

Zone

District: **S-5 (Private Open Space District)**

Purpose. The standards of this district (S-5) are designed to provide areas for a variety of park, open space and recreational uses on land not in public ownership; to designate areas in private ownership that are scheduled or anticipated for transfer to the public domain; or to encourage the multi-sequential use of land by permitting interim uses which do not preclude or discourage the future public use or private recreational use to which the area is intended.

REVIEW PROCESS

Development plan. When any property zoned S-5 is to be developed or redeveloped, the development plan therefor shall be first submitted for review and approval by the Planning and Zoning Commission. The decision of the Planning and Zoning Commission shall be made after notice and a public hearing has been held in the manner required for a zoning map amendment. The Planning and Zoning Commission may approve, disapprove, or approve the development plan with conditions normally imposed or required to develop similarly situated property, including but not limited to the effect the development will have on adjacent properties, matters relating to lot area, dimensions, and coverage, building heights, setbacks, landscaping, loading zones, parking, and lighting.

Permitted

Uses

§ 17-4-51 (c)

Uses by review. A use by review is permitted only upon issuance of a special use permit by the Planning and Zoning Commission.

The City Land Use Administrator shall provide to the Commission a written statement on any proposed facility, structure or use stating whether the proposal complies with the purpose of the district. The required development plan shall be the primary exhibit for the use by review process. The Commission may impose such conditions or restrictions necessary to preserve the purpose of the district or to protect the public health, safety, and welfare. In the case of an interim use, the Commission may establish a date of termination and/or periodic review of the special use permit. The Commission shall not issue a special use permit for a facility, structure or use which does not comply with the purpose of the district. A special use permit may be granted by the Commission only after a public hearing has been held. Notice of such hearing shall be given as if for an amendment to the zoning map.

Uses by right.

1. Accessory community garden
2. Parks, trails and open space
3. Solar array

Uses by review.

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|---------------------------|-----------------------------------|----------------------------------|
| 1. Office, medical | 5. Golf course | 9. Recreation facilities, indoor |
| 2. Child care center | 6. Library | 10. Public utilities |
| 3. Community center | 7. Museum | |
| 4. Commercial established | 8. Recreation facilities, general | |

Conditional uses:

1. Accessory antenna
2. Accessory solar array
3. Community garden
4. Development in a flood plain
5. Legal non-conforming uses
6. Mobile food unit
7. Temporary construction yard