

# Chapter 13A-10 – OPEN SPACE DISTRICT

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## Chapter 13A-10 – OPEN SPACE DISTRICT

### 13A-10-01 Purpose and Development Review

- A. **Purpose.** The Open Space District (OS) is designed to provide for an enhanced natural environment, protecting the City's limited natural and developed open spaces from further intrusions. The intent of the Open Space District is to establish areas in the City where only open and generally undeveloped lands are to be permitted. Development of a comprehensive network of permanent, multi-functional, publicly and privately owned open spaces shall be encouraged. Restrictions in this zone are designed to prevent the encroachment of residential, commercial, and industrial uses into these open space areas that would be contrary to the objectives and characteristics of this zone.
- B. **Development Review.** All developments within the Open Space District shall be reviewed and approved by the Planning Commission. The Planning Commission shall review all requests for public facilities including parks, pavilions, trails, equestrian areas, and indoor/outdoor recreation centers within this District. During the review process, the Planning Commission shall set appropriate building height, size, and setback requirements for each specific development proposal. Development shall be landscaped as determined appropriate by the Planning Commission upon consultation with the Parks and Recreation Department and in compliance with the City's Water Efficient Landscaping Ordinance.

### 13A-10-02 Permitted Land Uses in the Open Space District

- A. **Matrix Explanation.** The matrix below lists all uses permitted within the Open Space City Institutional Care District.

P = Permitted

AC = Administrative Conditional

NC = Nonadministrative Conditional

S = Special Use Permit

N = Not Permitted

For those letters which are followed by a slash "/", the second letter shall indicate those location restrictions for businesses located within 250 feet of a residential district (unless bisected by a major arterial road as determined by the City Engineer or as noted in the Transportation Element of the City General Plan).

For those land uses marked with a superscript number (i.e. AC<sup>1</sup>), refer to subsection following the table for explanation.

**B. Table of Uses.**

<b>Table 13A-10-02 – Land Uses in Open Space District</b>	
<b>Uses</b>	<b><u>Open Space</u> District</b>
Accessory Apartments	N
Accessory Structure (unless otherwise specified)	N
Accessory Residential Use (unless otherwise specified)	N
Agriculture	P
Alcoholic Beverage Dining Clubs	N
Alcoholic Beverage Equity Clubs	N
Alcoholic Beverage Fraternal Clubs	N
Alcoholic Beverage Social Clubs	N
Alcoholic Beverage Package Agency	N
Alcoholic Beverage Special Event Beer License	S
Alcoholic Beverage State Liquor Store	N
Alzheimer’s Facility	N
Ambulatory Surgical Facility	N
Ancillary Commercial as part of a mixed use building	N
Ancillary Commercial as a stand alone use	N
Animal Hospital, Veterinary Office	N
Animal Kennel, Commercial	N
Arcade	N
Art Gallery	N
Artists Studio	N

<b>Table 13A-10-02 – Land Uses in Open Space District</b>	
<b>Uses</b>	<b><u>Open Space</u> District</b>
Assembly, High Tech	N
Assisted Living Facility – Limited Capacity ( <i>must comply with development standards for that zone, i.e., setback height, bulk, min/max square footage</i> )	N
Assisted Living Facility – Large Capacity ( <i>must comply with development standards for that zone, i.e., setback, height, bulk, min/max square footage</i> )	N
Auto, Truck, RV, Equipment Sales & Rental	N
Auto, Truck, RV, Equipment Storage	N
Automotive Dealerships (used cars and light trucks)	N
Automotive Rental and Leasing Agencies	N
Automotive Service (lube and oil)	N
Automotive Parts Sales	N
Automotive Service and Repair – Major	N
Automotive Service and Repair – Minor	N
Automotive Self-Service Station	N
Automotive Service Station	N
Bed and Breakfast Facility	N
Birthing Center	N
Boarding House	N
Botanical and Zoological Gardens	AC
Building Lots that do not have frontage on a public street	N
Business or Financial Services	N
Car Wash and Detailing Shops	N
Cemetery, Columbarium, Crematory, Mausoleum	NC

<b>Table 13A-10-02 – Land Uses in Open Space District</b>	
<b>Uses</b>	<b><u>Open Space</u> District</b>
Commercial Center, Regional	N
Commercial Repair Services	N
Commercial, Convenience Store	N
Commercial Retail Sales and Services	N
Commercial, Heavy	N
Commercial, Parking Garage	N
Commercial, Specialty	N
Commercial uses of a complimentary nature which are shown to be compatible and necessary for the development project.	N
Community Correctional Facility	N
Conference and Convention Facilities	N
Conservation areas including but not limited to wilderness areas, watershed areas, wildlife refuges, wetlands, and any lands under a Jordan River Parkway Authority	P
Convenience Sales and Service	N
Correctional Facility	N
Comprehensive Mental Health Treatment	N
Congregate Care Facility	N
Crematory, Embalming Facility	N
Dance Hall, Discotheque	N
Day Care, Adult	N
Day Care, Group	N
Dwelling, Multiple Unit – Transitional Care Development	N
Dwelling, Duplex	N
Dwelling, Earth Sheltered	N

