

CHAPTER 24: OPEN SPACE DISTRICT (OS)

24.1. PURPOSE.

To promote and preserve open space in appropriate areas in keeping with the Town goals of protecting its unique landscape, views of open desert and geologic formations, access to river, trails, parks, and public lands; clean air and water; rural atmosphere; and beneficial vegetation and wildlife. To provide a zoning tool to help decision makers accomplish Town goal to limit density of use; to avoid undue burdens on town to provide services, infrastructure, or other financial contribution; to encourage only orderly, integrated growth at a manageable rate appropriate for a small town; and to assure future connectivity of utilities, streets, roads, trails, and open space.

24.2. LOCATION.

All public lands within Virgin Town boundaries under the administration of the Bureau of Land Management or the State of Utah as of the date of adoption of this Chapter, as well as any properties subsequently rezoned to this designation.

24.3. PERMITTED USES.

24.3.1. Recreational hiking, bicycling, and horseback riding.

24.3.2. Grazing.

24.3.3. Single-family home.

24.4. CONDITIONAL USES.

24.4.1. Trails for public recreation.

24.4.2. Other public recreation facilities.

24.4.3. Utility easements, public use, essential facilities

24.5. MINIMUM AREA. Forty (40) acres.

24.6. MODIFYING REGULATIONS.

A single family home in this zone is subject to the regulations and requirements of the Rural Residential Zone.