
§ 155.270 PURPOSE.

The Public Use Facilities Zone is intended to provide adequate space for community facilities of a public or quasi-public nature in locations best suited to serve the needs of the community, to protect such lands from intrusion by other uses and to set forth those development standards necessary to insure that such uses will be compatible with surrounding land uses.

('64 Code, § 48.00)

§ 155.271 PRINCIPAL PERMITTED USES.

The following are the principal permitted uses in the PF Zone:

- (A) Municipal, county or other governmental buildings, such as city hall, library, court facilities or fire station.
- (B) Public educational facilities such as schools and administrative offices.
- (C) Churches, church schools and religious facilities.
- (D) Recreational facilities such as parks and playgrounds.
- (E) Agricultural uses such as tree crops, field crops, bush and berry crops, vegetable and flow gardening; provided, that no dwellings nor the raising of animals shall be permitted.
- (F) Flood control channels, spreading grounds and setting basins and drainage facilities.
- (G) Highway patrol offices and appurtenant facilities.

('64 Code, § 48.01) (Am. Ord. 358, passed 7-10-69)

§ 155.272 ACCESSORY USES.

The following accessory uses are permitted in the PF Zone:

- (A) One dwelling unit on the same parcel of land as a permitted use needing continual supervision, to be occupied exclusively by a superintendent or a caretaker and his family.
- (B) Residential quarters incidental to a church use or other religious facility.

('64 Code, § 48.02)

§ 155.273 CONDITIONAL USES.

The following uses are permitted in the PF Zone only after a valid conditional use permit has first been issued:

- (A) Public service facilities such as warehouses, storage yards.
 - (B) Cemeteries, crematories, mausoleums and columbariums.
 - (C) Electrical distribution substations.
 - (D) Waterworks and other public utility facilities.
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(E) Heliports.

(F) Hospitals.

('64 Code, § 48.03) Penalty, see § 10.97

§ 155.274 PROPERTY DEVELOPMENT STANDARDS.

The following property development standards shall apply in the PF Zone. In addition, the development standards listed under the provisions in §§ 155.445 through 155.463 shall also apply. ('64 Code, § 48.04) Penalty, see § 10.97

§ 155.275 LOT AREA AND DIMENSIONS.

There are no requirements for lot area and dimensions. ('64 Code, §§ 48.05 and 48.06)

§ 155.276 POPULATION DENSITY.

Residential uses are not permitted in the PF Zone. ('64 Code, § 48.07) Penalty, see § 10.97

§ 155.277 BUILDING HEIGHT.

No buildings or structures erected in the PF Zone shall have a height greater than 35 feet, except as provided in §§ 155.385 through 155.598 of this chapter.

('64 Code, § 48.08) Penalty, see § 10.97

§ 155.278 FRONT YARD.

Property in the PF Zone shall have a front yard of not less than the required yards of the adjoining properties. Where the required yards of adjoining properties are different, they shall be averaged to determine the required yard in the PF Zone.

('64 Code, § 48.09) Penalty, see § 10.97

§ 155.279 SIDE YARD.

None required, except where a side lot line adjoins an agricultural or residential zone, in which case a side yard of not less than 20 feet shall be required, or except where a side lot line adjoins a dedicated street in which case a side yard of not less than the required yards of adjoining properties shall be required. Where the required yards of adjoining properties are different, they shall be averaged to determine the required yard in the PF Zone.

('64 Code, § 48.10) (Am. Ord. 358, passed 7-10-69) Penalty, see § 10.97

§ 155.280 REAR YARD.

None required, except where a rear lot line adjoins an agricultural or residential zone, in which case a rear yard of not less than 20 feet shall be required, or except where a rear lot line adjoins a dedicated street, in which case a rear yard of not less than the required yards of adjoining properties shall be required. Where the required yards of adjoining properties are different, they shall be averaged to determine the required yard in the PF Zone.

('64 Code, § 48.11) (Am. Ord. 358, passed 7-10-69) Penalty, see § 10.97

§ 155.281 PERMITTED ENCROACHMENTS IN REQUIRED YARDS.

Certain encroachments shall be permitted in required yard areas. The type of encroachments and the distance they may extend into yard areas are set forth in the provisions of §§ 155.385 through 155.598 of this chapter. ('64 Code, § 48.12) Penalty, see § 10.97

§ 155.282 DISTANCE BETWEEN BUILDINGS.

There are no requirements for distance between buildings. ('64 Code, § 48.13)

§ 155.283 MINIMUM AREA OF BUILDINGS.

There are no requirements for the minimum area of buildings. ('64 Code, § 48.14)

§ 155.284 LOT COVERAGE.

There are no requirements for lot coverage. ('64 Code, § 48.15)

§ 155.285 PERMITTED FENCES, HEDGES AND WALLS.

Fences, hedges and walls shall be permitted; except, that in a required front yard or required side or rear yard where adjoining a dedicated street, the height shall not exceed three and one-half feet. ('64 Code, § 48.15.1) (Am. Ord. 358, passed 7-10-69) Penalty, see § 10.97

§ 155.286 REQUIRED FENCES OR WALLS.