<b>Table 13A-10-02 – Land Uses in Open Space District</b>	
<b>Uses</b>	<b><u>Open Space</u> District</b>
Dwelling, Group Planned	N
Dwelling, Multiple Unit	N
Dwelling, Single Family	N
Educational Facility with Housing	N
End Stage Renal Disease Facility	N
Equestrian Facilities	AC/NC
Equipment Sales and Services	N
Extended Living Areas	N
Forests	P
Fraternity or Sorority House	N
Historic Preservation	AC
Homeless Shelter	N
Home Health Agency	N
Home Occupation, Category I	N
Home Occupation, Category II	N
Hospice	N
Hospital	N
Hotel, Motel	N
Industry, Light	N
Industry, Medium	N
Jail	N
Juvenile Detention Facility	N

<b>Table 13A-10-02 – Land Uses in Open Space District</b>	
<b>Uses</b>	<b><u>Open Space District</u></b>
Juvenile Secure Facility	N
Laboratories, Development and Testing	N
Library	<del>P</del> <u>NC</u>
Manufactured Homes	N
Medical and Health Care Offices	N
Mixed Use, Residential, and Office Use	N
Mixed Use, Commercial/Residential Development	N
Mobile Homes	N
Model Home	N
Mobile Home Park	N
Mortuary, Funeral Home	N
Multifamily, 8 U/A	N
Nursing Care Facility	N
Nursing Home, Convalescent Home, and Rest Home (must comply with development standards for that zone, i.e., setback, height, bulk, min/max square footage)	N
Nursing Home, Convalescent Home, and Rest Home (must comply with development standards for that zone, i.e., setback, height, bulk, min/max square footage)	N
Office, Administrative, Corporate, and General	N
Open Air Theaters and Meeting Places	AC/NC
Open Space in Sensitive Area Overlay Zone	P
Park and Ride Facilities	N
Park and Ride Facilities on Arterial Streets	N
Parks	<del>P</del> <u>NC</u>

<b>Table 13A-10-02 – Land Uses in Open Space District</b>	
<b>Uses</b>	<b><u>Open Space District</u></b>
Pawn Shop	N
Permanent Make-Up	N
Planned Unit Development	N
Plant Nursery	N
Playgrounds	<del>P</del> <u>NC</u>
Prison	N
Protective Housing Facility	N
Prototype Production Facilities	N
Public and private parks and recreation areas including but not limited to playgrounds, athletic fields, golf courses, country clubs, tennis courts, and swimming pools	<del>AC</del> <u>NC</u>
Publicly Dedicated Open Space	P
Public Service	AC
Public Utility Station	NC
Reception Center	N
Recreation Center	<del>AC</del> / <u>NC</u>
Recreation, Indoor	<del>AC</del> / <u>NC</u>
Recreation, Outdoor	<del>AC</del> / <u>NC</u>
Recreational Vehicle Park	N
Recyclable Materials/Collection/Drop-Off Facility	N
Rehabilitation/Treatment Facility	N
Religious or Cultural Activity	N
Research, Business and Scientific	N
Research Park	N

<b>Table 13A-10-02 – Land Uses in Open Space District</b>	
<b>Uses</b>	<b><u>Open Space District</u></b>
Residential Facility for Elderly Persons <i>(must comply with development standards for that zone, i.e., setback, height, bulk, min/max square footage)</i>	N
Residential Facility for Persons with a Disability <i>(must comply with development standards for that zone, i.e., setback, height, bulk, min/max square footage)</i>	N
Residential Lease, Short Term	N
Residential Health Care Facility, Residential Care Facility	N
Restaurant	N
Restaurant, Drive-up Window	N
School, Commercial	N
School, Commercial (Low-Impact)	N
School, Private or Quasi-Public	N
School, Public	N
Sculpture Park	<del>P</del> NC
Sheltered Workshop	N
Skate Park	AC/NC
Small Health Care Facility	N
Social Detoxification Facility	N
Social or Reception Center	N
Storage (Mini-Storage) Facility	N
Street Vendors	N
Tattoo Parlor	N
Trade or Vocational School	N
Transitional Care Development	N

<b>Table 13A-10-02 – Land Uses in Open Space District</b>	
<b>Uses</b>	<b><u>Open Space District</u></b>
Transitional Housing Facility (must comply with development standards for that zone, i.e., setback, height, bulk, min/max square footage)	N
Twin Home	N
Theater	N
Warehouse, Wholesale	N
Veterinary Hospital, Small Animal	N
Zero Lot Line Development (detached only)	N
Zero Lot Line Development	N