

SECTION 37 – OPEN SPACE DISTRICT

37 OPEN SPACE DISTRICT REGULATIONS

37.1 PURPOSES

The Open Space (**OS**) district shall provide active or passive recreation areas or remain undeveloped in a natural state to protect an environmental resource.

37.2 PERMITTED USES

Permitted **uses** in this district shall be public parks, playground and playfields, walkways and trails beaches, boating and fishing facilities, natural resource education areas and required accessory parking and structures; inland and tidal wetlands, greenbelts along public roadways, public gardens and nurseries; watershed lands; and other open lands owned or maintained by any governmental agency or authority or private individual or group.

37.3 PROHIBITED USES

All uses not listed in Section 37.1 above are prohibited.

37.4 SUPPLEMENTAL SITE PLAN REQUIREMENTS

Any structure, parking facility or amenity to be constructed in this district shall be for the purpose of promoting recreational use or environmental protection. All plans and specifications shall be subject to Site Plan Review by the Planning and Zoning Commission and shall be subject to the following supplemental requirements:

1. Any recreational facilities must have the prior approval and endorsement of the Board of Park Commissioners.
2. Any structure facility or amenity placed in or within twenty-five (25) feet of a watercourse, body of water or wetland shall have the prior approval of the Inland Wetland Commission.
3. Setbacks and screening for recreational structures and play equipment shall be determined by the Planning and Zoning Commission.
4. All parking areas and internal roadways shall be a minimum of ten (10) feet from any adjoining private property line and be screened with fencing and rows of evergreen material planted no less than four (4) feet apart and at least five (5) feet high at the time of planting.
5. Walkways and paths shall be kept as far from residential properties as possible and appropriate measures shall be taken to buffer them from residential properties.
6. Final determination in regard to walkway location and appropriation buffering shall be at the discretion of the Planning and Zoning Commission.
7. Lighting and Signs. Lighting shall be directed on the lot and away from adjoining properties.
8. Directional and parking signs, historical markers or plaques, and community bulletin boards with information regarding use regulations and other pertinent information for the enjoyment of the facility and one sign facing each public roadway or at each designated entrance announcing the name and hours of operation of the facility may be erected.
9. Community bulletin boards and signs announcing the name of the facility may not exceed thirty-two (32) square feet and six (6) feet in total height and must be located so as not to impede pedestrian or vehicular access or visibility.
10. Size and location of all other enumerated signs shall be at the discretion of the Planning and Zoning Commission.