

2.6 Open Space District (OS)

Sections

2.6.100 - Purpose of the Open Space District

2.6.200 - Permitted Land Uses

2.6.300 - Development Setbacks

2.6.400 - Special Standards for Certain Uses

2.6.100 Purpose of the Open Space District

The OS District is designed to accommodate the vast hillside buffer area between the Union Pacific RR Mainline and existing and potential residential and industrial development north and west of the city center.

2.6.200 Permitted Land Uses

Table 2.6.200 Land Uses and Building Types Permitted in the Open Space District	
1. Transportation Facilities and Improvements a. Normal operation, maintenance; b. Installation of improvements within the existing right-of-way; c. Projects identified in the adopted Transportation System Plan not requiring future land use review and approval; d. Landscaping as part of a transportation facility; e. Emergency Measures; f. Street or road construction as part of an approved subdivision or partition; g. Transportation projects that are not designated improvements in the Transportation System Plan ** (CU); and	h. Transportation projects that are not designed and constructed as part of an approved subdivision or partition** (CU) 2. Recreational Uses *** (CU): a. Public or private golf courses, b. Parks, playgrounds, and related accessory structures. 3. Wireless Communications Facilities subject to 3.6.100

Land uses with (CU) shall require a Conditional Use Permit in accordance with Chapter 4.4. **Uses marked with 2 asterisks are subject to the standards in Section 4.4.400D. *** Uses marked with three asterisks are subject to the standards in 2.6.300.D. Temporary uses are subject to the standards in Section 4.9.

2.6.300 Standards

- A. Parcel Size:** A minimum of 10 acres.
- B. Setbacks:** All structures shall be at least 20 feet from all property lines.
- C. Additional Standards.** All development shall follow the standards in Chapter 3 Design Standards as well as the permitting procedures in Chapter 4.
- D. Recreational Uses.** Recreational uses located within the zone shall not obstruct flood flows or the open space concept.