

Part III
Article XIII

OS, OPEN SPACE DISTRICT

Section 1300 Statement of Purpose

The OS, Open Space District is designed to allow the City of Valparaiso to preserve and maintain agricultural land within the corporate limits of the City, to prevent development on environmentally hazardous land, such as land with steep slopes or unsuitable soils, or land susceptible to flooding or ponding, and to preserve important natural resources in the Valparaiso area for open space or future park use.

Section 1310 Permitted Uses

1. For Permitted Uses in areas designated OS-Floodway, see Article VI, Floodplain Management.
2. Agriculture - Land, including necessary buildings and structures, not less than ten (10) acres in size, used specifically for the purpose of producing crops, livestock, poultry, or dairy products.
3. Residential uses - Existing farm dwellings and one additional dwelling on unsubdivided land.
4. Parks, playgrounds, and non-commercial recreational areas, and accessory structures to such uses.
5. Uses customarily accessory to the pursuit of agriculture, provided that permanent structures for the shelter of livestock, poultry, and other farm animals shall be located not less than one hundred (100) feet from a lot line.
6. Roadside stands for the sale of produce grown in the immediate area of the premises, but not including live animals and provided that such stands shall contain not more than six hundred (600) square feet of floor area. Each roadside stand shall be approved by the Building Commissioner.
7. Railroad rights-of-way.

Section 1325 Permitted Uses by Special Exception

1. For Special Exception Uses in areas designated OS-Floodway, see Article VI, Floodplain Management.
2. Churches when located on a lot of not less than 5 acres in size.
3. Cemeteries.
4. Excavation of gravel, sand, or other raw materials, subject to the provisions of Article IV.
5. Utility and public service uses.
6. Other uses consistent with the purpose and intent of this Article, including the subdivision of land into lots of not less than five (5) acres and establishment of one (1) single-family dwelling per lot.
7. Accessory uses to the above Special Exception included but not limited to, off-street parking and off-street loading.

Section 1350 Area, Height, and Placement Requirements

1. Front yards: Every building hereafter erected or enlarged shall provide and maintain a front yard of not less fifty (50) feet from the property line.
2. Side yards: Each building hereafter erected or remodeled shall have 2 side yards of not less than thirty (30) feet each.
3. No animals may be housed, stabled, or kenneled closer than one hundred (100) feet to any property line.
4. Maximum lot coverage: 10%. (See Article II for definition of maximum lot coverage)