

CHAPTER 31

O Zone (Open Space)



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25-31.1 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 and environmentally sensitive areas and agriculture.

25-31.2 Permitted Uses

The following uses are permitted in the O district.

- a. Parks, playgrounds, and community gardens
- b. Drainage basins
- c. Environmentally sensitive lands, including wetlands, reservoirs, and floodplains

- d. Growing and harvesting of agricultural crops

25-31.3 Conditional Uses

The following conditional uses may be permitted in accordance with the provisions of Chapter 25-51 Conditional Use Permits.

- a. Caretaker's dwelling and accessory structures
- b. Cemeteries and mortuaries (when located on the same site as a cemetery).
- c. Golf courses
- d. Communications equipment buildings and structures
- e. 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.

25-31.4 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 25-53 Site Plan Review, (or a Conditional Use Permit for uses listed as such).

25-31.5 Development Standards (see also Exhibit 31-1 for a summary of development standards)

- a. Site Area, Lot Frontage and Depth

No requirement.

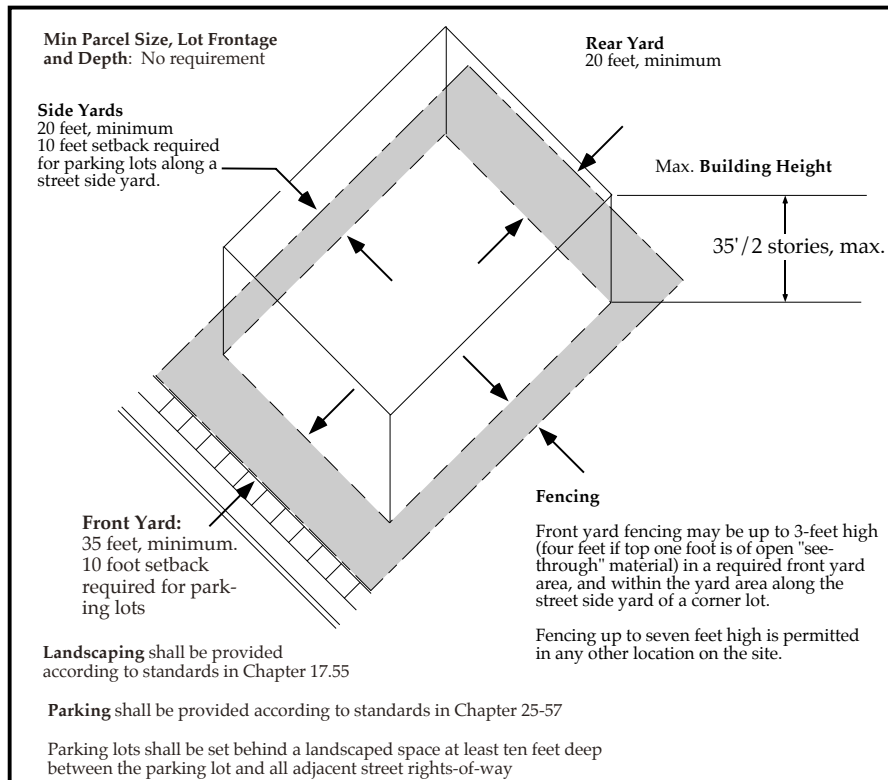
- b. Building Height

The maximum height of buildings shall be 35 feet/two stories, unless a Conditional Use Permit is secured to allow a taller structure.

c. Yards

1. Front: 35 feet, minimum. Further, parking lots shall be separated by a landscaped setback of at least ten feet from a front property line, and also the side property line for the street side yard on corner lots.
2. Side: 20 feet, minimum. Further, parking lots shall be separated by a landscaped setback of at least ten feet from a side property line.
3. Rear: 20 feet, minimum.

Exhibit 31-1: Zoning Standards



25-31.6 Fences, Walls and Hedges

- a. Front Yards (and Street Side Yards on corner lots): 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.

25-31.7 Off-Street Parking and Loading Facilities

- a. Uses in the O District shall provide off-street parking consistent with Chapter 17.45 Parking and Loading.
- b. Parking lots constructed in C-3 district shall be designed and constructed so that within five years of construction, 50 percent of the parking lot is shaded by trees.

25-31.8 Signs

Signs shall be consistent with the requirements detailed in Chapter 25-47 Signs.

25-31.9 Landscaping

- a. For development projects featuring buildings (such as a library or museum) landscaping and irrigation plan shall be submitted to the City Planner for review and approval consistent with the standards in Chapter 25-43 (Landscaping). All setback areas along streets shall be landscaped.
- b. The landscaping and irrigation plan shall provide for a minimal amount of turf and shall incorporate a variety of xerophytic plants, mulch to reduce water use, and an automated irrigation system that incorporates water conservation technology, including drip irrigation, smart irrigation controllers, and low-flow irrigation heads.
- c. Parking lots should be screened from adjacent public roadways by low walls and/or hedges.
- d. Vines and climbing plants should be used on buildings, trellises and perimeter garden walls in order to soften the appearance on the buildings.
- e. All trash enclosures shall be surrounded by a 6-foot solid block wall and the area around the enclosure shall be landscaped. The gate to the enclosure shall be constructed of metal.