

4-2-1: OS, OPEN SPACE DISTRICT

The open space exclusive district is intended to provide protection for agricultural areas from urban development of residential subdivisions, and to serve as an open space area around the more intensive urban uses of the county of Elko. Noncommercial seasonal recreation activities not requiring fixed improvements including hunting, fishing, camping, horseback riding, ball games, archery, picnicking, snowmobiling, skiing and similar uses allowed. (Ord. 1975-A, 3-5-1975, eff. 4-1-1975)

(A) Permitted Uses: The following principal uses are permitted in the OS district provided there is full compliance with the definition of agriculture:

1. Botanical conservatory.
2. Field and truck crops.
3. Orchards and vineyards.
4. Nurseries and greenhouses.
5. Crop drying.
6. Dairies and the processing of dairy products.
7. Animal breeding and raising, including horses, swine, sheep, goats, cattle, rabbits and similar animals.
8. Aviary.
9. Riding academies and stables.
10. Poultry raising, eggs and hatcheries.
11. Hay and straw sale and storage.
12. Pasture.
13. Livestock ranches.
14. Vegetable or flower farms.
15. Necessary housing for farm workers whose employment is necessary to agricultural operations conducted on the same parcel of land.
16. Apiary (beehives).
17. Home occupations.
18. Family cemetery. See section 4-8-14 of this title. (Ord. 1975-A, 3-5-1975, eff. 4-1-1975; amd. Ord. 1993-U, 1-6-1994, eff. 1-24-1994; Ord. 2002-H, 8-8-2002, eff. 9-11-2002)

(B) Conditional Uses: The following are conditional uses in the OS district, permitted only when authorized by the planning commission:

1. Recreational lodge.
2. Church.
3. School, attendance at which satisfies the requirements of the compulsory education laws of the state.
4. Utility or public service facility, when operating requirements necessitate its location within the district.
5. Park, playground or community recreation area operated by a governmental agency or nonprofit community organization.
6. Golf course.
7. Permanent farm labor camp.
8. Bed and breakfast.
9. One guesthouse per parcel. (Ord. 1975-A, 3-5-1975, eff. 4-1-1975; amd. Ord. 1993-U, 1-6-1994, eff. 1-24-1994; Ord. 2015-07, 4-1-2015, eff. 4-17-2015)

(C) Accessory Uses: Subject to the above provisions, uses customarily incidental to any of the listed permitted uses may be maintained, and specifically the following:

1. Residence of the owner, owners, lessee or lessor of the kind upon which use is conducted.
2. Residence of bona fide employees.
3. Approved incidental uses pertaining to conditional uses when authorized by the planning commission.
4. All necessary farm storage, administration or other buildings or enclosures customarily required for the efficient operation of any of the permitted uses. (Ord. 1975-A, 3-5-1975, eff. 4-1-1975)

(D) Minimum Parcel Size: The minimum parcel size of land in an open space zoning district shall be one-sixteenth (1/16) of a cadastral survey section or forty (40) acres. No parcel shall have an average width of less than five hundred feet (500'). (Ord. 06-2010, 8-5-2010, eff. 9-10-2010)

(E) Yards: The minimum requirements for yards shall be as follows:

Front yard	50 feet
Rear yard	30 feet
Side yard	20 feet