

5.3 OPEN SPACE (OS) ZONE

No person shall within any Open Space (OS) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

5.3.1 Uses Permitted**a) Residential Uses**

- Accessory single detached dwelling house.

b) Non-Residential Uses

- Conservation or other similar use that provides for the preservation of the natural environment;
- Eating establishment, mobile;
- Forestry use;
- Golf course or driving range;
- Library;
- Park;
- Public use in accordance with the General Provisions of this By-law;
- Water tower;
- Water treatment control plant.

(By-law No. 2016-0049)

c) Accessory Uses

Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law.

5.3.2 Zone Provisions for Residential Uses**a) Lot Area (minimum):**

- i) Where served by municipal water and sewer 37 square metres
- ii) Where served by drilled well and septic system 0.8 ha

(By-law No.2018-0005)

b) Lot Frontage (minimum):

- i) Where served by municipal water and sewer..... 12 metres
- ii) Where served by drilled well and septic system60 metres

c) Yards (minimum):

- i) Front Yard7.5 metres
- ii) Exterior Side Yard.....7.5 metres
- iii) Interior Side Yard.....3 metres
- iv) Rear Yard7.5 metres

(By-law No. 03-61)

d) Dwelling Unit Area (minimum) 90 square metres

e) Landscaped Open Space (minimum) 30 percent

- f) Setback from Street Centreline:
 - In accordance with the General Provisions of this By-law.
- g) Number of Dwelling Houses per Lot (maximum)..... 1
- h) Height of Building (maximum) 10 metres

5.3.3 Zone Provisions for Non-Residential Uses

- a) Yards (minimum):
 - i) Front Yard 10 metres
 - ii) Exterior Side Yard..... 10 metres
 - iii) Interior Side Yard..... 7.5 metres
 - iv) Rear Yard 10 metres
- b) Lot Coverage (maximum) 10 percent
- c) Landscaped Open Space (minimum) 40 percent
- d) Setback from Street Centreline
 - In accordance with the General Provisions of this By-law.
- e) Height of Building (maximum)..... 12 metres

5.3.4 General Provisions

In accordance with Section 4, General Provisions, of this By-law.

5.3.5 Exception Provisions - Open Space (OS) Zone

5.3.5.1 Open Space Exception One (OS-1) Zone

(Part of Lot 9, Concession 4, in the Geographic Township of Richmond)

Within the OS-1 Zone, the uses permitted are restricted to skeet shooting and/or firing range and uses considered incidental and subordinate thereto.

5.3.5.2 Open Space Exception Two (OS-2) Zone

(Block 104-107 on the lands located west of Heritage Park Drive and East of Camden Road)

Notwithstanding the provisions of Sections 4 and 5 to the contrary, the lands located on the west side of Heritage Park Drive and East of Camden Road in the Town of Greater Napanee and Zoned OS-2 on Schedule 10 the following provisions shall apply:

- a) Permitted Uses Restricted to
 - Park
 - Conservation Use
 - Stormwater Management Facility
- b) Watercourse Setback (min)
 - 6.0 metres to the north
 - 15.0 metres to the south