 - The definition clarifies this is not for Parks or Plazas. The definition also clarifies this use is not intended to regulate a basketball hoop.
 - This use would be permitted as an accessory use for many principal uses, including but not limited to, single-family and multi-family residential uses, schools, community centers, and hotels.
 - They would not be permitted in the front or street side yards. They could be located in the interior side or rear yard setback, provided they are five feet from the property line.
- Delete the existing exemption from fence height standards for recreation fencing.
- Create a new subsection in the Fences standards regarding fences for Athletic Court or Field
 - The standards would allow these fences to be permitted up to 14 feet in height provided their location, materials, and transparency comply with additional standards
 - The 14 foot height is recommended for two reasons. First, fencing industry standards for athletic court fencing vary between 10 feet and 15 feet. Second, Miami-Dade County utilizes a 14 ft height standard for "Fences for tennis courts; fences and walls for other recreational uses". A copy of the industry information and Miami-Dade County standards are attached for your reference.

Staff's Request

Staff is requesting the Board approve the recommended changes to the Zoning Code to the City Commission for adoption.

§155.4303. STANDARDS FOR SPECIFIC ACCESSORY USES AND STRUCTURES

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VV. ATHLETIC COURT OR FIELD

1. Districts Where Permitted

<u>RS-1</u>	<u>RS-2</u>	<u>RS-3</u>	<u>RS-4</u>	<u>RS-L</u>	<u>RD-1</u>	<u>RM-7</u>	<u>RM-12</u>	<u>RM-20</u>	<u>RM-30</u>	<u>RM-45</u>	<u>MH-12</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>B-4</u>
<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>

<u>M-1</u>	<u>CR</u>	<u>I-1</u>	<u>I-IX</u>	<u>OIP</u>	<u>M-2</u>	<u>TO</u>	<u>PR</u>	<u>CF</u>	<u>PU</u>	<u>T</u>	<u>BP</u>	<u>RP-UD</u>	<u>PC-D</u>	<u>PD-TO</u>	<u>LA-C</u>	<u>PD-I</u>
	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>		<u>A</u>	<u>A</u>	<u>A</u>				<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>

2. Definition

Athletic Court or Field as an accessory use is an area designed for tennis, handball, basketball, racquetball, or similar athletic activities on a property whose principal use is not Park or Plaza. This use does not include a basketball hoop.

3. Standards

An Athletic Court or Field may be located in a required interior side yard setback or required rear yard setback provided they are located at least five feet from any interior side or rear lot line.

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§155.5302. FENCES AND WALLS

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D. Height Requirements for Fences and Walls

1. Applicability

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b. Exemptions

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ii. Recreational Fencing

Customary fencing provided as a part of a permitted tennis court, athletic field, or other recreational facility shall be exempt from the height restrictions of this subsection.

...

5. Fences for Athletic Court or Field

Fences provided as part of a permitted Athletic Court or Field may be allowed to increase maximum fence height to fourteen (14) feet provided they comply with the following standards:

- a. The fence is not located within a required front and/or street side yard;
- b. The fence is located at least five feet from the interior side and rear property lines;
- c. The fence is at least 75 percent see-through;
- d. The fence is located outside of the Rear Yard Corner Triangle as described in §155.5302.D.5.a, Fences and Walls Adjacent to Waterways; and
- e. Chain link fences visible from adjacent right-of-way shall be vinyl coated.

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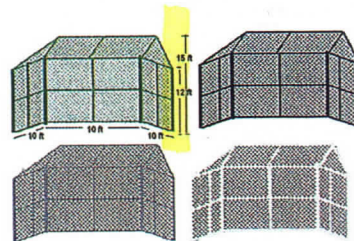
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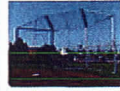
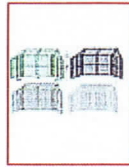
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Product Description

Panelized Backstop Systems are pre-assembled in sections for easy installation, with no welding needed. If you need assistance with this product call 800-283-8110 ext 207. Also see Backstops 10-20-10 ft System With Canopy Backstop Index Page [CLICK HERE SHIPPING METHOD: Select Motor Freight](#) Finished height with canopy 15 ft at peak. Forms 10 x 10 x 10 ft layout. 12' High Straight using 10' wide modular panels with canopy on top finished height 15 ft. . Easy one day assembly and installation. All layout angles are based on approx 45 degrees, for rollout canopy and wing sections. Panelized pre-assembled sections are easily rolled out to attach the horizontal rails and you're done. Just hang the panels onto posts as per instructions provided to finish your back stop All panels include required bands and hardware Posts include required bands and hardware galvanized or vinyl coated chain link fabric Panel frames 1-3/8" tubing Galvanized, Green, Black Sturdy panels resist damage can be

properly compacted road base or non-expansive native soils. For Sand-Filled Turf courts, asphalt or concrete is recommended, although they can be constructed on properly prepared road base materials.
return to questions

What kinds of surfaces are available?

