

1 **Sec. 6.6.6. - Open space.**

2 A. The provision of Natural Open Space shall comply with the following design standards:

3 (1) The preservation of environmentally sensitive lands and locally significant resources shall  
4 be given priority when determining the location of natural open space.

5 (2) Natural open space shall be arranged in a contiguous manner which supports the  
6 preservation and connectivity of the space, with particular attention to providing connectivity  
7 to wildlife corridors, agricultural, and/or passive recreational uses, as appropriate for the  
8 characteristics of the space.

9 (3) Natural open space shall be arranged in a manner which supports compatibility with  
10 surrounding areas which are not part of the proposed development.

11 (4) The buildable area resulting from the identification of natural open space shall be  
12 compact and contiguous with the natural open space providing a buffering and potential  
13 connectivity effect to surrounding areas.

14 (5) Natural open space shall be designated accordingly on a plan and conveyed for  
15 ownership and maintenance and/or management which will include identifying one or more  
16 entities responsible for ownership and maintenance of the open space, and conveyed  
17 accordingly.

18 (6) The Board may also require that a Developer's Agreement and/or a Conservation  
19 Easement conveyed to Marion County be established for the natural open space as part of  
20 the plan review process.

21 (7) The natural open space shall be maintained and/or managed in a healthy state consistent  
22 with the habitat and use of the space and current applicable best management practices  
23 acceptable to Marion County, if any, consistent with characteristics of the space.

24 (8) Constructed stormwater facilities of any kind are prohibited within areas designated as  
25 natural open space.

26 (9) Structures are prohibited within natural open space; however limited minimal structural  
27 improvements may be provided for passive access and agricultural or environmental control  
28 such as boardwalks, trails, and fencing. Agricultural structures which are for bona fide  
29 agricultural purposes and not for human occupancy for residential or non-residential  
30 purposes (e.g., residence, apartment, office) may be placed within natural open space in  
31 compliance with the following design requirements:

32 (a) The area where the agricultural structures may be located, either on individual lots  
33 and/or on common property, as appropriate, shall be clearly designated as a separate  
34 agricultural structure buildable area on the development project's primary  
35 development plan and presented for approval by the Board.

1 (b) The cumulative acreage of the agricultural structure buildable areas shall not  
2 exceed 10 percent of the natural open space.

3 (c) The stormwater design for the development project shall provide for and reflect  
4 projected impervious surface coverage calculations for the identified agricultural  
5 structure buildable areas.

6 (d) For hamlet subdivisions platted and recorded on or before October 12, 2012,  
7 agricultural structures may be located within the natural open space but items (a)  
8 through (c) above will not apply; however, if all or part of the recorded hamlet  
9 subdivision is re-platted, the re-plat must comply with items (a) through (c) above.

10 (10) The location, scope, and intent of any proposed limited structural improvements to be  
11 placed within the natural open space shall be clearly indicated by the corresponding project  
12 application and its accompanying plan.

13 (11) Natural open space is not eligible to be awarded TDCs as provided in Division 3.4  
14 Transfer of Rights Programs.

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1 B. The provision of Improved Open Space shall comply with the following design standards:

2 (1) All residential projects shall provide IOS at a minimum ratio of 350 square feet per  
3 dwelling unit, consistent with the Comprehensive Plan.

4 **Table 6.6.6.1 - Required Improved Open Space (IOS)**

<u># Residential Dwelling Units</u>	<u>Required IOS (Acres) **</u>
<u>50</u>	<u>0.40</u>
<u>100</u>	<u>0.80</u>
<u>200</u>	<u>1.61</u>
<u>500</u>	<u>4.02</u>
<u>1,000</u>	<u>8.03</u>

5 \*\* Calculate required IOS for developments based on 350 sf/dwelling unit

6 (2) IOS shall consist of active or passive recreational spaces in single or linked multiple  
7 tracts within the residential development, and such spaces shall be accessible to all  
8 residents within the development.

9 (3) IOS must be located in common tracts or properties and may not be located within any  
10 residential lots or tracts.

11 (4) Roads and; streets, and/or parking lots shall not qualify as IOS.

12 (5) Parking lots and access driveways within improved open space of five(5) acres or more,  
13 that serve the IOS, may qualify for up to 10 percent of the total IOS area.

14 (6) The following features qualify as IOS, provided they are accessible to all residents of the  
15 associated community, and are designed for active or passive recreational use:

16 a. Neighborhood parks designed for passive or active recreation.

