

May 8, 2026

Chapter 104-26 Open Space Zone O-1

Sec 104-26-1 Purpose And Intent

Sec 104-26-2 Permitted Uses

Sec 104-26-3 Conditional Uses

Sec 104-26-4 Site Development Standards

Sec 104-26-5 Sign Regulations

Sec 104-26-1 Purpose And Intent

The open space zone is specifically intended to encourage the preservation of a natural environment within the community; to hold for future generations open space in which plants and animals can be protected and studied; to inhibit erection of unnecessary buildings on a floodplain, on areas of severe slope, areas of fault line and rock slides; to provide suitable areas for recreation and relaxation, and to alleviate stream pollution.

Sec 104-26-2 Permitted Uses

The following uses are permitted in the Open Space Zone O-1:

- a. Main building to accommodate the main use to which the property is devoted.
- b. Accessory building incidental to the use of a main building and accessory uses customarily incidental to a main use;
- c. Agriculture.
- d. Botanical or zoological garden.
- e. Cemetery.
- f. Conservation areas: botanical or zoological.
- g. Fishing ponds; private or public.
- h. Golf course, except miniature golf courses.
- i. Horse raising, provided conducted in a pasture of at least five acre size and with a maximum density of two horses per acre.
- j. Public park, public recreation grounds and associate buildings, but not including privately owned commercial amusement business.
- k. Public service buildings.
- l. Wildlife sanctuaries.

Land set aside through conservation easement must remain available for agricultural production, habitat conservation, and/or public use. .

Sec 104-26-3 Conditional Uses

The following uses shall be permitted only when authorized by a conditional use permit as provided in title 108, chapter 4 of this Land Use Code:

- a. Golf driving range in conjunction with a golf course.
- b. Public utility substations.

(Ord. of 1956, § 22E-3; Ord. No. 96-42; Ord. No. 2015-7, Exh. A, 5-5-2015)

Sec 104-26-4 Site Development Standards

The following site development standards shall apply to the open space zone:

- a. Minimum lot area: Five acres.
- b. Minimum lot width: 300 feet.
- c. Minimum yard setbacks for structures.
 1. Front: 30 feet.
 2. Side: 20 feet each side.
 3. Rear: 30 feet.
- d. Building height.
 1. Minimum: One story.
 2. Maximum: 35 feet.

(Ord. of 1956, § 22E-4)

Sec 104-26-5 Sign Regulations

The height, size, and location of the following permitted signs shall be in accordance with the regulations set forth in title 110, chapter 1, of this Land Use Code:

- a. Development.
- b. Directional.
- c. Flat.
- d. Freestanding.
- e. Identification and information.
- f. Temporary.
- g. Wall.

Sec 104-26-6 Outdoor Lighting Regulations

All outdoor lighting will be compliant with 108-16 lighting standards