

OPEN SPACE (OS) ZONE

17.33.010 Purpose and Intent. It is the intent of this chapter to:

- A. Protect and preserve certain areas of land devoted to existing and future use for civic, cultural, educational and similar facilities;
- B. Provide for the social needs of the community as those needs relate to open space whether publicly or privately sponsored;
- C. Enhance the identity and image of the community as a desirable place for human growth and development;
- D. Provide opportunities and facilities for the various activities and needs of a diverse and dynamic population;
- E. Provide and protect parks, open space and other natural, physical assets of the community to improve the aesthetic and functional features of the community.

17.33.020 Permitted uses.

- A. Specific types of permitted uses are those which provide a public need as described in the purpose and intent. Uses shall also be appropriate to the specific site and the intent behind each site's designation as OS. OS sites designated as the result of a sensitive area designation should only be used for natural resource conservation purposes with associated trails for passive recreation opportunities or such active recreation opportunities as the City concludes is appropriate to the protection, conservation and use of such area. OS sites designated as such for reasons other than sensitive area classification may be used for such other purposes as allowed in AHMC. Such uses include but are not limited to the following:
 - 1. Parks, greenbelts and open space for active or passive recreation or enjoyment. (Note: Whenever a park or open space is created as an integral part of a subdivision, such park or open space shall be designated an open space district on the official zoning map);
 - 2. Those accessory structures to the open space use (bathrooms, tool sheds, picnic structures or playgrounds) are permitted uses. Parking lots and amphitheater are permitted uses but do not affect development coverage.

17.33.030 Conditional uses

- A. In accordance with AHMC 17.03.100 through 17.03.140, the Planning Commission may grant approval for the following uses when satisfied that the use will conform to the Comprehensive Plan and not have any material adverse effect on neighboring properties.
 - 1. Wireless telecommunications support towers

17.33.040 Prohibited uses. Uses other than those identified or described in Section 17.020 are prohibited.

17.33.050 Development standards. Development standards shall take into account both the environmental impact of the proposed use and the design standards of this chapter.

Permitted uses as well as similar or related and conditional uses shall comply with the standards of this land use district.

17.33.060 Minimum yards.

A. Minimum setback requirements from lot lines are as follows:

Front yard – 25 feet

Rear yard – 10 feet

Side yard – 5 feet per story

Corner yard – 15 feet (5 feet for those structures that are outside of the clear view triangle).

B. An additional building setback of a minimum of 50 feet from the right-of-way line or 100 feet from the centerline, whichever is greater, is required along the west side of Hayford Road.

C. The Technical Review Committee may alter these setback guidelines when a design has given adequate attention to the surrounding activities and land uses.

17.31.070 Building coverage and height

A. The maximum building coverage shall be 10 percent of the lot area.

B. The maximum building height shall be 35 feet above the mean ground level.

17.33.080 Parking standards

Off-street parking spaces shall be provided in accordance with the requirements of Chapter [17.22](#) AHMC. The City Planning staff shall make determinations as warranted by the specifics of the proposal.

17.33.090 Sign standards

Signage standards for uses in the OS zone shall be provided in accordance with the requirements of Chapter [17.24](#) AHMC. Standards will equal those provided for as in a C-2 zone

17.33.100 Fence and wall standards

Fence and wall standards for uses in the OS zone shall be provided in accordance with the requirements of Chapter [17.21](#) AHMC.

17.33.110 Landscaping standards

Landscaping standards for uses in the OS zone shall be provided in accordance with the requirements of Chapter [17.23](#) AHMC. Standards will equal those provided for as in a C-2 zone

17.33.120 Storage standards

Storage standards for uses in the OS zone shall be provided in accordance with the requirements of Chapter [17.26](#) AHMC. Standards will equal those provided for as in a C-2 zone.