



Zone District: S-5 (Private Open Space District)

Purpose. The standards of this district (S-5) are designed to provide areas for a variety of park, open space and recreational uses on land not in public ownership; to designate areas in private ownership that are scheduled or anticipated for transfer to the public domain; or to encourage the multi-sequential use of land by permitting interim uses which do not preclude or discourage the future public use or private recreational use to which the area is intended.

REVIEW PROCESS

Development plan. When any property zoned S-5 is to be developed or redeveloped, the development plan therefor shall be first submitted for review and approval by the Planning and Zoning Commission. The decision of the Planning and Zoning Commission shall be made after notice and a public hearing has been held in the manner required for a zoning map amendment. The Planning and Zoning Commission may approve, disapprove, or approve the development plan with conditions normally imposed or required to develop similarly situated property, including but not limited to the effect the development will have on adjacent properties, matters relating to lot area, dimensions and coverage, building heights, setbacks, landscaping, loading zones, parking and lighting.

Permitted Uses § 17-4-51 (12.2)

Uses by right.

1. Park.
2. Open space.
3. Trail.
4. Pedestrian way.

Uses by review. A use by review is permitted only upon issuance of a special use permit by the Planning and Zoning Commission.

The City Land Use Administrator shall provide to the Commission a written statement on any proposed facility, structure or use stating whether the proposal complies with the purpose of the district. The required development plan shall be the primary exhibit for the use by review process. The Commission may impose such conditions or restrictions necessary to preserve the purpose of the district or to protect the public health, safety and welfare. In the case of an interim use, the Commission may establish a date of termination and/or periodic review of the special use permit. The Commission shall not issue a special use permit for a facility, structure or use which does not comply with the purpose of the district. A special use permit may be granted by the Commission only after a public hearing has been held. Notice of such hearing shall be given as if for an amendment to the zoning map.

1. Recreational structures and facilities, which may include golf courses, swimming pools, athletic facilities and sports field complexes.
2. Public museums.
3. Public libraries.
4. Accessory uses. Such uses must be solely incidental to and in support of the principal use and function of the structures, provided that the following conditions are met:
 - a) All accessory uses must be contained within the principal structure.
 - b) The gross square footage of all of the accessory uses shall not exceed thirty percent (30%) of the gross floor area of the principal structure.
 - c) Accessory uses, for the purposes of this Subsection, may include food concessionaries, nonprofit organization office space, teen centers, public community rooms and physical therapy facilities that use the principal structure's athletic facilities.
 - d) Daycare centers to benefit those using the principal structure or the public use grounds shall not be considered an accessory use.
5. Commercial uses. Such uses, including buildings and facilities, or portions thereof, shall be

limited to fundraising events or activities that directly correlate to the purpose and function of the principal use of the building or facility. For the purposes of this Subsection, *commercial use* does not include nonprofit organization office space and uses within the principal structure when functioning within their leased spaces.

6. Detached rest rooms. Such structures will be permitted when in support of and located near outdoor athletic fields or golf courses.
7. Concession structures. Such uses will be permitted, provided that they are no larger than five hundred (500) gross square feet and are in support of and located near outdoor athletic fields or golf courses.
8. Utilities as outlined in Section 17-4-30.