

ARTICLE III ZONING DISTRICTS AND ALLOWABLE LAND USES

CHAPTER 17.50 OS OPEN SPACE ZONES

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17.50.010 Purpose

The purpose of the OS zone is to protect and preserve open space for the preservation of natural resources, for the preservation and managed production of resources, for outdoor recreation and education, and for public health and safety. It is also the intent of this zone to provide open space in the City by limiting development in areas which are so located, so configured, or possessed of physical features that they may provide valuable and functional open space for the purposes of helping to shape urban form, to provide for local or buffer greenbelts, and/or to serve as linkages between open space areas. It is intended that any building or structure permitted in this zone shall be subordinate to, and in furtherance of use of the land for open space as defined in the General Plan and the State Planning and Zoning law. (Ord. 98 § 52.01, 1974)

17.50.020 Permitted Uses

Any of the following principal uses are permitted:

- A. Truck and field crops;
- B. Grazing;
- C. Orchards and vineyards;

- D. Horticulture and nursery stock growing for off-site sale only;
- E. Parks, playgrounds, and outdoor recreation facilities;
- F. Riding and hiking trails;
- G. Apiaries, upon the following conditions:
 - 1. No occupied hives shall be closer than one hundred fifty feet to any street or highway.
 - 2. No occupied hives shall be closer than four hundred feet to any existing dwelling not on the premises or the premises of another apiary, unless the written consent of the owner of such dwelling is secured.
 - 3. No occupied hives shall be closer than fifty feet of any property line common to other property lines other than property lines of another apiary.
- H. The keeping of equines or bovines for purposes other than grazing upon the following conditions:
 - 1. Such animal keeping shall not be for any commercial purpose;
 - 2. There shall be no shelter or supplementary feeding of, or any structures designed for such shelter or such feeding of, said animals, within seventy-five feet of the right-of-way line of any street, or the boundary of any other zone except the A-2 Exclusive Agricultural Zone.
- I. Local and buffer greenbelts;
- J. Water recharge, percolation, and watershed areas;
- K. Wildlife preserves and sanctuaries;
- L. Public utility easements for overhead or underground transmission lines;
- M. Archeological and paleontological sites;
- N. Historical preserves;
- O. Screening walls, fences, and vegetation. (Ord. 98 § 52.02, 1974)

17.50.030 Conditional Use

In addition to the requirements of Sections 17.30.140 through 17.30.240, a conditional use permit may be approved for any of the following uses only when the City Council finds that the proposed use is consistent with the purpose and intent of the Open Space zone and the open space and conservation elements of the General Plan:

- A. Cemeteries, including mortuaries as an accessory use, mausoleums, and crematories;
- B. Commercial stables;
- C. The reclamation for open space purposes of mines, quarries, and pits resulting from the commercial extraction of rock, sand, gravel, earth, clay, and similar materials;
- D. Airports, heliports, and other landing fields;
- E. Livestock feeding ranches not feeding garbage, refuse, or offal;
- F. Golf courses, riding clubs, and yacht clubs;
- G. Electric distribution substations;
- I. Public utility booster stations;
- J. Structures incidental and accessory to permitted uses such as gazebos, information centers, restrooms, concession stands, maintenance buildings, greenhouses, stables, and clubhouses;
- K. Required parking facilities incidental and accessory to permitted uses;
- L. Commercial uses incidental and accessory to permitted uses, including:
 - 1. Sale of food and beverages;
 - 2. Operation of riding academies and stables;
 - 3. Parking facility concessions.
- M. Schools, public and private, where the school site has a minimum net area of at least five acres;
- N. Forest maintenance facilities and ranger stations;

- O. Sanitary landfills;
- P. Signs: Business, real estate, and identification, not exceeding six square feet in area. (Ord. 98 § 52.03, 1974)

17.50.040 Minimum Building Site Area

Building site area shall be one acre minimum (Ord. 98 § 52.04.01, 1974)

17.50.050 Minimum Building Site Width

There shall be no minimum building site width requirement. (Ord. 98 § 52.04.02, 1974)

17.50.060 Maximum Building Height

There shall be no maximum building height except as approved by the conditional use permit. (Ord. 98 § 52.04.03, 1974)

17.50.070 Street Setback

All buildings, structures, and off-street parking facilities shall be set back a minimum of fifty feet from any public or private street. (Ord. 98 § 52.04.04, 1974)

17.50.080 Walls and Fences

Walls and fences may be installed in accordance with the following limitations:

- A. Natural wood, metal, or fiber, non-opaque fences may be installed, provided they are consistent with the purpose and intent of the Open Space zone and a minimum of twenty feet from the ultimate right-of-way line of any street or highway.
- B. Masonry or solid wood fences shall be shielded from view from any street or highway by landscaping, berm, or other topographic feature, and they shall be set back a minimum distance of fifty feet from the ultimate right-of-way line of any street or highway. (Ord. 98 § 52.04.05, 1974)

17.50.090 South Hills Preserve

- A. Publicly Owned Open Space owned by the City within the hillside area, as shown in Figure 2A.1, shall be designated as permanent open space and shall be shown as an open space preservation area on the General Plan land use map. Such permanent open space designation shall not be changed except upon a vote of

the citizens of Loma Linda. Said open space land shall not be used for residential development, or for purposes of trade to acquire other properties within the South Hills or to provide density transfers or density bonuses. Open space land shall be open to public recreational use, consistent with prior historical uses and the protection of environmental values.

- B. Roads shall be prohibited within Publicly Owned Open Space, except as is necessary for (1) access to trailhead locations, or (2) protection of public health and safety.