

Section 3.180 OPR ZONE - OPEN SPACE, PARKS AND RECREATION

Section 3.181 Purpose. To provide for the conservation of open space, and the protection and development of areas suited for outdoor recreation.

Section 3.182 Outright Uses Permitted. In an OPR Zone, the following uses and their accessory uses are permitted outright:

1. Farm or forest use.
2. Golf course, except a commercial driving range or miniature golf course.
3. Private beach access.
4. Hiking and nature trails.
5. Wildlife refuge.
6. Historic and scenic areas and artifacts.
7. Archaeological areas.
8. Maintenance, repair or minor modification to existing roads, sidewalks, bike paths and public utilities and services; New sidewalks and bike paths. Where new right-of way will be required that exceeds 25 percent of the existing right-of-way for the project area, the request shall be reviewed as a conditional use. These activities do not authorize the condemnation of property without due process.

Section 3.183 Conditional Uses Permitted. In an OPR Zone, the following conditional uses and their accessory uses are permitted subject to the provisions of Article 6.

1. Public park, playground or other similar publicly owned recreational use.
2. Cemetery.
3. Public beach access.
4. Campground.
5. Municipal water or sewage treatment plants.
6. Major modification of existing roads and public facilities and services; New roads that are not part of a partition or subdivision. These activities do not authorize the condemnation of property without due process.

Section 3.184 Standards. In an OPR Zone, the following standards shall apply:

1. Lot Size: There shall be no minimum lot size except as required for sanitation, setbacks, parking and other standards of this ordinance.
2. Front Yard: A front yard shall be at least 20 feet.
3. Side Yard: A side yard shall be at least 5 feet except on corner lots a side yard abutting the side street shall be at least 10 feet.
4. Rear Yard: A rear yard shall be at least 15 feet.
5. Height Restrictions: Maximum height of residential structure shall be 35 feet. Maximum height of agricultural building shall be 40 feet.
6. Lot Coverage: Maximum area that may be covered by a permitted structure and accessory buildings shall not exceed 35 percent of the total area of the lot.

7. Off-Street Parking: As specified by Section 4.100.
8. All uses shall comply with other applicable supplementary provisions in Article 4.
9. Archaeological Areas: The Building Official shall review building permits, excavation permits or other land use actions that may affect known archaeological sites. If it is determined that a proposed building permit, excavation permit or other land use action may affect the integrity of an archaeological site, the Building Official shall consult with the State Historic Preservation Office on appropriate measures to preserve or protect the site and its contents. No permit shall be issued until either the State Historic Preservation Office determines that the proposed activity will not adversely affect the archaeological site, or the State Historic Preservation Office has developed a program for the preservation or excavation of the site.

Indian cairns, graves or other significant archaeological resources uncovered during construction or excavation shall be preserved intact until a plan for their excavation or re-internment has been developed by the State Historic Preservation Office.