

Article 19:

OPEN SPACE (OS) DISTRICT

- Sec. 9-1.1900: Purposes
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Sec. 9-1.1900:

Purposes

The Open Space District is established:

- A. To reserve sites within the community for open spaces in accordance with the Parks, Parkways and Open Space Element of the General Plan;
- B. To encourage the preservation of areas in the City which are of historic, cultural, social, and aesthetic value;
- C. To protect the public health, safety, and welfare and to minimize possible costs to the City and other public agencies which may result from the improper use of land subject to periodic flooding.

Sec. 9-1.1905:

Development Standards

Table 19-1 sets forth the standards which govern the size, location, height, and other characteristics of structures in the Open Space District.

Table 19-1: Development Standards

Category	Requirement
Site size	None
Setbacks	At least equivalent to those required in the district that adjoins the site at the front, side, or rear or is located across a public street from the site. Where the site adjoins or faces more than one district, the District regulations prescribing the greater setback shall govern. Note that where the side or rear property lines of a site adjoins a Residential district, a six (6) foot solid wall or fence may be required along the side or rear property lines.
Building height	Two and one-half (2 ½) stories, not exceeding thirty-five (35) feet
Landscaping:	The full depth of all required setback areas adjoining a street, except where the adjacent District requires a greater setback, the greater setback shall apply; Any other setback of ten (10) feet or less adjoining a street;. Off-street parking lots as prescribed in Article 30.

Sec. 9-1.1910:

Other Requirements

The following special requirements apply:

- A. No use is to be permitted, and no process, equipment, or materials shall be employed which, on the basis of an environmental assessment, are found to be detrimental to the public health, safety or welfare by reason of odor, fumes, dust, smoke, cinders, dirt refuse, water-carried wastes, noise, vibration, glare, electromagnetic

interference, unsightliness, or other objectionable feature or to involve a hazard of fire, explosion or release of hazardous materials;

- B.** The outdoor storage of materials and equipment is permitted only within an area surrounded by a security fence or wall at least eight (8) feet in height with gates capable of being locked. Within storage areas, except for trucks or other vehicles necessary for the operation, no such materials to be stored to a height greater than eight (8) feet. Where the storage area is visible from a public street or from adjoining properties in residential, office, public or institutional use, the storage area is to be screened by an eight (8) foot sight-obscuring wall or fence along the side of the storage area facing the street or use. Storage areas are not to be located in required parking areas, in front setback areas or side setback areas on the street side of corner lots;
- C.** Any process or activity deemed by the Development Advisory Board or the Planning Commission to be unsightly may be required to be screened from view by use of a solid wall or fence at least eight (8) feet in height;
- D.** For purpose of this Article, vehicle parking refers to short-term parking of twenty-four (24) hours or less. Vehicle storage refers to parking in excess of twenty-four (24) hours. Neither type of facility shall be for the purpose of providing required parking for any other use other than a permitted or conditionally permitted on-site use. All such facilities shall conform to the development standards for parking facilities, including paving, striping, landscaping and setbacks;
- E.** Off-street parking and loading facilities are to be provided as set forth in Article 30;
- F.** Signs may be permitted as set forth in Article 31;
- G.** All uses in the OS District must comply with General Development Requirements and Exceptions set forth in Article 32;
- H.** All uses in the OS District must be operated in a manner consistent with the Environmental Performance Standards established in Article 33 of this chapter.

Sec. 9-1.1915:

Development Plan Review

Development Plan Review is required by Article 8 for all new, altered or expanded uses in the OS District including all new permanent structures over 500 square feet or expansions of existing buildings which exceed 500 square feet.