

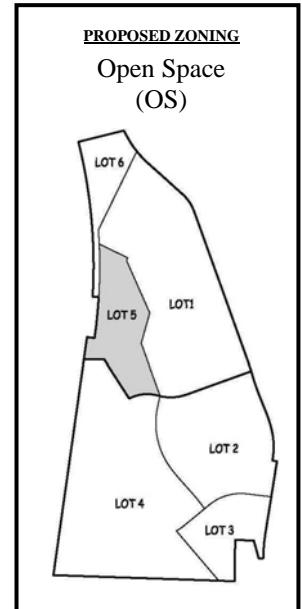
OPEN SPACE (OS) ZONING DISTRICT

PURPOSE

The purpose and intent of the Open Space (OS) Zoning District is to provide land devoted to maintaining the scenic beauty and natural characteristics of the area. Open space land will be separated from the other Zoning Districts within The Village at SouthHill project by any or part of the following methods: (1) dedication of that land to the Nevada County Land Trust; (2) conservation easements; (3) zoning restrictions; or (4) other programs that assure preservation and maintenance of the property.

The OS Zoning District is intended for passive public recreational activities, as depicted in Exhibit 1, as long as the integrity of the natural area is maintained. The passive uses of the OS Zoning District include a 4 foot wide, soft surface pedestrian trail system designed throughout the Master Plan area, as well as picnic areas and nature reserves around the pond areas (see Overall Development Plan, Exhibit 1).

All other open space, as depicted in the Overall Development Plan (Exhibit 1), will remain undisturbed, with the exception of occasional resource management practices, such as fuel modification, in order to protect the health, safety and welfare of the community.



PERMITTED USES

P = Permitted Use / MUP=Minor Use Permit / UP = Use Permit

Proposed Land Uses	OS Zoning District
Interpretive Center (for educational purposes)	P
Landscape Corridors	P
Nature Reserves	P
Neighborhood Parks and Playgrounds	P
Picnic Areas	P
Resource Management Practices	P
Storm Water Detention/Retention Facilities	P
Temporary Work Trailers (<i>office and related uses associated with active construction projects related to permitted open space uses</i>)	P
Trails, Biking and Hiking	P
Water Features	P