

Village of Lake Isabella - Codified Ordinances

Article XII – Planning & Zoning

Chapter 1254 – Open Space Recreational (OSR)

Adopted November 21, 2006 – Ordinance 2006-05

Last amended August 16, 2016 – Ordinance 2016-07

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| Chapter 1254.01 | Purpose |
| Chapter 1254.03 | Permitted Structures |
| Chapter 1254.05 | District Prohibitions |
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1254.01 PURPOSE

The purpose of this district is to create areas of open space with limited development that can be used in common by members of residential developments, thereby reducing the need for publicly allocated lands and funds for parks and other recreational areas.

1254.03 PERMITTED STRUCTURES

The following are allowed if incidental to a permitted use or approved special land use under this Chapter 1254.

1. Pavilions, picnic tables, and permanent grills for cooking
2. Gazebos and benches
3. Informational Boards
4. Restrooms
5. Bathhouses
6. Baseball/Softball Dugouts
7. Skateboard or roller-skate obstacles
8. Community boat docking piers
9. Storm Shelters
10. Organizational offices and meeting halls
11. Communication Towers

1254.05 DISTRICT PROHIBITIONS

1. No parcel zoned Open Space Recreational may at any time have a dwelling located thereon.
2. Parcels zoned Open Space Recreational must be used only by larger residential developments, which are residential developments of at least 40 acres in size.

1254.07 SITE DEVELOPMENT STANDARDS

1. Service roads are permitted (and are not required to be built to village street standards) to service all areas located on a parcel zoned Open Space Recreational. Such roads must still be approved by the Village.
2. Setbacks for all structures, excluding boat launches, in the Open Space Recreational district shall be the same as the setbacks for structures in the Lake Residential 1 zoning district, which is as follows:

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| Front Yard: | 35 feet from the property line |
| Rear Yard: | 35 feet from the property line |
| Side Yards: | Total of 20 feet from property lines, with no side less than 8 feet from the closest property line. |

3. No parcel zoned Open Space Recreational may designate more than 7% of the total square footage of that parcel as a permanent parking area. “Parking area” shall be figured on the total square footage of the parcel multiplied by 7%. Additional space may be utilized for overflow parking as needed and shall not be considered a permanent parking area as long as the overflow occurrence is limited to not more than an average of 40 occurrences in any calendar year.
4. Landscaping shall be maintained in a neat and orderly manner at all times.
5. Any parcel zoned Open Space Recreational shall at a minimum have at least 90% of the total ground area uncovered and in an “open sky” state.
6. There is no specific limit to the number of structures or the size of structures in the district; however, the total parcel coverage of all structures on any one parcel shall not exceed 10% of the total square footage of that parcel.