

Section 10-1234. OS Open Space District.

<b>1. District Intent</b>	<b>PERMITTED USES</b>								
	<b>2. Principal Uses</b>				<b>3. Accessory Uses</b>				
The OS District is intended to provide areas within the community for the resource conservation and passive or active recreational facility needs of the community. The OS District may be applied to publicly or privately owned lands where preservation of natural features is desired. The OS District is permitted in any Future Land Use category established by the Comprehensive Plan, except the Heavy Industrial Future Land Use Category.	(1) Agriculture. (2) Cemeteries. (3) Nature centers and related administrative and service facilities. (4) Open space, natural areas, conservation areas and wildlife management areas. (5) Outdoor passive and active recreational facilities, including trails. (6) Silviculture. (7) Stormwater management facilities.				(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.				
<b>DEVELOPMENT STANDARDS</b>									
<b>Use Category</b>	<b>4. Minimum Lot or Site Size</b>			<b>5. Minimum Building Setbacks</b>				<b>6. Maximum Building Restrictions</b>	
	<b>a. Lot or Site Area</b>	<b>b. Lot Width</b>	<b>c. Lot Depth</b>	<b>a. Front</b>	<b>b. Side-Interior Lot</b>	<b>c. Side-Corner Lot</b>	<b>d. Rear</b>	<b>a. Building Size (excluding gross building floor area used for parking)</b>	<b>b. Building Height (excluding stories used for parking)</b>
Any Permitted Principal Use	None	None	None	25 feet	None, except 15 ft. if adjoining a low density residential zoning district.	25 feet	10 feet	1,000 square feet of gross building area per acre	3 stories

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).