

OPEN SPACE GREENBELT DISTRICT, OSG (OSG)

Sec. 11.02.234 Purpose

The Open Space Greenbelt District, OSG, is established to protect dedicated greenbelts and parklands from unsightly intrusions that can have a negative impact on the image of the community, incorporate open space planning into the assignment of land use designations, and develop and implement a system of “greenway” parks and link home, retail, employment centers, parks, and nature preserves, all goals found in the Comprehensive Plan and the Parks Master Plan.

Sec. 11.02.235 Permitted uses

1. Historic Landmarks, limited (buildings and or structures only)
2. Passive outdoor sports and recreation

Passive outdoor sports and recreation: A recreational use that does not significantly alter the natural environment of the open space and is conducted with a minimum of equipment or activity in a manner in which the natural environment is not compromised. This use includes such things as public art, sculptures, Frisbee golf ranges, hike/bike trails, picnic areas, public gardens, and exercise stations along trails.

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. Parking lot, accessory (Publicly owned parking areas constructed only for public access to a greenbelt or park area)
5. Utility services, local

Utility services, local: The use of a site for the provision of public and/or private utility services which are necessary to support the development in the area and involve only minor services including service extension, excluding buildings or similar structures.

6. Retention, detention and water quality ponds, see Sec. [11.02.240B](#)

Sec. 11.02.236 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. 11.02.237 Setback regulations

Front setback. 25 feet

Side setback. 10 feet

Side Setback–adjacent to single-family. 10 feet

Rear Setback. 10feet

Rear Setback –adjacent to single-family. 10 feet

Sec. 11.02.238 Lot regulations

None

Sec. 11.02.239 Parking regulations

Sec. 11.02.240 Regulations specific to this district

A. 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.

B. 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(s) 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.