

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The OS District is intended to provide areas within the community for the resource conservation and passive or active recreational facility needs of the community. Restaurants (without drive thrus) and retail uses, which enhance regional public parks with active recreational facilities, are also allowed if integral to the park’s design. The OS District may be applied to publicly or privately owned lands where preservation of natural features is desired. The OS District is permitted in any Future Land Use Category established by the Comprehensive Plan.</p>	<ul style="list-style-type: none"> <li>(1) Agriculture.</li> <li>(2) Cemeteries.</li> <li>(3) Nature centers and related administrative and service facilities.</li> <li>(4) Open space, natural areas, conservation areas and wildlife management areas.</li> <li>(5) Outdoor passive and active recreational facilities, including trails.</li> <li>(6) Silviculture.</li> <li>(7) Stormwater management facilities.</li> <li>(8) Restaurants (without drive thrus) and retail uses integral to parks containing active recreational facilities.</li> </ul>	<ul style="list-style-type: none"> <li>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more that 33 percent of the floor area or cubic volume of the principle use or structure, as determined by the Land Use Administrator.</li> <li>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</li> </ul>

**DEVELOPMENT STANDARDS**

Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side – Interior Lot	c. Side – Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (Including stories used for parking)
Any Permitted Principal Use	None	None	None	25 feet	None, except 15 ft. if adjoining a low density residential zoning district.	25 feet	10 feet	1,000 square feet of gross building area per acre	3 stories
Restaurant (without drive thrus) and Retail Use	None	None	None	10 feet	None, except 15 ft. if adjoining a low density residential zoning district.	25 feet	10 feet	300 square feet of gross building floor area per acre; Individual buildings may not exceed 7,000 gross square feet	3 stories