

Sports instructional camps are included in SIC 7999. In the RA zones, KCC 21A.08.040 limits amusement and recreation services (SIC 7999) to golf driving ranges and, as a conditional use, clubhouses and related golf course facilities. Sports instructional camps, such as a soccer camp, are not permitted.

As described, the activity appears to most closely resemble a playfield as part of a park. However, since the practice field is not open to the public, it does not fall within the terms of this definition.

Where an activity is not specifically included in a land use table in K.C.C. 21A.08, K.C.C. 21A.02.070D allows the Director of the Department of Development and Environmental Services to determine whether that use is allowed in a particular zone based on several factors, including the compatibility of the use with other uses in the zone and the physical characteristics of the proposed use.

As noted above, the proposed use is similar to a park with a playfield, which is a permitted use in the RA zones. K.C.C. 21A.08.040A. The following conditions apply to parks in the RA zones:

1. The following conditions and limitations shall apply, where appropriate:
 - a. No stadiums on sites less than ten acres;
 - b. Lighting for structures and fields shall be directed away from residential areas;
 - c. Structures or service yards shall maintain a minimum distance of fifty feet from property lines adjoining residential zones, except for structures in on-site recreation areas required in K.C.C. 21A.14.180 and 21A.14.190. Setback requirements for structures in these on-site required recreation areas shall be maintained in accordance with K.C.C. 21A.12.030;
 - d. Facilities in the RA-10, RA-20, F, A or M zones, or in a designated rural forest focus area, shall be limited to trails and trailheads, including related accessory uses such as parking and sanitary facilities; and
 - e. Overnight camping is allowed only in an approved campground.

K.C.C. 21A.080B.

The impact of the proposed use would not be significantly different from that of a park with a playfield and might be less. The proposed use is in the RA-5 zone and the property is less than ten acres. Applying the conditions in K.C.C. 21A.080B.1 would ensure that the impacts would be no greater than would be expected from a public playfield.

Conclusion

A private soccer practice field is a permitted use in the RA zones under the same conditions as a park. See K.C.C. 21A.08.040. All other development regulations apply, including the need to comply with the sensitive areas code, K.C.C. 21A.24, the clearing and grading code, K.C.C. 16.82, and the surface water management code, K.C.C. Title 9. Appropriate off-street parking is also required. See, K.C.C. 21A.18.030. Applicable permits, such as clearing and grading, may also be needed. Finally, a change of use permit should be required. This will provide a mechanism to evaluate the proposal and ensure that it meets all applicable code requirements.

2. Review of revisions to home occupancy and home industry codes.

Paul Reitenbach presented options for changes to the home occupation and home industry codes. The current code limit the area that may be devoted to the business use. After some discussion, committee members recommended calculating the area in the residence an accessory structure separately from outside areas, such as parking. The committee also recommended requirements for landscape screening of outdoor areas.