

## **CHAPTER 8 - OPEN SPACE ZONING DISTRICTS**

**SEC. 8.0 PURPOSE.** The purpose of the Open Space Zoning Districts is to conserve and protect open space, washes, natural desert lands, wildlife habitat, and other undeveloped lands and to provide recreational areas as further set forth in this Chapter. The Open Space Districts are further delineated in the following categories:

**A. Open Space Conservation Zoning Districts: OSC.**

The purpose of this Zoning District is to conserve significant natural features and open spaces, such as major peaks and ridges, mountains, major rock outcrops, view corridors, and significant stands of native vegetation.

**B. Open Space Recreational Zoning District: OSR.**

The purpose of this Zoning District is to provide for land uses in areas generally subject to periodic inundation and to provide for land uses in areas that have been set aside to serve recreational functions or to provide open space areas.

**SEC. 8.1 PERMITTED USES.**

**A.** Permitted uses in the **Open Space Conservation Zoning District** are only those uses listed in this section. Permitted uses are subject to all other applicable standards of this Ordinance. No building permit shall be issued for a use not specifically listed in this section or until a site plan has been approved pursuant to Section 3.2 of this Ordinance.

1. Undeveloped natural land.
2. Hillside lands designated as open space through a density transfer or the development process.
3. Unpaved trails or pathways for use by hikers, equestrians and bicyclists.
4. Archaeological or historic sites.

- B.** Uses permitted by right in an **Open Space Recreational Zoning District** are only those uses listed in this section. Permitted uses are subject to all other applicable standards of this Ordinance. All uses, whether permitted, special or temporary, shall require Site Plan approval pursuant to Section 3.2 of this Ordinance.
1. Parkland including but not limited to; picnic grounds, rodeo grounds, playgrounds, and unlit playing fields.
  2. Manmade water features and watercourses, dams, and retention areas.
  3. Paved or unpaved trails or pathway systems for use by equestrians, hikers, and bicyclists.
  4. Public and private natural wildlife reserves or sanctuaries, and arboretums.
  5. Utility services, but not including offices, waste water treatment plants, generating stations, sub-stations, switching or splitting stations.

## **SEC. 8.2 USES SUBJECT TO SPECIAL USE PERMIT.**

- A.** The following uses are permitted in the **Open Space Conservation Zoning District** only after review and approval of a Special Use Permit, in accordance with Chapter 10 of this Ordinance. Special uses are subject to all other applicable standards of this Ordinance and those requirements that may reasonably be imposed by the Town Council.
1. Public and private natural wildlife reserves or sanctuaries, and arboretums.
  2. Access driveways and parking areas for trailheads.
- B.** The following uses are permitted in the **OSR Open Space Recreational Zoning District** only after review and approval of a Special Use Permit, in accordance with Chapter 10 of this Ordinance. Special uses are subject to all other applicable standards of this Ordinance and those requirements that may reasonably be imposed by the Town Council.
1. Equestrian facilities in conjunction with an approved single family residential neighborhood development.

2. Commercial riding stables and boarding stables provided the site contains at least five (5) acres. (Refer to Section 5.5 of this Ordinance).
3. Wireless communication towers and antennas in accordance with the requirements of Chapter 10 of this Ordinance.

**SEC. 8.3 PROHIBITED USES.**

1. All residential uses.
2. Golf courses.

**SEC. 8.4 DEVELOPMENT STANDARDS.**

- A.** In order to fulfill the purposes of the Open Space Zoning Districts, all of the land that is not used for the permitted or special use in accordance with Section(s) 8.1 and 8.2 shall be natural area open space. Natural area open space may include undisturbed areas or disturbed areas that have been revegetated to a natural state as approved by the Town.
- B.** Whenever a portion of the property is disturbed by the construction of a permitted or special use, the disturbed area shall be revegetated around the improvements to restore the natural desert character. The location of areas to be restored to a natural appearance and the revegetation techniques used must be approved in advance by the Town.
- C.** If a portion of the land proposed for OSC has been cleared of vegetation, the disturbed area shall be restored to a natural appearance through revegetation and restoration to natural contours. The location of areas to be restored and the revegetation techniques to be used must be approved in advance by the Town.
- D.** Reflective building materials are prohibited. Mirrored surfaces or any treatments that change ordinary glass into a mirrored surface are prohibited. Metallic surfaces, including roof materials, shall be chemically treated to be non-reflective.

**SEC. 8.5 COMPLIANCE WITH OTHER PROVISIONS.**

- A. General Provisions:** The general provisions in Chapter 5 herein shall apply.
- B. Hillside and Wash Development Regulations:** If applicable, development shall comply with Section 5.11 herein
- C. Native Plant Preservation, Salvage and Landscaping:** The regulations in Chapter 12 herein shall apply.
- D. Parking Regulations:** The parking regulations are as provided in Section 5.16 herein.
- E. Outdoor Lighting:** All outdoor lighting shall comply with Chapter 14 herein.
- F. Signs:** All signage shall comply with Chapter 15 herein.

**SEC. 8.6 DENSITY, AREA, BUILDING AND SETBACK REGULATIONS.**

The following table specifies the minimum lot area, maximum building heights, minimum setbacks, and maximum lot coverage percentages.

Zoning Ordinance Summary - Open Space Districts

District	Lot Area (Sq. Ft.)	Bldg. Height (Feet)	Minimum Setbacks		Lot Coverage	Land Disturbance (% of net parcel)
			Front / Rear	Side / Street Side		
OSC	5 acres	18	60	30	2½%	2½% (a)
OSR	5 acres	18	60	30	2½%	2½% (a)

**TABLE 16**

- a. Land disturbance is inclusive of lot coverage. Land within the hillside area shall comply with the disturbance limitations in the Hillside Development Regulations in Chapter 5 Sec. 11 of this Ordinance.