

Chapter 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, churches, libraries, recreation centers, golf courses, and parks.

2.702 Land Use Regulations

- A. **Regulations.** Table 2.702: Land Use Regulations – Public Facility/Institutional District 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 2.702: Land Use Regulations – Public Facility/Institutional District.

"T" designates uses that are permitted to be conducted for a temporary period of time. Time limitations are listed in Table 4.509: Temporary Uses.

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

"C" designates uses that require a Conditional Use Permit pursuant to Chapter 5.4: Use Permits.

- B. **Unlisted Uses.** Uses are defined in Chapter 6: Glossary. If a proposed use is not listed in the Glossary, the Planning and Zoning Officer shall determine if the proposed use is substantially similar to a permitted use; in that event, the Planning and Zoning Officer shall assign the proposed use to a permitted use definition.
- C. **Prohibited Uses.** Uses not listed in Table 2.702: Land Use Regulations – Public Facility/Institutional District below or not assigned to a Glossary pursuant to Section 2.702.B: Unlisted Uses are prohibited.

- D. **Additional Development Regulations.** Additional development regulations for the Public Facility/Institutional District are set forth in Section 2.704: Additional Development Regulations.

Table 2.702: Land Use Regulations – Public Facility/Institutional District		
Use Classification	PFI	Additional Regulations
Amateur Radio Facilities	LI	See Chapter 4.8
Animal Services <i>Animal Shelter</i>	C	See Section 4.507
Automated Teller Machine	P, LI	
Business Services	P, LI	
Carnival	T	See Section 4.509
Cemetery	P	
Child Care Facility	P	
Child Care Institution	P	
Clubs and Lodges	P, L2, L3	
Colleges, Public or Private	P	
Convention Center	C	
Crop Raising, Non-Commercial	P	
Cultural Institutions	P	
Eating and Drinking Establishments <i>Restaurants, Beverage Service</i>	P, L4, L5	
Entertainment and Recreation, Indoor <i>Large-Scale</i> <i>Small-Scale</i>	C P	
Entertainment and Recreation, Outdoor	P	
Equestrian Arena	C	See Section 2.704.C
Farmers' Market	A	
Funeral and Undertaking Services	P, LI	
Golf Course	C	
Government Offices and Facilities	P	
Health Care Facilities <i>Hospital</i> <i>Urgent Care Facility</i>	P P	
Heliport/Helipad	C	
Outdoor Driving Range	C	
Over-The-Air Reception Device	P, LI	See Chapter 4.8
Park and Ride Lot	C	
Parking Facilities	P	
Playing Field	P, L3	
Public Safety Facilities	P	
Religious Assembly	P, L2, L3	See Section 4.505
Satellite Dish Antenna, Large	LI	See Chapter 4.8
Schools, Public or Private	P, L2, L3	
Seasonal Sales	T	See Section 4.509
Shelter Care Facility	P	
Shelter Care Facility, Homeless	C	
Stables, Commercial	P, LI	See Section 2.704.B

Table 2.702: Land Use Regulations – Public Facility/Institutional District		
Use Classification	PFI	Additional Regulations
Utilities Facilities Service Yard Well Site	P C P	
Vehicle Equipment Sales, Leasing and Services: Fueling Facility, Alternative Fueling Facility, Fleet Vehicle Services, Heavy Vehicle Services, Light	P P P P	See Section: 4.512
Waste Management: Non-Hazardous Waste Collection and Transfer Facility Non-Hazardous Material Recycling Collection Facility	C C	
Video Gaming Establishment	C, L6	See City Code Title 3, Chapter 26
Wireless Communication Facilities: Monopole Public Safety Communication Facility Other Than Monopoles	C C A A	See Chapter 4.7
<p>Limitations</p> <p>L1: Only as a use incidental to the principal use of the property.</p> <p>L2: Clubs and Lodges, Public and Private Schools, and Religious Assembly uses shall be located on collector or arterial streets. Conditional Use Permit approval is required for any other location.</p> <p>L3: Unlighted Outdoor Entertainment and Recreation uses are permitted in conjunction with Public and Private Schools and Religious Assembly uses; lighted Outdoor Entertainment and Recreation uses in conjunction with Public and Private Schools and Religious Assembly uses require a Conditional Use Permit.</p> <p>L4: Drive-through facilities prohibited.</p> <p>L5: Shall not front onto arterial street.</p> <p>L6: Conditional Use Permit is required for either a principal or accessory/incidental use.</p>		

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 Chapter 4.1: Site 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 Facilities & Institutional District		
Standards	PFI	Additional Regulations
Maximum Building Height (ft.)	55	(A)
Minimum Building Setback (ft.)		(B)
Front	30	
Side (Street)	30	
Side (Residential)	25	
Side (Nonresidential)	15	
Rear (Residential)	30	
Rear (Nonresidential)	15	
Separation between Buildings (ft.)	15	
Single story	20	
Multiple story		
Minimum Required Perimeter Landscape Area (ft.)	20	(C)
Front	15	(C)
Side (Collector or local street)	15	
Side (Residential)	15	
Side (Nonresidential)	20	
Rear (Residential)	15	
Rear (Nonresidential)		
Landscaping (% of net lot area)	15	See Chapter 4.3
Building Setback to Parking (ft.)	See Section 4.203.N	
Off-Street Parking and Loading	See Chapter 4.2	
Exterior Lighting Standards	See Section 4.103	
<p>(A) Building Height Increase. Building height above that permitted in the PF/I district may be granted through the issuance of a Conditional Use Permit pursuant to Chapter 5.4: Use Permits. This provision does not apply to Wireless Communication Facilities.</p> <p>(B) Public Facility/Institutional Uses Adjacent to Residential Districts. Public facility/institutional uses located within 50 feet of property designated for residential use in the Comprehensive 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.</p> <p>(C) 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, stormwater management areas and lighting.</p>		

2.704 Additional Development 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 in required landscape areas.

B. ***Stables, Commercial.***

1. *Minimum Lot Area.* 5 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 Conditional Use Permit. Conditions may be imposed to minimize noise, dust, light, odors, traffic 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 Conditional 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.

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

F. ***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.