

15-29-34 **SD(OS) OPEN SPACE ZONE - Dimple Dell Regional Park**

A. Purpose

The intent of the OS Open Space Zone is to establish large areas in the City where only open and generally undeveloped lands are to be permitted. Development of a comprehensive network of permanent, multi-functional, publicly and privately owned open spaces shall be encouraged. Restrictions in this zone are designed to prevent the encroachment of residential, commercial, and industrial uses into these open space areas which would be contrary to the objectives and characteristics of this zone, and for approved uses to be in compliance with the Dimple Dell Regional Park Master Plan, as adopted, and the Sandy City General Plan.

B. Conditional Uses

1. Botanical and zoological gardens
2. Forests
3. Conservation areas including but not limited to wilderness areas, watershed areas, wildlife refuges, wetlands, and any lands under the Jordan River Parkway Authority.
4. Public and private parks and recreation areas including but not limited to playgrounds, athletic fields and tennis courts.
5. Historic preservation and monument sites
6. Publicly dedicated open space
7. Open air theatres and meeting places
8. Public Services
9. Accessory uses

C. Area Requirements

Minimum area requirements are to be determined by the Planning Commission.

D. Frontage Requirements

The parcel of land must have frontage on a publicly dedicated road of at least 24 feet.

E. Building Height, Size, And Setbacks

All building height, size and setback requirements shall be determined by the Planning Commission as part of the conditional use approval process.

F. Parking Ratios

Refer to 15-18 of the Sandy City Development Code. Any non-defined parking ratios shall be determined by the Planning Commission.

G. Location Of Parking

Refer to 15-18 of the Sandy City Development Code.

H. Driveways And Curb Openings

As approved by the Planning Commission.

I. Service Areas

Refer to 15-13-2(d) of the Sandy City Development Code.

J. Lighting

Refer to 15-13-2(e) of the Sandy City Development Code.

K. Landscaping

All areas not covered by building, pavement for roads and parking lots, or walkways, shall be landscaped as required by the Planning Commission.

In addition, refer to 15-13-2(c) of the Sandy City Development Code.

L. Screening At District Boundaries

Refer to 15-13-2(c)(6) of the Sandy City Development Code.

M. Signs

The only signs permitted in this zone shall be monument signs, guide signs, directional signs, wall signs, and temporary promotional signs compatible with the general objectives of this zone. All signs except for temporary promotional signs must be approved by the Planning Commission.

N. Public Improvements

Refer to 15-21-18 of the Sandy City Development Code.

O. Maintenance Of Facilities

At the discretion of the Planning Commission, a legal submission may be required which sets forth a plan or manner of permanent care and maintenance of all open space and other facilities provided in the site plan. No such instrument shall be acceptable until approved by the City Attorney as to legal form and effect, and the Planning Commission as to suitability for the proposed use of the open space and subject facilities.

In the event the open space and other facilities are not maintained in a manner consistent with the approved site plan, the City may at its option cause such maintenance to be performed and assess the costs to be affected property owner(s) or responsible association.