3.26 Open Space Zone (OS)

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3.26.010. Purpose and Objectives

The OS Zone is established to recognize areas of recreational and public uses and to protect floodplains, slopes, and natural drainage ways from development that may cause or contribute to flooding, slope failures, excessive soil erosion, and sediment and water pollution of the Teton River. The uses within the underlying zone, except those associated with open space, are conditional uses within this zone. The Open Space Zone may be the only applicable zone for parks, public utilities, and other public uses. The floodplain is defined by the FIRM for Rexburg.

3.26.020. Permitted Uses

a. Categories. Those uses or categories of uses as listed herein, and no others, are permitted in the OS zone.

b. Numbered Listings. All uses contained herein are listed by number as designated in the Standard Land Use Code published and maintained by the Planning and Zoning Commission. Specific uses are identified by a four (4) digit number in which all digits are whole numbers. Classes or groups of such uses permitted in the zone are identified by a four (4) digit number in which the last one (1) or two (2) digits are zeroes.

c. Use. All such categories listed herein and all specific uses contained within them in the Standard Land Use Code will be permitted in the OS zone, subject to the limitations set forth herein.

d. Permitted Principal Uses. The following principal uses and structures, and no others, are permitted in the OS zone:

Permitted Uses
Parks
Playgrounds
Playground Equipment
Drainage Basins
Floodways
Restrooms under 1,000 square feet
Pump houses less than 1,000 square feet
Equipment Buildings under 1,000 square feet

e. Conditional Uses. The following uses and structures may be permitted in the OS zone only after a Conditional Use Permit has been issued, and subject to the terms and conditions thereof:

Conditional Uses
Railroad, rapid transit (public or private)
Highways and street rights-of-way
Parking lot – automobile parking lot and garages
Electric transmission right-of-way (Identifies areas where the surface is devoted exclusively to the rights of- way of the activity)
Electricity regulating substations
Gas pipeline right-of-way (Identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
Gas pressure control stations
Water pipeline right-of-way (Identifies areas where the surface is devoted exclusively to the right-of-way of the activity)
Water storage as part of a utility system (open reservoirs)
Water storage as part of a utility system (covered including water storage standpipes)
Irrigation distribution channels

Water pressure control stations and pumping plants
Water utilities or irrigation company office
Other water utilities or irrigation, NEC
Sewage pipeline right-of-way (Identifies areas where surface is devoted exclusively to right-of-way activity)
Sewage pumping stations
Combination utilities right-of-way (Identifies areas where surface is devoted exclusively to right-of-way activity)
Storm drain or right-of-way (Predominantly covered pipes or boxes)
Debris basin (A dam and basin for intercepting debris)
Other utilities
Cultural activities and nature exhibits
Recreational activities
Fishing activities
Forest Reserves

3.26.030. Project Requirements

Any construction projects taking place in this zone that are not listed as "Permitted Uses" shall obtain a conditional use permit. Details shall be presented to the Planning and Zoning Commission and Zoning Commission for approval.

3.26.040. Commercial Lighting Standards

Commercial Lighting Standards are applicable as described in Chapter 4.14, Supplementary Regulations.