

CHAPTER 11 OS OPEN SPACE, PUBLIC, SEMI-PUBLIC DISTRICT

SECTION 11.01 PURPOSE

This District is intended to preserve, through zoning, selected open space land and uses from development pressures. This zone is intended for public purposes. It is not the intent of this zone to prevent private parks or recreation areas as provided for in other zoning districts.

SECTION 11.02 TABLE OF USES

A. The following abbreviations apply to the Table of Uses:

- P: Land and/or buildings in this District may be used for the purposes listed by right.
- SLU: The following uses may be permitted by obtaining Special Land Use approval when all applicable standards as cited in Chapter 15 are met:
- NP Use is not permitted in the district.

TABLE OF USES – OPEN SPACE, PUBLIC, SEMI-PUBLIC DISTRICT	
Accessory buildings and uses subject to Sections 3.15 and 3.16.	P
Cemeteries.	P
Elementary, and secondary schools.	SLU
Golf Courses Or Country Clubs	SLU
Municipal and Public Service Activities	P
Parks, playgrounds and community centers	P
Recreation facilities, indoor or outdoor	P
Recycling Station	SLU
Utility substations, switching stations, and transmission lines.	SLU
Wireless Communications Antenna when attached to an existing telecommunications tower, water tower or other structure	P
Wireless Communication Towers	SLU

SECTION 11.03 DEVELOPMENT REQUIREMENTS

A. Site Plan Review Requirements

The following chart provides requirements for site plan review. A site plan shall be submitted for Planning Commission review in connection with the following, unless specifically exempted in Section 14.02:

District	Site Plan Review Requirements	Other Requirements
OS District	All Special Land Uses	See Chapter 14 for site plan requirements. See Chapter 15 for Special Land Use requirements

B. Lot and Yard Requirements

Requirement	OS District	Other Requirements
Minimum Lot Area	None Required	Lot area shall be sufficient to accommodate all principal and accessory uses.
Minimum Lot Width	None Required	Lot area shall be sufficient to accommodate all principal and accessory uses.
Front Yard	35 ft.	No parking is permitted in the required front yard.
Side Yard	12 ft.	Street side of a corner lot – 25 ft. setback is required for main buildings and parking See definition of Yard, Side in Section 2.02.Y
Rear Yard	50 ft.	In the case of wireless communication towers, all yards shall be equal to or exceed the tower fall zone or fifty percent (50%) of the height of the tower, whichever is greater. For the purposes of this Section, the term fall zone shall mean the calculated manner and extent to which a tower structure is designed to fall.
Maximum Lot Coverage	20%	Lots may contain more than one (1) principal building or use
Maximum Building Height	None Specified	See Section 3.03

C. Development Requirements for Parking.

The amount of required off-street parking spaces for individual uses shall be determined in accordance with the following table. See also Chapter 17, Off Street Parking and Loading for general requirements

Use	Parking Requirement Spaces per unit of measurement
Cemeteries	Sufficient parking shall be provided within the site through the submission by the owner of a operations plan submitted with site plan.
Elementary and middle schools	4 Per classroom or amount required for the auditorium or place of assembly, whichever is greater; separate areas for student drop off and pickup areas for buses must be provided.
Golf courses	2 Per each hole for a par 3 course; 6 per hole for other courses <u>plus</u> those required for accessory uses
High schools	8 Per classroom or amount required for the auditorium or place of assembly, whichever is greater; separate areas for student drop off and pickup areas for buses must be provided.

Use	Parking Requirement Spaces per unit of measurement
Municipal and Public Service Activities	1 per each 300 sq.ft. GFA, not including parking areas for municipal vehicles (police cars, public works vehicles, etc.), plus spaces required for assembly areas.
Parks, playgrounds and community centers	10 Per each athletic field <u>plus</u> 1 per each 10 sq. ft. of indoor or outdoor play area.
Recreation facilities, Indoor or outdoor	Parking operations plan but not less than 4 per court or other recreational facility use <u>plus</u> parking required for any accessory uses, including restaurants, offices, or other similar activities. If athletic fields are included, there shall be spaces per field provided.

D. Development Requirements for Signs. See also Chapter 16, Signs for General Requirements.

Signs Permitted	OS District				Other Requirements
	Size	Number	Height	Location	
On Site Advertising	32 sq. ft.	1 per principal use	4 ft.	25 ft. from front lot line	
Non-Commercial	6 sq. ft	1/issue per lot	4 ft.	Behind the ROW	Signs may remain until deemed unsightly through disrepair or action of the elements
					May not be illuminated
Real Estate	32 sq. ft.	1/premise or building	4 ft.	Behind the ROW	Permitted only when property is for sale, rent, or lease
Portable	32 sq. ft. if advertising a special event or community activity	1/lot	4 ft.	Behind the ROW and in a location where driver visibility is not impaired	Limited to 30 days of display in any calendar year
Institutional Bulletin Board	50 sq. ft.	1/public or semi-public institution	6 ft.	Set back 25 ft. from front property line	
Institutional Wall Sign	50 sq. ft.	1/street frontage	N/A	N/A	