

4 Land Use Plan

Accessory Uses

Bikepaths, trails and similar improvements

Parking

Snack bars and concession uses in conjunction with recreational or educational use

Storage and maintenance facilities for recreational uses

Wetlands and environmental mitigation and management areas

MOS Development Standards

Because of the highly varied nature of open space uses, MOS parcels shall not be subject to set standards as to shape, size or the necessity for access. Such requirements shall be determined at the time of creation of MOS parcels depending upon their intended use and the spatial requirements for that use.

In general, public agencies, such as school districts, fire districts, special districts providing recreational services and the county itself, have separate statutory authority for approving development of public facilities under their control. Such agencies should be guided by the standards and requirements contained within this Plan, including Chapter 9, *Community Design*, but are not bound by its provisions.

Open Space (OS)

The Open Space (OS) designation is used primarily for passive open spaces, buffers and environmentally sensitive natural areas intended for permanent protection from development and incompatible use. These uses make up slightly more than 27% of the Plan area.

Uses Permitted (OS District)

Primary Uses

Protection of natural and cultural resources including wetlands, riparian systems and significant cultural resources

Visual landscape barriers and buffers

Accessory Uses

Wetlands and environmental mitigation management areas

Watershed management

Bikepaths, roads, trails and similar improvements where necessary to provide access connections between developed uses

OS Development Standards

Because of the highly varied nature of passive open spaces and buffers, OS parcels shall not be subject to set standards as to shape, size or the necessity for access. Such requirements shall be determined at the time of creation of OS parcels depending upon their intended use and the nature of the resource being protected or managed.