

## ARTICLE 8

### "P-F" PUBLIC FACILITIES DISTRICT

#### 8.1 PURPOSE AND INTENT

The "P-F" Public Facilities District is established for the purpose of providing areas for the location of public and quasi-public uses. This district is intended to allow certain intensive-use public facilities a separate zoning classification, preventing such uses from interfering with the health, safety, order and general welfare of persons residing in "R-1", "R-2", and "R-3" Residential Districts, and the "M-H" Mobile Home Park District.

#### 8.2 PERMITTED USES

Those uses or categories of uses as listed herein, and not others, are permitted in the "P-F" Public Facilities District.

1. Schools, public or private, primary, intermediate, and secondary.
2. Church, or similar place of worship.
3. Cemeteries.
4. Governmental services, including city government offices, U.S. postal service, state government buildings, and county agency buildings.
5. Public parks, playgrounds and recreation areas, and related buildings operated by a public agency.
6. Golf courses.
7. Public libraries, museums, places of historic interest, or similar public buildings and philanthropic institutions.
8. Hospitals and health clinics (not veterinary clinics or facilities).
9. Public utility uses and public services, as follows:
  - a) Enclosed structures housing utility substations and pumping stations.
  - b) Elevated water tanks.
  - c) Elevated communication towers operated by the public utility.
  - d) Police and Fire stations.

10. Public utility equipment, including utility poles, overhead lines, underground pipes, and meter stations.
11. Temporary office or storage structures incidental to construction work, provided that such use shall be permitted only during the construction period and thirty (30) days thereafter.
12. Customary accessory uses and structures located on the same lot with the principle use and which do not include any activity or use unrelated to the principle use.

### 8.3 LOT SIZE REQUIREMENTS

Any subdivided lot platted in conjunction with a permitted use shall have a land area of at least five thousand (5000) square feet. Minimum lot widths shall not be less than fifty (50) feet at the building setback line and minimum lot depths shall not be less than ninety (90) feet.

### 8.4 YARD REQUIREMENTS

The following minimum yard requirements shall apply in all "P-F" Public Facilities Districts.

1. Front Yard.
  - a) Each lot in the "P-F" Public Facilities District shall have a front yard of not less than twenty-five (25) feet.
  - b) Where platted lots have a double frontage, or are located at the intersection of two streets, the required front yard shall be provided on both streets.
2. Side Yard.
  - a) There shall be no requirements, except when the lot in the "P-F" District abuts the side or rear yard of a lot in a Residential District, in which case the side yard shall be a minimum of five (5) feet.
3. Rear Yard.
  - a) There shall be no requirements, except when the lot in the "P-F" District abuts the side or rear yard of a lot in a Residential District, in which case the rear yard shall be a minimum of twenty (20) feet.
4. Yard setback requirements in excess of the above requirements that are part of a recorded subdivision plat shall be observed when a building permit is issued. Yard setback requirements that are less than the above minimums that are part of a recorded plat shall not govern, and a building permit shall be issued only for the minimum standards imposed by this ordinance.

8.5 HEIGHT REGULATIONS

A building may be erected to any height not in conflict with other City Ordinances or building codes.

8.6 PARKING REQUIREMENTS

All uses shall conform with the parking requirements of Article 15.