

**Section 4.4.22 Open Space (OS) District:**

(A) **Purpose and Intent:** The Open Space (OS) Zone District is established in order to most appropriately identify parcels of land which are used primarily in an open space manner. Created to reflect some of the open space areas as shown on the Future Land Use Map, the OS District is applied to portions of land development projects which are primarily open space in nature (e.g., water bodies) and to other open space areas, including the municipal beach, which are normally not to have intense use or commercialization. **[Amd. Ord. 33-94 6/21/94]**

The OS District is deemed compatible with all land use designations shown on the Future Land Use Map. **[Amd. Ord. 33-94 6/21/94]**

(B) **Principal Uses and Structures Permitted:** The following types of use are allowed within the OS District as a permitted use: **[Amd. Ord. 54-93 09/14/93]**

(1) Passive parks, public or private **[Amd. Ord. 33-94 6/21/94]**

(2) Water bodies and/or water management tracts within development projects.

(3) Excess parcels located along the Interstate Highway System, Canals, and similar parcels which should be retained for open space and aesthetic purposes.

(4) The municipal beach **[Amd. Ord. 33-94 6/21/94]**

(5) Drainage retention areas **[Amd. Ord. 33-94 6/21/94]**

(C) **Accessory Uses and Structures Allowed:** The following types of use are allowed when a part of, or accessory to, the principal use:

(1) Parking lots

(2) Restrooms, rest areas, picnic facilities **[Amd. Ord. 33-94 6/21/94]**

(3) Interpretative trails, jogging and exercise courses **[Amd. Ord. 33-94 6/21/94]**

(4) Lifeguard stands, headquarters and necessary support facilities **[Amd. Ord. 33-94 6/21/94]; [Amd. Ord. 15-93 2/9/93]**

(5) Maintenance facilities **[Amd. Ord. 33-94 6/21/94]**

(6) Boat ramps **[Amd. Ord. 33-94 6/21/94]**

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(7) A beach cabana concession, under contract with the City, limited to the rental of chairs, umbrellas, cabanas, and boogie boards. **[Amd. Ord. 67-95 12/5/95]**

(D) **Conditional Uses and Structures Allowed**: There are no listed conditional uses in the OS District. If a use is so contemplated, it may be more appropriate to seek CF District zoning.

(E) **Review and Approval Process**: The use of any land within the OS District must be pursuant to a site and development plan which has been approved by the Site Plan Review and Appearance Board pursuant to Sections 2.4.5 (F), (H), and (I), as appropriate.

(F) **Development, Supplemental, and Special Regulations**: All standards for the development and or use of property zoned OS shall be established pursuant to the site and development plan.