

SECTION VI MISCELLANEOUS: OPEN SPACE ZONES

6.2 OPEN SPACE ZONES (OS1, OS2, OS3, OS4)

6.2.1 Permitted Uses

*Amended By
89-110*

No person shall within any Open Space Zone (OS1, OS2, OS3, OS4) **USE** any **LOT** or **ERECT**, locate, **ALTER** or **USE** any **BUILDING** or **STRUCTURE** or any purpose except in accordance with the following applicable zones:

PERMITTED USES ***	PUBLIC OPEN SPACE (OS1)	PRIVATE OPEN SPACE (OS2)	COMMERCIAL OPEN SPACE (OS3)	PRIVATE OPEN SPACE ISLANDS (OS4) *
AGRICULTURAL USES	X	X	X	---
CONSERVATION	X	X	X	X
FORESTRY OPERATION	X	X	---	---
GOLF COURSE **	---	---	X	---
HUNT CAMP	X	X	---	---
MUSEUM	X	---	---	---
OPEN SPACE RECREATION	X	X	X	X
PRIVATE CLUB	---	---	X	---
PRIVATE PARK	---	---	X	---
WAYSIDE PIT OR QUARRY	X	X	X	---

* *Amended By 97-46*

X indicates uses permitted in applicable zone

** *98-98*

*** *Amended By 2001-201*

6.2.2 Zone Requirements

*Amended By
89-110*

No person shall within any Open Space Zone (OS1, OS2, OS3, OS4) **USE** any **LOT** or **ERECT**, locate **ALTER** or **USE** any **BUILDING** or **STRUCTURE** except in accordance with the following requirements and applicable Special Provisions:

a. LOT AND SITE REQUIREMENTS:

ZONE		LOT REQUIREMENTS			MINIMUM YARD REQUIREMENTS				MAXIMUM HEIGHT
TITLE	SYMBOL	MIN. FRONTAGE	MIN. AREA	MAX. COVER-AGE	FRONT	INT.SIDE	EXT. SIDE	REAR	
OPEN SPACE PUBLIC	OS1	---	---	---	---	---	---	---	---
OPEN SPACE PRIVATE	OS2	---	---	5 %	20 FT.	10 FT.	25 FT.	10 FT.	15 FEET
OPEN SPACE COMMERCIAL (OS3)	OS3	660 FT.	25 AC.	5 %	66 FT.	30 FT.	66 FT.	30 FT.	40 FEET
OPEN SPACE ISLAND *	OS4	100 FT.	15,000 SQ.FT.	---	35 FT.	---	---	---	15 FEET

* *Amended By 97-46*

SECTION VI MISCELLANEOUS: OPEN SPACE ZONES

6.2.3 Specific Zone Requirements – Open Space Public and Private Lands

Special Provisions: Open Space Public and Private Lands (OS1, OS2)

The following specific requirements are applicable in these zones:

*Amended By
95-95*

- a. A **BUILDING** may be **ERECTED** if it is an **ACCESSORY USE** to a permitted **USE** or a **USE**, which existed at the time of the passing of this By-law and does not exceed a **FLOOR AREA** of 250 square feet.

- b. A **DOCK** may be located in a Waterbody Open Space (WOS) Zone where it abuts an Open Space (OS1, OS2) Zone or in an Open Space (OS1, OS2) Zone provided it is subject to the following:

- i) no part of any **DOCK** shall extend beyond 66 feet from the **HIGH WATER MARK**;

*Amended By
2001-201*

- ii) no part of any **DOCK** shall be **ERECTED** within 15 feet of the **SIDE** or **REAR LOT LINE** of any 100 foot **STRAIGHT LINE PROJECTION** thereof from the **HIGH WATER MARK**; and,

- iii) the **DOCK** is permitted to extend from or to be located in the **FRONT YARD** of a **LOT**.

2006-126

- iv) the total **CUMULATIVE WIDTH** of **DOCKS** on a **LOT** shall not exceed 15% of **LOT FRONTAGE** or 45 feet, whichever is lesser.

