

SEC. 10-1.2200 OPEN SPACE/PARKS AND RECREATION DISTRICT
(OS)

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SEC. 10-1.2205 PURPOSE.

The OS District shall be subject to the following specific regulations in addition to the general regulations hereinafter contained in order to promote and encourage a suitable environment devoted to parks, recreation, or passive or active open space uses for the enjoyment of all members of the community. The OS District may be used to preserve and protect land areas of special or unusual ecological or geographic interest.

SEC. 10-1.2210 SUBDISTRICTS.

None.

SEC. 10-1.2215 USES PERMITTED.

- a. **Primary Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the OS District as primary uses:
 - (1) Open space preserve areas. (Examples: wetlands, habitat refuge areas)
 - (2) Public parks and recreation facilities. (Examples: regional parks, community and neighborhood parks)
 - (3) Private parks and recreation facilities. (Examples: Homeowners Association owned parks and swim centers)
- b. **Secondary Uses.** The following uses are permitted as secondary or subordinate uses to the uses permitted in the OS District:

- (1) Accessory building and uses. (Including concession stands, maintenance buildings, parking lot, restroom building, etc.).
- (2) Public recreational equipment. (Athletic courts and fields, picnic facilities, and fields; play equipment reservoir, swimming pool)
- (3) City sponsored events and festivals.

SEC. 10-1.2220 CONDITIONALLY PERMITTED USES.

a. **Administrative Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the OS District, subject to approval of an administrative use permit:

- (1) Outdoor gatherings.
- (2) Temporary uses.
- (3) Special events. (Examples: City- or privately- sponsored events and facilities)

b. **Conditional Uses.** The following uses, or uses determined to be similar by the Planning Director, are conditional uses permitted in the OS District subject to the approval of a conditional use permit:

Special use facilities (Examples: sports parks or complexes, golf courses (including miniature golf), water slides, indoor soccer, batting cages, bowling facilities, billiard parlors, zoos, nature centers)

SEC. 10-1.2225 LOT REQUIREMENTS.

- a. Minimum Lot Size: None.
- b. Minimum Lot Frontage: 35 feet.
- c. Minimum Average Lot Width: 200 feet.
- d. Maximum Lot Coverage: N/A.
- e. Minimum Lot Depth: 100 feet.
- f. Special Lot Requirements and Exceptions: See Section 10-1.2720.

SEC. 10-1.2230 YARD REQUIREMENTS.

- a. Minimum Front Yard: 30 feet.
- b. Minimum Side Yard: 30 feet.
- c. Minimum Side Street Yard: 30 feet.
- d. Minimum Rear Yard: 30 feet.
- e. Special Yard Requirements and Exceptions: See Section 10-1.2725.

SEC. 10-1.2235 HEIGHT LIMIT.

- a. Maximum Building Height: 40 feet.
- b. Maximum Accessory Building Height: 26 feet.
- c. Maximum Height for Fences/Hedges/Walls.
 - (1) Front and Side Street Yard: 4 feet.
 - (2) Side and Rear Yard: 6 feet.
- d. Special Height Requirements and Exceptions: See Section 10-1.2730.

SEC. 10-1.2240 SITE PLAN REVIEW REQUIRED.

Site Plan Review approval may be required before issuance of any building or construction permit within this district if the Planning Director determines that a project materially alters the appearance and character of the property or area or may be incompatible with City policies, standards, and guidelines. This may include fences (i.e., such as anodized gray chain link fences in certain circumstances.)

SEC. 10-1.2245 MINIMUM DESIGN AND PERFORMANCE STANDARDS.

The following are minimum design and performance standards for certain developments in the OS District.

Open Space/Park and Recreation Uses.

For open space/park and recreation buildings and uses, refer to the applicable criteria and standards contained in the CN and RS Districts.