

Chapter 2.7 — Public Facility District (PF)**Sections:**

- 2.7.100 Purpose**
- 2.7.200 Uses**
- 2.7.300 Development Standards**

2.7.100 Purpose

The Public Facility (PF) District is intended to provide areas primarily for the location and establishment of facilities which are maintained in public and quasi-public ownership and which utilize relatively large areas of land.

2.7.200 Uses

- A. Permitted uses. Uses permitted in the Public Facilities District are listed in Table 2.7.1 with a “P”. These uses are allowed if they comply with the development standards and other regulations of this Code.
- B. Special Provisions. Uses that are either permitted or conditionally permitted in the Public Facility District subject to special provisions for that particular use are listed in Table 2.7.1 with an “SP”. Uses subject to an SP shall comply with the applicable special use standards included in Chapter 2.15.
- C. Conditional uses. Uses that are allowed in the Public Facilities District with approval of a conditional use permit are listed in Table 2.7.1 with either a Minor Conditional Use “MCU” or a Conditional Use “CU”. These uses must comply with the criteria and procedures for approval of a conditional use set forth in Chapter 4.4 of this Code.
- D. Similar uses. Similar use determinations shall be made in conformance with the procedures in Chapter 4.8 – Interpretations.

Table 2.7.1 Use Table for the Public Facility District

Land Use Category	Permitted/Special Provisions/Conditional Use	References
Public and Institutional Uses		
Community building	P	-
Concession stand providing food, beer and/or wine as an accessory use	P	-
Museum & libraries	P	-
Public buildings and structures	P	
Public yards	MCU	-
Public park, playground, swimming pool, skateboard park or similar facilities intended for public use	P/CU	Uses with outdoor night lighting and/or amplified sound system require a conditional use approval (CU)
Public play fields, sport complexes and similar recreational facilities	P/ CU	Uses with outdoor night lighting and/or amplified sounds require conditional use approval (CU)
Utility Facility	P	-
Public or private schools	P	-
Public trails, natural areas, open space, future park sites, and similar sites owned by public or special districts with minimal improvements	P	-
College or university	P	-
Public utility maintenance facilities and operation yards with outdoor storage of materials and supplies for T15R10S09 1002	MCU	
Permanent outdoor facilities for performance of music, theater, and similar community events	P/CU	Uses with outdoor night lighting and/or amplified sound system require a conditional use approval (CU)
Communication facilities	CU/SP	-
Solid waste disposal site or transfer site T15R10S09 1002	CU	-
Sewage treatment facilities T15R10S09	CU	-

Land Use Category	Permitted/Special Provisions/Conditional Use	References
1002		
Miscellaneous		
Accessory uses and structures to a primary use are allowed if they comply with all development standards and any referenced special use standards.	P/SP	-

Key: P = Permitted SP Special Provisions MCU = Minor Conditional Use Permit CU = Conditional Use Permit

2.7.300 Development Standards

The following property development standards shall apply to all land, buildings and uses in the Public Facility District:

- A. Lot Area, lot frontage, setbacks, lot coverage and building height. See Table 2.7.2.

Table 2.7.2 Development Standards in the Public Facility District

Development Standard	Public Facilities District	Comments/Other Requirements
Lot area	No minimum requirement	-
Lot width	No minimum requirement	-
Lot depth	No minimum requirement	-
Front yard setback	10 foot minimum, unless abutting a residential zone	When abutting a lot in a residential zone, the front yard setback to a building or parking area shall be the required setback of the abutting residential zone
Side and rear yard setbacks	No minimum	
a. Abutting non-residential district		
b. Abutting residential district	20 foot minimum	
Lot coverage	80 percent maximum	-
Building height	35 feet maximum	Wireless communication facilities on T15 R10 S05 900, T15 R10 S06 103 and T15 R10 S09 1002 shall not exceed 120 feet height School facilities such as gymnasiums or

		auditoriums may exceed 35 foot height with Site Design approval.
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- B. **Activities within enclosed building.** All service, repair, processing or storage on property within the Public Facilities District that is abutting or across the street from a lot in a Residential District shall be conducted wholly within an enclosed building unless screened from the Residential District by a site-obscuring fence or wall.
- C. **Openings to buildings abutting a Residential District.** Where buildings in the PF District abut lots in the Residential Districts, openings to the buildings that face the Residential Districts shall be prohibited (e.g., doors and windows) if such openings would cause glare, excessive noise or similar conditions that would have an adverse affect on property in the Residential Districts.
- D. **Access points.** Access points from a public road to a use or building in the PF District shall be located to minimize traffic congestion and to avoid directing traffic onto streets of a primarily residential character.
- E. **Materials and grounds.** All materials, including wastes, shall be stored and all grounds shall be maintained in a manner that will not attract or aid the propagation of insects or rodents or create a health or fire hazard.
- F. **Building mass.** Where buildings in the PF District are accessible and open to the public and oriented to the public street, architectural features such as windows, pedestrian entrances, building off-sets, projections, detailing, a change in materials or similar features, shall be used to break up and articulate large building surfaces and volumes.
- G. **Pedestrian entrances.** Recessed entries, canopies, and/or similar features shall be used at the main entries to buildings in the PF District that are accessible and open to the public.
- H. **Parking and loading areas.** Where the parking and loading area for a use in the PF District is abutting or directly across the street from a Residential District, a minimum 10 foot front yard setback to the parking area shall be required. The parking and loading setback area shall be appropriately landscaped along the residential street frontage to protect the character of the adjoining residential property and to shield vehicle headlights.