

SUB-CHAPTER 2.16
OPEN SPACE "OS" REGULATIONS

SECTION

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14-2.1601. Scope. The purpose of the open space "OS" zone is twofold:

(1) To identify open space/recreational areas, as well as drainage facilities, throughout the community; and,

(2) To ensure that certain areas of the city characterized by environmental sensitivity and intrinsic value are preserved, for the most part, in their original undisturbed and/or natural state. Areas appropriate for this zoning classification are characterized by public and/or private land that is protected from development. These areas may include, but are not limited to, forested areas; detention/retention areas; wetlands; wetland buffers; creek, stream or river corridors; open water bodies; ravines; bluffs; stormwater quality facilities; landslide hazards and/or other geological hazardous areas. (Ord. #338, §11, May 1952 and amendments thereto, as replaced by Ord. #1050, Feb. 1997, as amended by Ord. #09-209, Aug. 2009)

14-2.1602. Uses permitted.

(1) Parks, playgrounds, playfields, and neighborhood and municipal buildings.

(2) Churches, or similar places of worship, with accessory structures, that contain recreational/open space areas and/or cemeteries.

(3) Primary, middle or high schools, public or private, with open space/recreational areas.

(4) Country clubs with a nine or more hole golf course, but not miniature courses or driving ranges operated for commercial purposes, which are not ancillary to a country club operation.

(5) Nature trails, bikeway/pedestrian trails.

(6) Detention/retention areas and such other environmentally sensitive man-made features of intrinsic value (i.e., wetlands and wetland buffers). (as added by Ord. #1050, Feb. 1997, as amended by Ord. #09-209, Aug. 2009)

14-2.1603. Uses permitted as special exception. Cemeteries not associated with a church or similar place of worship. Uses permitted as a special exception will be upon approval of said use by the Board of Zoning Appeals, based upon the following physical conditions and improvements:

(1) Adequate ingress and egress, which will not create an unsafe or congested traffic condition;

(2) Sufficient off-street parking to insure all parties will be provided parking spaces;

(3) Compatibility with surrounding land uses;

(4) The solution of any site specific problem(s) which may be determined by the Commission. (as added by Ord. #1050, Feb. 1997)

14-2.1604. Other requirements.

(1) **Front yard.** The minimum setback at any point for all buildings shall be 100 feet from the front lot line, except in residential subdivision parks. In such cases, the area regulations for the zone in which they are located will prevail.

(2) **Side yard.** No building shall set closer than 70 feet to any side lot line, with no less than 20 feet from the interstate highway right-of-way, except in residential subdivision parks. In such instances, the area regulations for the zone in which they are located will prevail.

(3) **Rear yard.** There shall be a rear yard for a main building of no less than 70 feet, with no less than 20 feet from the interstate highway right-of-way, except in residential subdivision parks. In such instances, the area regulations for the zone in which they are located will prevail.

(4) **Buffer strips.** Buffer strips may be required by the planning commission upon site plan review. Such buffer strips shall be determined on the basis of the site plan.

(5) **Maximum lot coverage.** The combined total of all floor area under roof shall not exceed 15 percent of the total lot area. For churches and other main and accessory buildings, other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provided the yard areas required by this section and the off-street parking areas required; provided, however, that the lot area for a church shall not be less than five (5) acres.

(6) **Height regulations.** No main building shall exceed two and one-half (2 ½) stories, of 35 feet in height, except as otherwise provided. Accessory buildings shall not exceed 20 feet in height. (as added by Ord. #1050, Feb. 1997)