

## **6 SECTION 11. “P-OS” PUBLIC-OPEN SPACE DISTRICT**

Subsection 1. Purpose. The purpose of the P-OS, Public – Open Space District is to provide for a specific zoning district allowing facilities devoted to serving the public. It is unique in that the primary objective of uses within this district is the provision of services, frequently on a non-profit basis, rather than the sale of goods or services. It is intended that uses within such a district will be compatible with adjoining development, and they will often be located along arterial or major collector streets with full availability of urban services.

Subsection 2. Permitted Uses. Permitted uses in the "P-OS" District include:

- (A) Parks, trails, playfields, playgrounds and directly related buildings and structures; City of Dundas only.
- (B) Public civic or cultural buildings, such as libraries, public administration buildings, fire stations, police department buildings and historical developments, City of Dundas only.
- (C) Governmental utility buildings, public maintenance buildings and structures necessary for the health, safety and general welfare of the community; City of Dundas only.
- (D) Essential services.
- (E) Stormwater management facilities.
- (F) Public docks, boat landings, and boat launch areas.
- (G) Swimming pools, tennis courts and other recreational facilities.

Subsection 3. Accessory Uses. The following are permitted accessory uses in a P-OS District:

- (A) Accessory uses and buildings incidental and customary to uses allowed as permitted, conditional, interim and administrative permits in this Chapter.
- (B) Fences as regulated by Section 4.17 of this Chapter.
- (C) Off-street parking as regulated by Section 4.8 of this Chapter.
- (D) Secondary or accessory use antennas or satellites as regulated by Section 4.4.H of this Chapter.
- (E) Signs as regulated by Section 4.11 of this Chapter.

Subsection 4. Conditional uses. The following are conditional uses in a P-OS District and require a conditional use permit based upon procedures set forth in and regulated by Section 20.3 of this Chapter.

- (A) Antennas: Personal wireless service antennas and telephone antennas not located on an existing structure or tower, as regulated by Chapter 30 of this Title.

- (B) Automobile parking lots as a principal use provided that the parking lot shall be subject to the requirements for off-street parking established by Section 4.8 of this Chapter.
- (C) Cemeteries.
- (D) Daycare facilities as a principal or accessory use, except as otherwise allowed for by this Title, provided that the use complies with the provisions of Chapter 31 of this Title.
- (E) Essential services.
- (F) Governmental and public regulated utility buildings, public maintenance buildings and structures necessary for the health, safety and general welfare of the community; other than City of Dundas.
- (G) Parks and recreational areas owned or operated by public bodies other than the City of Dundas.
- (H) Public civic auditoriums, indoor recreation centers, arenas or other facilities both City of Dundas or other government unit with an event seating capacity of more than 300 persons, provided that access to the facility shall be provided only from a major collector or arterial street.

Subsection 5. Design Standards: The architectural appearance and functional design of the building and site shall maintain a high standard of architectural and aesthetic compatibility with surrounding uses so as to positively reflect desired community character. All sides of the principal and accessory structures are to have essentially the same or coordinated, harmonious exterior finish materials and treatment.

Subsection 6. Lot Requirements and Setbacks. The following minimum requirements shall be observed in a P-OS District:

- (A) Parks, trails, playfields, and playgrounds:
  - (1) Lot Area: None.
  - (2) Lot Width: None.
  - (3) Setbacks (structures only):
    - (a) Front yards: Thirty (30) feet.
    - (b) Rear yards: Thirty (30) feet.
    - (c) Side yards: Ten (10) feet; thirty (30) feet abutting an R District or public right-of-way.
  - (4) Maximum Building Height: Thirty-five (35) feet.
- (B) All other uses:
  - (1) Lot Area: Twenty thousand (20,000) square feet.
  - (2) Lot Width: One hundred (100) feet.

- (3) Setbacks:
  - (a) Front yards: Thirty (30) feet.
  - (b) Rear yards: Thirty (30) feet.
  - (c) Side yards: Ten (10) feet; thirty (30) feet abutting an R District or public right-of-way.
  
- (4) Maximum Building Height: Thirty-five (35) feet.