CITY OF SANTA CLARITA

INTEROFFICE MEMORANDUM

TO: Planning and Community Preservation Divisions

FROM: Robert Newman, Interim Director of Community Development

DATE: April 15, 2012

SUBJECT: DIRECTOR'S POLICY: SPORT COURT DESIGN STANDARDS

In response to community inquiries and concerns of the City Council, clarification is required regarding design standards for outdoor sports courts in residential zones. Design standards are needed to ensure the legal use of one residential property does not unreasonably impact surrounding homes and residents. Staff proposes the following language in Title 17 of the City of Santa Clarita's Unified Development Code (UDC). These changes will be added to the UDC in the upcoming amendment process. This policy shall be used when reviewing requests for outdoor tennis, volleyball, basketball, batting cages, racquetball, or other sport courts that require special paving, concrete, fences, lights, and/or other facilities/structures that may create impacts beyond the property on which they are located.

Section 17.07 Definitions

"Residential Sport Courts" shall mean any recreational court or activity area constructed on the property of an existing single-family residence for the private use of the property owner, and shall not be permitted to be used as a commercial business or for private instruction. Recreational Sport Courts may include, but are not limited to, complete or partial portions of the following: soccer fields, basketball courts, tennis courts, ice or roller hockey rinks, volleyball courts, batting cages, football fields, BMX course, skateboard ramp or other similar uses.

Section 17.15.020(A)(6). Accessory Buildings and Structures.

k. Residential Sport Courts shall be subject to the following standards:

(1) Existing single-family residences within a residential zone may have up to one (1) sport court (including applicable walls and/or fences) consisting of a single sport area. Additional residential sport courts or sport areas may be permitted subject to the approval of a Minor Use Permit.

(2) A residential sport court, requiring an enclosure, wall, structure or fence that surrounds or is an integral part of such court, shall be designed so as to reasonably

reduce or eliminate light, noise, and other impacts on surrounding homes and properties. Where appropriate and feasible, landscaping shall be used to screen the sports court from neighboring properties. Additional noise attenuation may also be required by the Director. The required setback for all sport courts with an enclosure, wall, or fence shall be 15 feet from all side and rear property lines. No enclosures shall be within any front or reverse-corner yard setbacks.

(3) All lighting associated with a residential sport court shall be completely screened. Spillover prevention may require substantial shielding of both the fixture and pole. In no event shall light fixtures extend more than 15 feet above the grade of the sport court. Light fixtures shall be of full cut-off design, with the bulb fully enclosed within the fixture. Lights shall be focused downward and shall not wash or spill onto adjacent properties. Lighting fixtures are prohibited within 15 feet from any rear or side property line. They are also prohibited within any front or reverse-corner yard setbacks.

(4) Lighting for exterior sport courts and/or areas shall not be used between the hours of 9:00 p.m. and 8:00 a.m.

RN:PL:ms
S\CD\Director's Policies\Sport Court Policy 4-15-12