

2.6 Open Space District (OS)

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2.6.100 Purpose of the Open Space District.

The OS District is designed to accommodate existing and future agricultural activities while preserving as open land the hazardous floodplain areas in the eastern part of town and the vast hillside buffer area between the Union Pacific RR Mainline and existing and potential residential and industrial development north and west of the city center. The OS District is an "Exclusive Farm Use Zone" designed in accordance with ORS 215.203 through 215.213 to provide qualifying farmland with the benefits of farm value tax assessment under the provision of ORS 308.370.

2.6.200 Permitted Land Uses.

Table 2.6.200 Land Uses and Building Types Permitted in the Open Space District		
<p>1. Farming Uses*: a. Farming and farm uses, per ORS 215.203 including: (1) Crop cultivation and livestock grazing except livestock feedlots and sales yards, hog or poultry farms and the commercial raising of fur-bearing animals. (2) Shelters, fencing and corrals for livestock, designed in a manner to prevent obstruction of flood flows and to minimize obstruction of the permanent open space concept.</p> <p>2. Transportation Facilities and Improvements a. Normal operation, maintenance; b. Installation of improvements within the existing right-of-way; c. Projects identified in the adopted Transportation System Plan not requiring future land use review and approval; d. Landscaping as part of a transportation facility;</p>	<p>e. Emergency Measures; f. Street or road construction as part of an approved subdivision or partition; g. Transportation projects that are not designated improvements in the Transportation System Plan ** (CU); and h. Transportation projects that are not designed and constructed as part of an approved subdivision or partition** (CU)</p> <p>3. Farm-Related Uses: (CU) a. Boarding of horses for profit. b. Commercial activities in conjunction with farm use, that do not require structural development other than as allowed in 1 of this Table. c. Hunting and fishing preserves and campgrounds, with required permit.</p>	<p>4. Recreational Uses *** (CU): a. Public or private golf courses, b. Parks, playgrounds and related accessory structures</p>

Land uses with (CU) shall require a Conditional Use Permit in accordance with Chapter 4.4. Uses marked with an asterisk (*) are subject to the standards in Section 2.2.180 Special Use standards, "Special Standards for Certain uses)" **Uses marked with 2 asterisks are subject to the standards in Section 4.4.400D. *** Uses marked with three asterisks are subject to the standards in 2.6.300.D. Temporary uses are subject to the standards in Section 4.9.

2.6.300 Standards.

- A. **Parcel Size:** A minimum of 2 acres in the eastern floodplain; minimum of 10 acres in the northwestern buffer area
- B. **Setbacks:** All structures shall be at least 20 feet from all property lines. All livestock shelters, corrals and pastures shall comply with the standards of the City's livestock ordinance.
- C. **Additional Standards.** All development shall follow the standards in Chapter 3, Design Standards as well as the permitting procedures in Chapter 4.
- D. **Recreational Uses.** Recreational uses shall only be location within the zone only if necessary, and situated in a manner so as not to obstruct flood flows or the open space concept.