*Amended By
95-95*

- c. A **HUNT CAMP** may be **ERECTED** and used only in accordance with the following:

- i) Maximum **GROSS FLOOR AREA** – 1000 square feet

2003-77

- d. A **DWELLING UNIT** is not permitted.

6.2.4 Specific Zone Requirements – Open Space Commercial

Special Provisions: Open Space Commercial (OS3)

The following specific requirements are applicable in this zone:

- a. Where a **BUILDING** is **ERECTED** or **ALTERED** within 50 feet of a Residential **LOT**, 10 feet of the **REQUIRED YARD**, abutting the residential **LOT** shall be planted and maintained as a **LANDSCAPED BUFFER**.
- b. A **DWELLING UNIT** is permitted if it is an **ACCESSORY USE** to the main **USE** on the **LOT** and if it is located in a non-residential **BUILDING** shall conform with General Provision 7.17, **DWELLING** in a Non-Residential **BUILDING**.
- c. A **BOATHOUSE** may be located in a Waterbody Open Space Zone (WOS) where it abuts an Open Space (OS3) or in an Open Space Zone (OS3), provided it is an **ACCESSORY USE** to the main permitted **USE**, and is subject to the following:

SECTION VI MISCELLANEOUS: OPEN SPACE ZONES

i) in the case of a BOATHOUSE

*Amended By
89-110*

- a) no part of any **BOATHOUSE** shall extend beyond 50 feet from the **HIGH WATER MARK**;
- b) the total **CUMULATIVE BOATHOUSE WIDTH** on a **LOT** shall not exceed 25 percent of the **LOT FRONTAGE** or 25 feet whichever is greater, and the **BOATHOUSE WIDTH** of any individual **BOATHOUSE** shall not exceed 75 feet;
- c) the **BOATHOUSE** shall not exceed a **HEIGHT** of 25 feet;

*Amended By
2001-201*

- d) no part of any **BOATHOUSE** shall be **ERECTED** within 30 feet of the **SIDE** or **REAR LOT LINE** or any 100-foot **STRAIGHT LINE PROJECTION** thereof, from the **HIGH WATER MARK**;
- e) the **BOATHOUSE** is permitted to extend into or to be located in the **FRONT YARD** of a **LOT**; and
- f) the **BOATHOUSE** shall only be used for the storage and servicing of boats and marine related equipment.

- d. A **DOCK** may be located in a Waterbody Open Space (WOS) Zone where it abuts an Open Space (OS3) Zone or in an Open Space (OS3) Zone subject to the following:

i) in the case of a DOCK

*Amended By
2001-201*

- a) no part of any **DOCK** shall extend beyond 80 feet from the **HIGH WATER MARK**;
- b) no part of any **DOCK** shall be **ERECTED** within 30 feet of the **SIDE** or **REAR LOT LINE** or any 100-foot **STRAIGHT LINE PROJECTION** thereof, from the **HIGH WATER MARK**; and,
- c) the **DOCK** is permitted to extend from or to be located in the **FRONT YARD** of a **LOT**.

- e. See General Provisions 7.25 and 7.26 for Parking and Loading Requirements.

6.2.5 Specific Zone Requirements – Open Space Private Islands

Special Provisions: Open Space Private Islands (OS4)

The following specific requirements are applicable in this zone:

97-46

- a. A **PICNIC SHELTER** may be erected provided it does not exceed a **FLOOR AREA** of 250 square feet.

97-46

- b. A **PICNIC SHELTER** shall only be single storey with a maximum **HEIGHT** of 15 feet.

97-46

- c. In the case of a **PICNIC SHELTER** with a flat roof, the roof cannot be used as a **SUNDECK**, for lounging, or for picnicking.

SECTION VI MISCELLANEOUS: OPEN SPACE ZONES

97-46

- d. One **DOCK** may be constructed parallel to the shoreline, which abuts the shoreline for its whole width, covering no more than 30 feet of the **LOT FRONTAGE** and may project no more than 6 feet from the **HIGH WATER MARK**, OR

One **DOCK** may be constructed, other than parallel to and abutting the shoreline along its whole width, projecting no more than 30 feet from the **HIGH WATER MARK** and be no more than 6 feet in width.