

Title IV.

OPEN SPACE (OS) DISTRICT

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Section A: Intended purposes.

The purpose of this zoning district is to prevent scattered, indiscriminate urban development within areas which are predominately vacant or natural sites which presently do not or will not demonstrate any significant potential for development.

Section B: Use regulations.

A building may be erected, altered or used, and a lot may be used for any of the following purposes and no other:

1. Single-family detached dwelling and dwellings for tenants primarily employed on a farm;
2. Farms and farm buildings, provided no building in which dairy animals or poultry are housed, shall be located within three hundred (300) feet of any existing adjacent residence on abutting property or existing residential subdivisions;
3. Designated wildlife or natural areas;
4. Signs as set forth in Title XVII.
5. The following uses may be allowed by special exception:
 - a. Cemeteries.
 - b. Parks and playgrounds (public);
 - c. Municipal facilities and public utilities;
 - d. Nurseries (plant materials);
 - e. Gun clubs, skeet or target ranges;
 - f. Riding academies or stables; and
 - g. Transient amusement enterprises.

In the exercise of its approval of the uses enumerated, the commission may impose such conditions regarding the location, character of development and other reasonable requirements deemed necessary to safeguard the community interest and general welfare.

Section C: Height regulations.

1. For any dwelling, thirty-five (35) feet, not exceeding two and one-half (2½) stories
2. For any building accessory to any dwelling use, fifty-five (55) feet.

Section D: Area, width and yard regulations.

1. *Minimum lot area and width.* A lot area of not less than nine thousand one hundred (9,100) square feet for a single-family dwelling and a lot width of not less than seventy (70) feet at the building line shall be provided.

2. *Front yard.* There shall be a front yard on each lot, the depth of which shall be not less than thirty (30) feet (thirty-five (35) feet for nonresidential).

3. *Side yards.*

- a. On each interior lot there shall be two (2) side yards having an aggregate width of not less than eight (8) feet.
- b. On each corner lot there shall be two (2) side yards, the side yard abutting the street having a width of not less than twenty-five (25) feet.
- c. On any lot, in any side yard not abutting the street, a detached private garage may be erected and maintained within the rear quarter of the lot if not closer to the side lot line than five (5) feet.

4. *Rear yard.* There shall be a rear yard on each lot, the depth of the which shall be not less than thirty-five (35) feet (forty-five (45) for nonresidential).

5. *Building coverage.* Not more than thirty (30) percent of the area of a lot may be occupied by buildings.

Section E. Building size.

No building shall be erected for residential purposes having a floor area of less than nine hundred twelve (912) square feet minimum for a single-family dwelling, exclusive of basements, unenclosed porches, terraces, and garages.

Section F. Off-street parking.

There shall be at least two (2) parking spaces for each dwelling unit in this zoning district. All other off-street parking requirements for this zoning district shall be in accordance with the provisions set forth in Title XVIII of this Ordinance.