On those sides of property in the PF Zone which adjoin an agricultural or residential zone, a solid masonry wall not less than six feet in height nor less than eight inches in thickness shall be built and maintained along the side and rear property lines adjoining said agricultural or residential zones, except that said wall shall be three and one-half feet in height where it adjoins the front yard setback of the residential zone. Said wall need not be installed until the PF property is developed. The required wall may be replaced by suitable landscaping of a screening nature, approved by the Director of Planning and Development and continuously maintained in good condition in accordance with the provisions of §§ 155.545 through 155.559 of this chapter.

('64 Code, § 48.16) (Am. Ord. 358, passed 7-10-69; Am. Ord. 501, passed 6-24-75) Penalty, see § 10.97

§ 155.287 REQUIRED OFF-STREET PARKING AND LOADING.

Off-street parking and loading facilities shall be provided in accordance with the provisions of §§ 155.475 through 155.502 of this chapter. ('64 Code, § 48.17) Penalty, see § 10.97

§ 155.288 REQUIRED ACCESS.

Access to off-street parking facilities shall be provided in accordance with the provisions of §§ 155.475 through 155.502 of this chapter. ('64 Code, § 48.18) Penalty, see § 10.97

§ 155.289 SIGNS.

No sign shall be permitted in the PF Zone except in accordance with the following provisions. The provisions of §§ 155.515 through 155.536 regarding signs shall also apply:

- (A) Signs containing the name of the facility or other identification.
- (B) Bulletin or announcement boards in connection with the facility on the property, providing said bulletin or announcement boards do not exceed 12 square feet in area for each 100 feet of street frontage.
- (C) Architect's or builder's signs shall be permitted in accordance with the provisions of §§ 155.515 through 155.536.
- (D) Direction signs, each not exceeding six square feet in area, shall be permitted in connection with off-street parking and loading facilities.
- (E) Two signs, each not exceeding 32 square feet in area, shall be permitted pertaining to the sale, lease or rental of the site or structure on the site.

('64 Code, § 48.19) Penalty, see § 10.97

§ 155.290 LANDSCAPING.

The following landscaping provisions shall apply in the PF Zone. In addition, the landscaping provisions of §§ 155.545 through 155.559 shall also apply:

- (A) Where a PF Zone adjoins a dedicated street, a minimum area equivalent to 10 square feet for each foot of frontage on said street shall be suitably landscaped and maintained. Said landscaping shall be located behind the planned street width line and shall be clearly visible from the street frontage.
 - (B) The parkway portion of the adjoining dedicated street shall be improved with sidewalks and/or landscaping and street trees in accordance with the requirements of the Director of Public Works.
 - (C) Where fences or walls, including building walls, are constructed adjacent to a public street within 20 feet of the front property line, or side property line in the case of a corner lot, the entire area between the fence or wall and the property line shall be landscaped.
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- (D) Concrete curbs shall be installed along the borders of all on-site landscaped areas where said landscaped areas interface with driveways, off-street parking and loading areas and other similar facilities.
 - (E) The Planning Commission shall have the authority to grant a temporary waiver of required landscaping in accordance with the provisions of § 155.557.
- ('64 Code, § 48.20) (Am. Ord. 358, passed 7-10-69; Am. Ord. 367, passed 12-11-69; Am. Ord. 700, passed 9-11-86) Penalty, see § 10.97

§ 155.291 OTHER REQUIRED CONDITIONS.

The following conditions shall apply in the PF Zone:

- (A) All roof-mounted mechanical equipment and/or duct work which projects above the roof or roof parapet of a building and is visible from adjacent property or a public street at ground level shall be screened by an enclosure which is consistent with the architecture of the building.
- (B) All exterior walls or buildings shall be either painted or surfaced with decorative materials. Gutters, downspouts, vents, louvers, exposed flashing, doors and other building elements shall be painted consistent with the color scheme of the building.
- (C) Outdoor storage of materials, products, and equipment and any other outdoor use shall be conducted in a neat and orderly manner and shall be screened on all sides by a minimum six foot high solid fence, wall, compact landscaping or structures, adequate to completely conceal such storage or outdoor use from view from adjacent properties and public streets.
- (D) All buildings and/or uses on property shall be provided with outdoor trash and refuse storage areas sufficient to provide adequate, safe and efficient storage of waste and refuse expected to be produced. A minimum of one such outdoor trash and refuse area not less than four and one-half feet in width and six feet in length shall be provided for each building and/or use on property; however, the Director of Planning and Development may require additional storage areas if determined necessary to adequately serve any building and/or use. All outdoor trash and refuse storage areas shall be screened from view on all sides by a solid fence, wall or structure a minimum of five feet in height and shall be located so as to be readily accessible to users and collection personnel.

('64 Code, § 48.21) (Am. Ord. 358, passed 7-10-69; Am. Ord. 700, passed 9-11-86; Ord. 822, passed 3-11-93) Penalty, see § 10.97