

OPEN SPACE RECREATION DISTRICT, OSR

Sec. 11.02.241 Purpose

The Open Space Recreation District, OSR, is established to implement the goals of the Comprehensive Plan and the Parks Master Plan to develop and implement a system of parks and recreational opportunities throughout the community that responds to the broad variety of recreational needs of the different age groups and interests of people residing in all areas of the City.

Sec. 11.02.242 Permitted uses

Any permitted use in OSG

1. Outdoor sports and recreation
2. Parks, playgrounds, community buildings, recreation centers and other public recreational facilities and activities
3. Public restrooms, storage facilities, (as part of the principal building and/or in separate buildings as accessory uses to the principal permitted use only)
4. Retention, detention and water quality ponds, see Sec. [11.02.248C](#)

Sec. 11.02.243 Height regulations

60 feet is the maximum height for all buildings.

No portion of a building within 100 feet of the property line of a single-family residential use district shall exceed thirty-five (35) feet in height.

Sec. 11.02.244 Setback regulations

Front setback. 25 feet

Side setback. 12 feet

Side Setback–adjacent to single-family. 20 feet

All trails shall be located a minimum of ten (10) feet from any single-family detached or duplex residential property line. Swimming pools, spectator stands for ball fields, or similar facilities shall be located a minimum of one hundred (100) feet from any single-family detached or duplex residential property line. Ball fields, courts or similar uses shall be located a minimum of fifty (50) feet from any single-family detached or duplex residential property line, stadium lit facilities shall be located a minimum of two hundred (200) feet from any single-family detached or duplex residential property line.

Rear Setback. 10feet

All trails shall be located a minimum of ten (10) feet from any single-family detached or duplex residential property line. Swimming pools, spectator stands for ball fields, or similar facilities shall be located a minimum of one hundred (100) feet from any single-family detached or duplex residential property line. Ball fields, courts or similar uses shall be located a minimum of fifty (50) feet from any single-family detached or duplex residential property

line, stadium lit facilities shall be located a minimum of two hundred (200) feet from any single-family detached or duplex residential property line.

Rear Setback –adjacent to single-family. 20 feet

Sec. 11.02.245 Lot regulations

None

Sec. 11.02.246 Off-street parking regulations

Sec. 11.02.247 Building regulations

- A. All exterior walls shall be finished in the following materials: brick, stone, cast stone, precast concrete panels, split-faced concrete masonry units, brick or stone veneers, fiber/cement board (e.g. Hardiplank), solid wood planking (tongue in groove or ship-lap planking), or stucco.
- B. No mirrored glass is permitted.
- C. Accessory buildings that are used only to serve the uses provided for on site may be constructed with exterior walls of metal provided such buildings are buffered by landscaping or other materials listed above so that the buffer comprises at least sixty (60) percent of the view from any public roadway. Metal siding colors shall be subdued earthen colors.
- D. Awnings and canopies may be made of sheet metal or canvas membrane. Plastic or vinyl awnings are not permitted.
- E. All ground floor building faces shall utilize the same or similar architectural treatments on all sides.

Sec. 11.02.248 Regulations specific to this district

- A. Pedestrian pass-through corridors shall be coordinated with the landscape plan and adjacent development and shall be located to provide for the maximum convenience of the pedestrian. The site plan shall identify all pedestrian routes and provide connections, where appropriate, to adjacent development, at roadway crossings and between buildings.
- B. All improvements shall comply with all local, state, and federal rules, regulations, and guidelines as they pertain to public recreation and to private recreation for public use.
- C. Retention, detention and water quality ponds
 - 1. The pond shall utilize only earthen berms constructed with a maximum slope of 3:1 (three feet of run to one foot of rise). Concrete, stone or other types of hard surfacing material are prohibited except for the outlet structure(s), splitter box(es) or similar facilities, or, if approved by the planning department, to preserve trees or other existing natural features, and, if utilized, shall have the appearance of native stone;
 - 2. The outlet structure(s), splitter box(es) or similar facilities are required to be designed so as to create the least visual intrusion to the natural landscape, and to utilize native materials wherever feasible, while maintaining the design regulations set forth in the drainage criteria manual;

3. The pond shall be designed so that it will not require any type of fencing except as approved by the planning department if there is no other practical alternative to avoid fencing and it meets criteria, including, but not limited to, the following:

- a. fencing that enhances recreational uses;
- b. fencing that is required for safety reasons; or
- c. fencing that is required to preserve trees or other natural features.

If such fencing is approved, fencing design and materials shall be utilized to ensure that the impact of the fencing on the primary use(s) of the district is minimized;

4. The pond shall not change the natural contours of the land, except for the area of the earthen berm and outlet structure(s) or to create the minimum slope required for adequate drainage;
5. The pond shall maintain the natural vegetation of the open space except as needed to create the minimum slope required for adequate drainage and for the area of the earthen berm and outlet structure(s), splitter box(es) or similar facilities, such berm being reseeded with a native seed mixture for restoration;
6. Construction activities shall be limited to the minimum area needed for installation of the pond and related facilities, and construction and maintenance access shall be planned to create the least impact to the open space area; and
7. The owner of the property shall be responsible for maintaining the pond and immediately surrounding area in a condition that is free of litter, trash and debris and shall do so on a regularly scheduled basis and as soon as practical after major storm events.