Article 15 OS Open Space District

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1510 Specific Purposes

In addition to the general purposes listed in Article 1, the specific purposes of the OS district are to:

A. Provide a suitable classification for large public or private sites permanently designated for park or open space use.

B. Protect public health and safety by limiting lands subject to flooding, slides, or other hazards to open space use.

C. Allow the Planning Commission and City Council to consider the most appropriate use of a site following discontinuance of a large public or private open space use without the encumbrance of a base zoning district that may or may not provide appropriate regulations for development of the site.

D. Provide a suitable classification that allows the Planning Commission and the City Council to designate lands considered undevelopable within a proposed land development or use as open space.

1520 Land Use Regulations

In the following schedule, the letter "P" designates use classifications permitted in OS districts. The letter "L" designates use classifications subject to certain limitations prescribed by the "Additional Use Regulations" which follow. The letter "U" designates use classifications permitted on approval of a use permit, as provided in Article 41. The letters "P/U" designate use classifications permitted on the site of a permitted use, but requiring a use permit on the site of a conditional use. Letters in parentheses in the "Additional Regulations" column refer to "Additional Use Regulations" following the schedule.

OS DISTRICT: LAND USE REGULATIONS

P - Permitted
U - Use Permit
L - Limited, (See Additional Use Regulations)
- - Not Permitted

	OS	Additional Regulations
Residential Uses		
Day Care, Limited	P	
Single-family Residential	P	(A)
Public and Semipublic		
Cemetery	U	
Child Care	L-8	
Park & Recreation Facilities	L-5	
Public Safety Facilities	U	
Resource Centers	L-6	
Utilities, Major	L-4	
Utilities, Minor	P	(E)
Commercial Uses		
Commercial Recreation and Entertainment	L-1	
Eating & Drinking Establishments:	L-1	
With Take-Out Service	L-1, L-2	
Horticulture, Limited	P	(F)(G)
Agricultural and Extractive Uses		
Animal Husbandry	L-3	(B)
Crop Production	P	(F)(G)
Mining and Processing	U	
Accessory Uses	P/U	(C)(G)
Nonconforming Uses		(D)

OS District: Additional Use Regulations

L-1 Permitted as part of a public park or public recreational facility with a use permit. Public and semi-public golf courses are allowed as part of an approved residential Master Plan with a use permit.

L-2 Only "limited" facilities allowed by use permit.

L-3 Use permit required; conditions may be imposed limiting herd size and restricting grazing to designated areas to protect water resources from agricultural runoff.

L-4 A use permit is required for generating plants, electrical substations, lone switching buildings, refuse collection, transfer, recycling or disposal facilities, water reservoirs, water or wastewater treatment plants, transportation or communication utilities, and similar facilities of public agencies or public utilities. Aboveground electrical transmission lines are not permitted unless determined to be consistent with a utility corridor plan approved by the Planning Commission. Flood control or drainage facilities are permitted if they are consistent with approved master drainage and/or flood-control plans.

L-5 Public parks allowed without a use permit if included as part of an approved Master Plan. All other uses require a use permit.

L-6 Allowed with an Administrative Use Permit issued by the Planning Director.

L-7 See Article 30: Section 3041, Child Care Facility. Allowed within the RE, RS, RM, RH, RT, CN, CC, CG, CL, CR, CV, CS, CS-HO, CS-L, CP, IL, IG, IP, A, OS, PS and the D Districts subject to obtaining a child Care Facility Permit issued by the Planning Director and subject to the City's adopted Child Care Guidelines. If new development (construction) is proposed for a child care facility, a Development Plan Review is required. A Development Plan Review may be conducted independently or concurrently with the Child Care Facility Permit review.

L-8 See Article 30: Section 3041, Child Care Facility. Allowed within the RE, RS, RM, RH, RT, CN, CC, CG, CL, CR, CV, CS, CS-HO, CS-L, CP, IL, IG, IP, A, OS, PS and the D Districts subject to obtaining a Child Care Facility Permit issued by the Planning Director and subject to the City’s adopted Child Care Guidelines. If new development (construction) is proposed for a child care facility, a Development Plan Review is required. A Development Plan Review may be conducted independently or concurrently with the Child Care Facility

Permit review.

OS District: Additional Use Regulations (continued)

(A) Limited to one primary dwelling unit and one accessory dwelling unit per site, subject to the requirements of Section 3006: Accessory Dwelling Units.

(B) See Chapter 4 of the Municipal Code and Article 30, Section 3034.

(C) Limited to facilities incidental to an open space use.

(D) See Article 35: Nonconforming Uses and Structures.

(E) See Section 3025: Antennas and Microwave Equipment.

(F) Any Horticulture, Limited or Crop Production use must conform to the City's Grading Ordinance including the requirement that the grading and/or agricultural operation will not cause significant damage to any environmentally sensitive areas nor cause elimination of any significant wildlife habitat or riparian area. Sufficient buffering of the operation should be provided from adjacent residential uses.

(G) Agricultural Sales Stands, in conjunction with a Horticulture, Limited or Crop Production use, shall be permitted subject to the locational and development standards of Section 3038.

1530 Development Regulations

Development regulations shall be as specified by the use permit, provided that, if the use permit fails to regulate an element regulated by an abutting base district, the regulations of the abutting base district shall apply to each portion of an OS district.

1540 Review of Plans

All projects shall require development plan review as per Article 43.