

## Chapter 16.15 JBOZ JORDANELLE BASIN OVERLAY ZONE

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### Section 16.15.13 Open Space.

A minimum of twenty (20) percent open space is required within each development, of which at least ten (10) percent shall be contiguous, usable land which is not contained on slopes over ten (10) percent or in sensitive land areas, which make the land unusable for recreation purposes. The intent of the open space is that some open space shall be available for gathering spaces, parks, playgrounds and other areas that are easily accessible to people who may not be able to access steeper areas.

**(1) Sensitive Areas.** All areas which have been designated as a sensitive area in some form on the Jordanelle Basin Land Use Map shall remain as open space, but may be counted toward the open space requirement for the development. If any development has a larger amount of sensitive area than is required for their development, density allowances for the extra land required to be left in open space may be transferred to other areas if requested and if such transfer will not result in an over-crowding of the area to which it is being transferred.

**(2) Contiguous.** Open spaces shall be designed to be as contiguous as possible.

**(3) Usable.** Wherever possible lands designated as open spaces should be usable for hiking and biking trails, small parks, ball fields or just picnic areas. At least ten (10) percent of the total land area of the development shall be open space of less than ten (10) percent grade, available for gathering spaces, parks, playgrounds and other areas that are easily accessible to people who may not be able to access steeper areas.

**(4) Public.** Unless otherwise approved by the County, all open spaces shall be dedicated for the use of the public.

**(5) Maintenance.** Provisions must be made for regular maintenance of all open spaces. Such maintenance may be provided through the homeowner's associations, or if accepted for a public purpose, may be provided through County services or park services. A proposal for open space maintenance should be presented to the County Planning office for review.