

SECTION 29. PUBLIC FACILITIES OR "PF" DISTRICT

A. GENERAL DESCRIPTION: The Public Facilities District includes governmental, utility, educational, and other uses which are strongly vested with public or social importance.

B. LIST OF USES PERMITTED ON A PARCEL IN A PUBLIC FACILITIES DISTRICT:

Administrative Offices (Government).

Counseling Service (Government).

Day Care Center (Government).

Library.

Park (Less than 1 acre).

Playground.

Post Office.

C. LIST OF USES PERMITTED ONLY AFTER OBTAINING A USE PERMIT:

Animal Shelter.

Airport.

Business Incubator with six criteria (see Resolution PC-2000-03)

County Correctional Facility (Jail).

Fairgrounds.

Fire Hall.

Heliport.

Hospital.

Park (Over 1 acre).

Public Parking Facility.

Public Utility Structures.

Public Maintenance and Storage Facility or Yard.

Refuse Disposal Facility.

Residential Caretaker Unit (See special regulations in Section 30.L) Ord. 315-725

School.

Sheriff's Station.

Business Incubator. If these six criteria are met:

1. It is funded primarily by public funds
2. The land and buildings are owned by a public entity.
3. It is administered and operated directly by the public entity or indirectly by a non-profit corporation under contract with the public entity.
4. It provides job and business training to a target group of persons. This target group shall include underemployed persons, unemployed persons, and/or displaced worker.
5. It is open to any business, which meets the facilities selection criteria, on a space available basis.
6. Incubator space and services are limited to five years or less. Annual extensions may be granted on a case-by-case basis if the business operator can demonstrate special circumstances and compliance with the approved business plan. Time extensions shall require approval of the operating agency and the Planning Director.

D. FOR SUBDIVISION PURPOSES, THE MINIMUM PARCEL SIZE REQUIRED: The minimum lot area shall be one (1) recorded lot or parcel not less than two thousand (2,000) square feet in area. Each lot shall be not less than eighty (80) feet in depth. Each lot shall have a minimum width of twenty-five (25) feet. Due to the wide variety of Public Facility Uses it will be necessary to determine lot size based upon intended use.

E. BUILDING HEIGHT: The maximum building height shall be forty (40) feet, but not more than two stories.

F. FRONT YARD: No minimum front yard setbacks are required except that:

1. On lots fronting on street within two hundred (200) feet of a residential use or zone on the same side of the street, the front yard setback for all buildings shall not be less than twenty (20) feet in depth. The entire front yard setback, exclusive of driveways and necessary sidewalks shall be landscaped.

G. SIDE YARD: No minimum side yard setbacks are required except that:

1. On corner lots within two hundred (200) feet of a residential use or zone on the same side of the street, the side yard setback for all buildings shall be not less than ten (10) feet in depth. The entire setbacks, exclusive of driveways and necessary walkways, shall be landscaped.
- H. REAR YARD: The rear yard of a lot shall not be less than twenty (20) feet in depth, except that lots abutting an alley may be ten (10) feet in depth.
- I. MAXIMUM LOT COVERAGE: No requirement, except as set forth in other provisions of this Ordinance.
- J. RELATIONSHIP TO OTHER ZONING DISTRICTS: In the event of conflict with the requirements set forth in other Zoning Districts relative to uses permitted either by right or upon securing a use permit, the requirements of this Section shall prevail.