

## **§153.010 OPEN SPACE LAND USE, OR OS DISTRICT**

1. Purpose. To maintain, preserve, conserve and otherwise continue in existence desirable and appropriate uses of open space lands in the more undeveloped sections of the City in order to assure continued public health by counteracting pollutants and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the city and its citizens.
2. Uses Permitted Outright. The following uses are permitted in the OS District:
  - A. Open Space.
  - B. Signs permitted as per §153.053 of this development code.
  - C. City Park Facilities, Improvements and Projects as identified in the City Parks and Recreation Master Plan
    - 1) Normal operation, maintenance;
    - 2) Installation/Replacement of improvements within the existing city parks;
    - 3) Landscaping as part of a park facility;
  - D. Urban Farming, gardening, horticulture , field crops, orchards, berries, nursery or flower stock and other agricultural uses for subsistence or commercial purposes; as described in §153.052 of this development code.
3. Uses permitted through the Conditional Use Permit process. The following conditional uses may be permitted subject to a Conditional Use Permit as per the provisions of §153.070 of this development code:
  - A. Commercial facilities incidental to the operation of a use permitted outright.
  - B. Indoor Recreational Facilities – tennis courts, gymnasiums, swimming pools.
  - C. Land Filling, not including the dumping of garbage, refuse, or like material.
  - D. Accessory buildings and uses customarily incidental to a use permitted outright.
  - E. Park projects and/or recreational uses that are not designated improvements in the Parks and Recreation Master Plan;
4. Height Regulations. None.
5. Lot Requirements and Design. The following lot requirements and design standards shall be observed.

A. Site and Building Design.

- 1) Parking lots are located on the subject property in such a manner for reduced interrupted pedestrian circulation and safety and site appearance.
- 2) Site entrances shall be oriented towards the street for pedestrian circulation, safety and crime prevention except if conditions such as lot size, shape, topography or other circumstances apply to the property.
- 3) Permanent solid waste containers and receptacles shall be screened away from public view.
- 4) Address numbers on buildings shall be oriented towards the street for clear identification of the building.
- 5) The property is able to be surveilled from the street for security and safety wherever possible.

B. Landscaped areas. A minimum 50% of each lot shall be maintained as landscaped area for any type of development.

6. Off-Street Parking. As required in §153.054 of this development code.

7. Other Required Conditions.

- A. All conditional use permits are required to be taken through the site plan review process as listed in §153.073 of this development code.
- B. New development or substantial remodel is subject to the site development standards and requirements as listed in §153.051, the design and landscaping standards as listed in §153.055 and the site plan review process as listed in §153.073 of this development code.