

Article 2.7 Public Facility/Institutional District

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2.701 Purpose

The purpose of the Public Facility/Institutional District is to provide for utilities and public and quasi-public uses such as schools, hospitals, libraries, recreation centers, golf courses, and parks.

2.702 Land Use Regulations

A. **Regulations.** Table 2.902: Use Regulations sets forth the land use regulations for the Public Facility/Institutional district. The regulations for the district are established by letter designations as follows:

"P" designates permitted uses.

"L" designates uses that are permitted subject to certain limitations. Number designations refer to the limitations listed at the bottom of Table 2.902: Use Regulations.

"T" designates uses that are permitted to be conducted for a temporary period of time. Time limitations are listed in Table 4.5012: Temporary Uses.

"A" designates uses that require an Administrative Use Permit pursuant to Article 5.4: Use Permits.

"U" designates uses that require a Conditional Use Permit pursuant to Article 5.4: Use Permits.

"S" designates uses that require a Special Use Permit pursuant to Article 5.4: Use Permits.

- B. **Unlisted Uses.** Uses are defined in Article 6.1: Use Definitions. If a proposed use is not listed in the Use Definitions, the Zoning Administrator shall determine if the proposed use is substantially similar to a permitted use; in that event, the Zoning Administrator shall assign the proposed use to a permitted use definition.
- C. **Prohibited Uses.** Uses not listed in Table 2.902: Use Regulations or not assigned to a Use Definition pursuant to Section 2.702B: Unlisted Uses are prohibited.
- D. **Additional Use Regulations.** Additional use regulations for the Public Facility/Institutional District are set forth in Section 2.705: Additional Use Regulations.

2.703 Site Development Regulations

Table 2.703: Site Development Regulations – Public Facility/Institutional District sets forth the site development regulations for the Public Facility/Institutional District, which are in addition to the development regulations set forth in Section 2.704: Additional Development Regulations and Division 4: General Regulations. Letter designations in the Additional Regulations column refer to regulations that follow Table 2.703: Site Development Regulations.

Table 2.703: Site Development Regulations – Public Facility/Institutional District

Standards	PF/I	Additional Regulations
Maximum Building Height (ft.)	55	
Minimum Building Setback (ft.)		
<i>Front</i>	25	(A)
<i>Side (Street)</i>	25	
<i>Side (Residential)</i>	25	
<i>Side (Nonresidential)</i>	15	
<i>Rear (Residential)</i>	20	
<i>Rear (Nonresidential)</i>	15	
Separation between Buildings (ft.)		
<i>Single story</i>	15	
<i>Multiple story</i>	20	
Minimum Required Perimeter Landscape Area (ft.)		
<i>Front</i>	20	(B, C)
<i>Side (Collector or local street)</i>	15	(B)
<i>Side (Residential)</i>	15	
<i>Side (Nonresidential)</i>	15	
<i>Rear (Residential)</i>	20	
<i>Rear (Nonresidential)</i>	15	
Landscaping (% of net lot area)	15	See Article 4.3: Landscape Regulations
Building Setback to Parking (ft.)	See Section 4.203N: Separation from Buildings	
Off-Street Parking and Loading	See Article 4.2: Off-Street Parking and Loading Regulations	
Exterior Lighting Standards	See Section 4.103: Lighting Standards	

- A. **Public Facility/Institutional** Uses Adjacent to Residential Districts. Public facility/institutional uses located within 50 feet of an existing residential district designated for residential use in the General Plan shall be conducted within an enclosed building. No part of the building within 50 feet of the residential district shall contain bay or roll-up doors, car wash entry or exit points or similar service openings.
- B. **Street Frontage Landscape.** Unless otherwise permitted by the Zoning Code, street frontage landscape areas shall not contain parking areas, buildings, fences, parking screen walls or other permanent improvements other than sidewalks, permitted signs, and lighting.
- C. **Arterial/Arterial Intersection.** A minimum 50 foot wide landscape area shall be established and maintained along arterial street frontages within a distance of 250 feet of an arterial intersection as measured from the intersection of street lines. One driveway perpendicular to each street frontage may be permitted within the 50 foot wide landscaped area established above if no other access is available.

2.704 Additional Development Regulations

- A. **Gated Facility Entrances.** A minimum of 40 feet of vehicle queuing area shall be provided behind each security control point. The minimum width of the vehicular entry shall be 20 feet in width. A vehicular turn-around area shall be provided between the control point and the security gate. The vehicular turn-around area shall have a minimum interior turning radius of 35 feet and an exterior turning radius of 55 feet.

2.705 Additional Use Regulations

- A. **Outdoor Storage.** In addition to the requirements set forth in Section 4.104: Outdoor Business Property Storage, outdoor storage areas shall comply with the following requirements. This section does not apply to Outdoor Personal Property Storage.
 - 1. **Area.** No maximum.
 - 2. **Height of Fences.** Fences enclosing outdoor storage areas shall be a minimum of 6 feet and a maximum of 8 feet.
 - 3. **Location.** Outdoor storage areas shall not be located between the front of the building and the street.
- B. **Stables, Commercial.**
 - 1. **Minimum Lot Area.** 10 acres.

2. *Structures.*

- a. Any structure housing animals shall be set back at least 100 feet from all property lines.
- b. The location and operation of any arena shall be as set forth in the Use Permit. Conditions may be imposed to minimize noise, dust, light, odors, and other negative impacts on adjacent uses.

C. ***Equestrian Arenas.***

1. *Minimum Lot Area.* 10 acres.

2. *Structures.*

- a. Any structure housing animals overnight shall be set back at least 100 feet from all property lines.
- b. Any structure housing animals other than overnight shall be set back at least 50 feet from all property lines.
- c. The location and operation of any arena shall be as set forth in the Use Permit. Conditions may be imposed to minimize noise, dust, light, odors, and other negative impacts on adjacent uses.

D. ***Fueling Facility Abandonment.*** All types of Fueling Facility structures and tanks that are unused and/or vacant for at least 1 year are assumed to be abandoned. Abandoned structures and facilities shall be removed; and the fuel tanks shall be removed within 90 days from the date a notice of abandonment is mailed to the property owner. Underground tanks may be filled with an inert material in lieu of removal.

E. ***Access to Residential Property.*** Use of property to provide primary vehicular access to a residential use is prohibited.