Acrylic color coatings are standard hard court surfaces. These are comprised of resurfacer coats for blending/smoothing and color coats for texture and aesthetics. Cushioned surfaces are installed on hard-court substrates, such as concrete or asphalt. The cushioned surface can either be an acrylic-and-rubber build up system or a textile product. There are several options for each type of cushioned surface, all with varying degrees of cushion. Sand-filled Turf surfaces can be installed on either concrete, asphalt or a properly prepared gravel base. These surfaces are finding a niche in the industry as a rehabilitative surface, being placed over severely cracked substrates. There are several manufacturers of these surfaces, each with certain attributes. Har-Tru Clay surfaces are comprised of aggregate bases, with crushed granite as the actual play surface. Most installations are new facilities, although it is becoming more common to rebuild existing facilities by overlaying the existing courts with a clay court system.
return to questions

What resurfacing options are available for hard courts?

Standard resurfacing includes crack filling and re-coating of the acrylic surface. Birdbath leveling may or may not be included, depending on their severity and the customers' budget. Structural cracks, although filled, will reopen, although in diminished form, due to thermal expansion/contraction. The sand-filled turf systems and some of the textile cushion systems can be installed over cracked substrates to prevent the cracks from interfering with play. These surfaces are free-floating over the surface area of the court to allow the cracks to continue movement without reflecting through.
return to questions

What size fences are required for tennis courts?

Recommended fence height for tennis courts is 10' or 12', with 10' high being the most common height. As the majority of tennis balls will bounce to the ends or the corners, the high fence is required at each end, returning along the sides for a minimum of 20'. At this point, the side fences can be reduced in height, or even eliminated, to allow for viewing onto the court.
return to questions

What types of fencing are recommended?

Standard fencing for tennis courts is a chain link fencing system. Options for chain link fencing include Galvanized chain link systems and Vinyl-coated chain link fence systems. Options for fencing can include wooden posts and rails with chain link fence fabric, wooden picket fences, or a soft-fence, which is a nylon mesh netting.
return to questions

Should an architect and/or engineer be involved with my project?

In instances where a total site development or reconstruction is to be done, a landscape architect can offer a total "vision" of the completed project. This can include plantings, irrigation, walls, etc. In instances where a tennis court is to be constructed on an existing landscaped lot, or if the owner has a plan for amenities and plantings, an architect would not be required. Although not required, a soils report prepared by a soils engineer can offer invaluable insight to sub-surface conditions, and recommend procedures to overcome any problems that may lie beneath. We do not generally include this cost in our proposals, but we do recommend that the owner consider such. Problems that may be encountered might be expansive soils, underground springs, or substantial organic materials that may deteriorate. Typically, a property owner has already had this evaluation done when constructing structures on it. We can prepare engineered drawings for permitting and construction, for the tennis court, drains, retaining walls, lighting, etc.
return to questions

Miami - Dade County, Florida - Code of Ordinances

Sec. 33-11. - Fences, walls, bus shelters and hedges.

- (f) Fences for tennis courts; fences and walls for other recreational uses. Fences for tennis courts may be erected up to fourteen (14) feet in height if such fence conforms to accessory use setbacks. Fences and/or walls in connection with other permitted recreational uses, such as baseball backstops, handball courts, and the like, shall be permitted of a height necessary for the particular use if required accessory use setbacks are observed.

(Ord. No. 69-62, § 1, 9-17-69; Ord. No. 70-20, § 1, 3-11-70; Ord. No. 80-127, § 1, 11-4-80; Ord. No. 82-31, § 1, 4-20-82; Ord. No. 85-31, § 2, 5-7-85; Ord. No. 89-109, § 1, 11-7-89; Ord. No. 95-25, § 1, 2-7-95; Ord. No. 95-199, § 1, 11-7-95; Ord. No. 03-159, § 1, 7-8-03; Ord. No. 05-77, § 1, 4-19-05; Ord. No. 10-87, § 1, 12-7-10; Ord. No. 11-57, § 1, 8-2-11; Ord. No. 11-68, § 1, 9-20-11; Ord. No. R-13-09, § 1, 2-5-13; Ord. No. 14-06, § 1, 1-22-14; Ord. No. 15-128, § 1, 11-3-15; Ord. No. 15-143, § 1, 12-1-15)