17 1. Neighborhood Parks must include at least three of the following  
18 elements:

19 ~~—~~ Age-appropriate play systems with shade structures. Total shaded  
20 area shall be equal to or greater than 50% of the equipment's footprint  
21 area. ~~Age-appropriate play equipment~~

22 • Sports/game areas (e.g., soccer field, basketball court, racquet  
23 sports such as tennis, pickleball , padel, etc., cornhole, horseshoes,  
24 etc.)

25 • Open turf areas suitable for informal play or gathering

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- Multi-purpose fields
  - Outdoor fitness stations
  - Picnic area with tables and grills
  - Gazebos, pergolas or pavilions for group activities and events
2. Neighborhood Parks shall include a minimum of two of the following elements: benches, picnic tables, or other seating areas.
3. Neighborhood Parks shall include a minimum of one ~~s~~Shade ~~t~~Tree per 3,000 square feet of park area shall be provided within the park boundary. Existing Shade Trees may be counted towards this requirement.
4. Neighborhood Parks must include a sign or monument marker that establishes it as a common open space.
- b. Golf Courses may satisfy up to 50% of the total IOS requirement.
- c. Nature preserves, with public access that include an improved recreation trail around the perimeter of the preserve and other elements such as information stations, seating areas or other publicly accessible improvements.
- d. Improved multi-use recreation trails a minimum of eight (8) feet in width, excluding on street sidewalks. A multi-use recreation trail is a designated path or route designed to accommodate a variety of non-motorized recreational activities, such as walking, running, cycling, inline skating, etc. These trails must be accessible and open to people of all ages and abilities and are intended to promote safe, shared use by different types of users. Recreation trails must be constructed of asphalt, concrete, or other hard, permanent surfaces. For area calculations, the IOS contribution includes the width of the recreation trail plus five (5) feet, or the width of the trail plus adjacent landscaped or preserved natural area within the dedicated IOS tract, =whichever is greater
- e. ~~Publicly accessible~~ cCommon squares, plazas and gathering spaces improved with seating, paving, landscaping, or other features that encourage active or passive recreation and social interaction.
- f. Recreation courts and active sports areas including facilities such as tennis, basketball, pickleball, or other similar features intended for organized or informal sport activity.
- g. Dog Parks or pet-friendly play areas fenced with pet amenities, at least 0.255 acres in size and shall be subdivided for large and small dog breeds.
- a.h. Central Rrecreation and Aamenity Aareas that include multi-use recreational buildings, neighborhood pools, neighborhood centers, passive recreational areas, or other indoor/outdoor amenities.

1 ~~(2) Stormwater facilities and golf courses may be located within designated IOS.~~

2 ~~(3) No more than 25 percent of stormwater facilities may be counted to satisfy area/acreage requirements~~  
3 ~~for required IOS. A higher percentage may be approved by DRC, depending on the design and lay of the~~  
4 ~~facility.~~

5 ~~(4) IOS shall be designated accordingly on any development plan and shall also include identifying the~~  
6 ~~ownership and maintenance entity of the IOS.~~

7 ~~(Ord. No. 13-20, § 2, 7-11-2013)~~

8 i. Where a development provides a central recreation amenity area with the  
9 following minimum components, at the discretion of the Growth Services  
10 Director, the area of the amenity facility and improvements shall count at a 2:1  
11 ratio for the required IOS acreage. For example, a 1.5 acre amenity area satisfying  
12 this section shall satisfy 3.0 acres of required IOS. The minimum components  
13 must include:

14 1. A 2,500 square foot minimum structured, air-conditioned amenity center  
15 building with meeting and recreation space and indoor restroom  
16 facilities.

17 2. An improved outdoor area including a neighborhood swimming pool. The  
18 swimming pool at the water surface shall be a minimum of 1,500 square  
19 feet.

20 3. A minimum of two improved sport courts such as tennis, pickleball,  
21 basketball, racquetball, or similar sport court subject to the approval of  
22 the Growth Services Director.

23 4. An open play field, playground, or similar.

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25 j. Other similar uses that provide recreational opportunities for residents within the  
26 development, subject to the approval of the Growth Services Director.

27 (7) The following uses are not considered to satisfy IOS requirements:

28 a. Drainage retention areas.

29 b. Roads and/or streets.

30 c. Parking lots and access driveways within IOS less than five (5) acres  
31 and/or parking lots.

32 d. Recreation activity areas within drainage retention areas  
33 as approved by DRC (i.e. a play field at the bottom of a drainage retention area or similar).

34 e. Landscape buffers, unless such buffers include an integrated and paved multi-  
35 use recreational trail at least eight feet in width.

