

TITLE 10
CHAPTER 22

OPEN SPACE DISTRICT (OS)

SECTION:

- 10-22-1: Purpose
- 10-22-2: Permitted Buildings and Uses
- 10-22-3: Buildings and Uses Permitted Conditionally
- 10-22-4: Conditional Use Approval Criteria and Conditions

10-22-1: PURPOSE: The Open Space District is intended to protect urban open space buffers, park and recreation lands, natural resource lands and lands reserved for later development. This District is intended to be used in conjunction with the Comprehensive Plan. Where, for example, the Plan designates an area for urban development, the application of this District would be interim; when the land became available for development, a rezoning could be considered. Where this Open Space District is consistent with the Plan's land use designation, it is intended that this District would preserve such land permanently in open space use.

10-22-2: PERMITTED BUILDINGS AND USES:

Parks for low intensity recreation.

Open space.

Wildlife habitat.

Forestry.

Agriculture.

Aquaculture.

Any structures which are necessary to the functioning of the above uses.

10-22-3: BUILDINGS AND USES PERMITTED CONDITIONALLY: The Planning Commission, subject to the procedures and conditions set forth in Chapter 4 of this Title, may grant a conditional use permit for the following:

Parks with intensely developed facilities.

Golf courses.

Other private recreation facilities.

Communications and electric power transmission facilities.

Reservoirs and water tanks.

Uses allowed in any applicable management unit as shown in the Comprehensive Plan.

Wind, solar or wave power generating facilities.

10-22-4: CONDITIONAL USE APPROVAL CRITERIA AND CONDITIONS: The Planning Commission shall require that the following approval criteria and conditions of approval be met:

A. Approval Criteria:

1. The proposed use is consistent with the preservation of managed use of the open space resource identified, if any, on the subject property in the Comprehensive Plan.
2. Where the subject property is designated for urban development in the Comprehensive Plan, the proposed use must clearly be interim in nature or consistent with the ultimate planned use.
3. A site investigation report may be required to determine the extent and location of the resource.
4. An impact assessment may be required for wind, solar or wave power generating facilities.

B. Conditions of Approval:

1. Conditions may be imposed to implement the recommendations and findings of a site investigation report.
2. Design review may be required.
3. General conditions listed in Chapter 4 of this Title may be applied.
4. Conditions may be imposed to implement the recommendations and findings of an impact assessment. (Ord. 625, 6-30-80).