

7.12. RECREATION AND OPEN SPACE (ROS) DISTRICT

7.12.1. PURPOSE. The purpose of the Recreation and Open Space District is to establish and preserve districts for land uses requiring substantial areas of open land covered with vegetation and substantially free from structures, roads and parking lots, while permitting recreational pursuits and preserving recreational developed and undeveloped open space land. Parks, golf courses and certain types of public or private recreational facilities are suitable uses of this district, provided that such uses remain open space in character.

7.12.2. USES. Uses shall be limited to those uses shown on the land use table as either permitted or conditional in the zone.

7.12.3. LOT AND SITE REGULATIONS. All buildings or other structures shall be at least 25 feet from the boundary line of the district or public right-of-way.

7.12.4. BUILDING HEIGHT. No building shall be erected to a height of more than 28 feet measured from the natural grade to the building height.

7.12.5. ARCHITECTURAL REVIEW. Prior to the issuance of building permits for any conditional or permitted use within this zone, the Community Development Department shall review the proposed plans for compliance with the architectural design guidelines adopted as Chapter 9 of this Code. Appeals of departmental actions on architectural compliance are heard by the Planning Commission, and then may be appealed to the Council as set forth in Chapter 1 of this Code. Single family residences in this zone are not subject to design review by the City, but may be subject to subdivision regulations and covenants that regulate design, materials, yard and height more strictly than this Code. This Code does not supersede more restrictive provisions in private covenants.

LAND USE TABLE (Continued)

E	SF	SE-N	RD	RDM	RCO	R-1	HR-1	HR-2	RM	GC	HCB	HRC	RC	LI	ROS	HRL
*	*	*	*	*	C ¹	*	*	*	*	A	A	A	A	C	*	*

Commercial parking lot or garage

Passenger tramway stations and base facilities (see Supplemental Regulations)

C	*	*	*	*	C ¹	*	*	*	*	C	C	C	C	*	C	*
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Ski tow ropes, lifts and ski runs (see Supplemental Regulations)

C	*	*	*	*	C ¹	C	C	C	*	C	C	C	C	*	C	C
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Ski tow ropes, lifts and ski runs (not open to the public)

C	*	*	*	*	*	*	*	*	*	*	*	*	*	*	C	*
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Retail commercial establishments limited to the following and similar uses: antique store, art gallery, art supply store, bakery, book store, camera store, clothing store, candy store, tobacco and cigarette store, florist, food store, gift shop, liquor store, pharmacy, sporting goods store, and variety

*	*	*	*	*	C ¹	*	*	C ¹⁰	*	A	A	A ⁷	C ⁵	*	*	*
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Retail establishments limited to the following and similar uses: department store, furniture store, hardware store, job printing shop, and office supply store

*	*	*	*	*	C ¹	*	*	*	*	A	A	*	*	C	*	*
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Retail commercial establishments limited to the following and similar uses: automobile sales, plant nursery stock production and sales; and service commercial establishments limited to the following and similar uses: auto rental customer outlet, business office, financial institutions, handicraft production, personal services, including barber and beauty shops, dry cleaning pick-up station, laundromat, studio for instruction in the arts, travel agency

*	*	*	*	*	C ¹	*	*	C ¹⁰	*	A	A	C ⁵	C ⁵	C	*	*
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