

Chapter 18.35: "OS" Open Space District

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18.35.010 Purpose

The specific purposes of the "Open Space" District are to:

1. Identify and protect public lands, including those subject to public open-space easements.
2. Identify and protect private lands that are subject to private open-space easements.
3. Implement the goals and policies of the General Plan Natural Resources Element.
4. Protect citizens from flood, erosion, and landslide hazards by classifying land prone to 100-year floods and lands with slopes in excess of 20 percent as open space.
5. Establish specific uses and activities that are appropriate for open space areas.
6. Enhance the community character, maintain the scenic beauty, and increase recreational opportunities by preserving open space.

18.35.020 Applicability

The "Open Space" District is applied principally to lands identified as: (1) having slopes in excess of 20 percent and (2) being located within the 100-year-flood elevation of the Sacramento River or one of its local tributaries. The "Open Space" District may also be applied to lands for the protection of plant and/or animal species that are rare, endangered, threatened, or otherwise identified as species of concern by Federal or State agencies. The boundaries and uses of each open-space area shall be established at the time a development approval for property containing open-space resources is made by the City. Further, the City may initiate, or participate in, detailed topographic, flooding, biological, or similar studies that clearly define areas to be placed within an "Open Space" District.

18.35.030 Land Use Regulations

Unlike other districts contained in this title, the "OS" Open Space District is intended as a preservation tool, and as such, uses are limited to those which are consistent with the undeveloped nature of the lands. However, certain open space areas also provide corridors for trails, public utilities, streets, and other necessary public improvements. Schedule 18.35.030-A below prescribes the land use regulations for the "OS" District. The regulations for the district are established by letter designation as follows:

"P" designates permitted uses.

"L" designates uses that are permitted subject to certain limitations prescribed by the additional use regulations contained in this chapter.

"S" designates land uses or activities that are permitted after review and approval of a site development permit by the Board of Administrative Review.

Uses or activities determined by the Director to not be substantially similar to those listed in Schedule 18.35.030-A as permitted outright, by permit, or with limitations, are prohibited.

Schedule 18.35.030-A: Use Regulations—"Open Space" District

Use Classifications	"OS"
Buildings	—
Camping	—
Dispersed recreational activities	P
Fences	—
Fire access trails	S
Fire hazard abatement as approved by the Fire Marshal	P
Flood control facilities and projects	L17
Pedestrian and bike trails	S
Gardening	—
Goat Grazing for fire fuel management	Sd
Grading/filling	— ¹
Livestock grazing	L18
Operation of motorized vehicles	—
Passive activities (hiking, walking, bird watching, and similar activities)	P
Public streets	L17
Public utility installation and maintenance	L17
Refuse dumping	—
Storage of materials	—
Trail/interpretive signs	P
Residential Cannabis Cultivation	L19P
Commercial Cannabis Cultivation	—
Retail Cannabis Sales	—
Cannabis Microbusinesses, Distribution, Manufacturing, Processing, Testing, and Storage	—
L17: Uses permitted if consistent with the General Plan and/or approved development plans and/or are consistent with the purposes for which the open space area was originally dedicated for public uses.	
L18: If an historical use of the property.	
¹ Grading for trails, fire prevention, stormwater management, and similar activities is permitted	

18.35.040 Zoning Map Indicator

"Open Space" Districts shall be designated on the Zoning Map as "OS" regardless of whether the open space is private or public. The district may be applied to any underlying General Plan classification. Private open space easements are subject to recorded easement documents (typically a recorded parcel or subdivision map) which restricts use of the property consistent with this chapter. Public open space may be dedicated for certain public uses in the form of an easement or through dedication "in fee" to the City. The City shall periodically amend the zoning map to reflect any new open space easements and dedications that have been recorded.