

CHAPTER 38



Open Space (O)

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17.38.01 Purpose

The purpose of the Open Space (O) district is to provide appropriate locations in the community for a wide range of open space uses, such as parks and playgrounds, cultural and educational facilities, public infrastructure systems, environmentally sensitive areas such as floodplains, and agriculture.

17.38.02 Permitted Uses

- A. Parks, playgrounds, and botanical gardens
- B. Cemeteries
- C. Drainage basins
- D. Environmentally sensitive lands, including wetlands, reservoirs, and floodplains

- E. Golf courses
- F. Growing and harvesting of agricultural crops
- G. Livestock grazing

17.38.03 Accessory Uses

Those uses and structures incidental to the open space use of the land including, required loading and unloading facilities; parking lots; the storage and use of fuels; agricultural out buildings and other uses and structures, which are determined by the Planning Director to be incidental to the open space use.

17.38.04 Conditional Uses

- A. Public and quasi-public uses of an educational or religious type, including public and parochial elementary schools, junior high schools, high schools, nursery schools; private nonprofit schools and colleges; churches, parsonages, parish houses, monasteries, convents and other religious institutions.
- B. Public uses of an administrative, recreational public service or cultural type including city, county, state or Federal administrative centers, libraries, museums, art galleries, police and fire stations, and other public buildings, structures and facilities.

17.38.05 Site Plan Review

No development shall be constructed on any lot or site in this district until a site plan has been submitted and approved consistent with Chapter 17.56 Site Plan Review.

17.38.06 Development Standards (also see Exhibit 38-1)

- A. Site Area

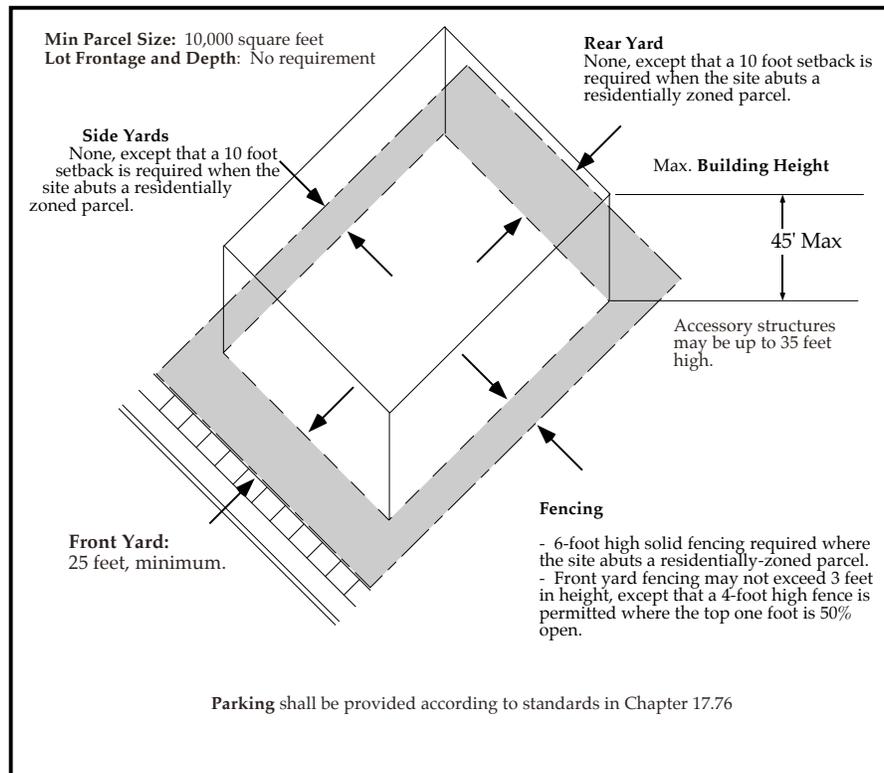
The minimum site area shall be 10,000 square feet.

- B. Lot Frontage and Depth

No requirement.

- C. Building Height

Exhibit 38-1: Development Standards



The maximum height shall be 45 feet. The maximum height of accessory structures shall be 35 feet.

D. Yards

1. Front: 25 feet
2. Side: No requirement, except where the O district abuts a R district in which case the side yard requirement shall be 10 feet.
3. Rear: No requirement, except where the O district abuts a R district in which case the rear yard requirement shall be 10 feet.

17.38.07 Fences, Walls and Hedges

A. Front Yards: Fences, walls and hedges shall not exceed three feet in height. A fence or wall may be four feet in height if more than 50 percent of the structure is see-through.

B. Rear and Side Yards: Fences, walls, and hedges shall not exceed seven feet in height along any side or rear property line.

17.38.08 Off-Street Parking

Off-street parking shall comply with the standards contained in Chapter 17.76 Parking and Loading.

17.38.09 Signs

Signage shall comply with the standards contained in Chapter 17.74 Signs.